

# City of South Pasadena Agenda Report

Michael A. Cacciotti, Mayor  
Richard D. Schneider, M.D., Mayor Pro Tem  
Robert S. Joe, Councilmember  
Marina Khubesrian, M.D., Councilmember  
Diana Mahmud, Councilmember

Evelyn G. Zneimer, City Clerk  
Gary E. Pia, City Treasurer

COUNCIL AGENDA: April 19, 2017  
TO: Honorable Mayor and City Council  
VIA: Sergio Gonzalez, City Manager *AA*  
FROM: David G. Watkins, AICP, Planning and Building Director *AW*  
John Mayer, AICP, Senior Planner *JM*  
SUBJECT: **Request for Review of Planning Commission Decisions that Denied Appeals and Upheld Decisions of the Design Review Board for Development at 1746 and 1750 Hanscom Drive**

## Recommendation

It is recommended that the City Council uphold the Planning Commission's decision to approve the proposed new homes located at 1746 and 1750 Hanscom Drive (Projects).

## Fiscal Impact

There is no fiscal impact regarding this item.

## Environmental Analysis

The proposed Projects located at 1746 and 1750 Hanscom Drive are Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15303 (New Construction) of the California Guidelines for Implementation of the CEQA. Specifically, the Projects involve new construction of a single family residence on each lot in a residential zone.

## Commission Review and Recommendation

This matter was reviewed by the Design Review Board (DRB) on November 3, 2016 (Attachment 2). This matter was reviewed by the Cultural Heritage Commission (CHC) on January 19, 2017 and February 16, 2017 (Attachment 3). This matter was reviewed by the Planning Commission on January 23, 2017 and February 27, 2017 (Attachment 4). The Planning Commission denied an appeal and upheld the decisions of the DRB that approved the Projects.

## Background

On June 20, 2016, Irene Acosta-Hershman (Project architect) submitted an application for a project that involves demolition of a Spanish Colonial style house (constructed in 1930) in order to build a new two-story modern style home at 1746 Hanscom Drive. Architect Acosta-Hershman filed another application for the demolition of Craftsman style house (constructed in

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circa 1934) and the construction of a new 2,278 square foot one-story house at 1750 Hanscom Drive.

On November 3, 2016, the DRB held a Public Hearing and approved the applications for Design Review. At that meeting, Janet Ferguson (of “Save the Hill”) spoke in opposition to the Projects based on her concerns with preserving the existing houses and all the trees. Another person (Alan Mullin) discussed his concerns about demolition of the house at 1750 Hanscom Drive, but was in favor of the overall designs of the new houses (see Attachment 2, Minutes). On November 18, 2016, Janet Ferguson filed an appeal to each DRB approval. The primary reasons for the appeals are based on her belief that the Spanish Colonial style home at 1746 Hanscom Drive and the Craftsman style home at 1750 Hanscom Drive have historic significance and a desire to preserve the trees.

On January 23, 2017, the Planning Commission heard Ms. Ferguson’s appeals. A detailed analysis of the issues associated with the appeals, the specific grounds for the appeals, and the environmental determination may be found in the Planning Commission Staff Reports (Attachment 5). At the January 23, 2017 Meeting, the Planning Commission voted to continue the appeals so that the CHC could review the appellant’s reasons for preserving the houses and information, which she had not yet submitted, supporting her arguments about the homes’ historic significance.

On January 31, 2017, Ms. Ferguson submitted a letter (Attachment 6) containing her written account of history of people associated with the houses. Staff sent the January 31, 2017 letter to the applicant’s architectural historian, Historic Resources Group (HRG) to review it. On February 16, 2017, the CHC reviewed HRG’s report (Attachment 7) and presentation, heard public testimony from Janet Ferguson, and read a letter from Larry McGrail (South Pasadena Preservation Foundation) regarding the proposed demolition. With respect to 1746 Hanscom Drive, the CHC wanted to see more research to determine whether there is an important association with this property and Annemarie Buhler who founded an aromatherapy company and was a resident at this house for 50 years. The CHC expressed no arguments against HRG’s conclusion that the house at 1750 Hanscom Drive lacks historical significance.

On February 27, 2017, the Planning Commission unanimously voted to deny the appeals and uphold the decisions of the DRB. The Planning Commission’s decision on the appeals was based on: HRG’s conclusion that the homes lack historic significance; the homes’ poor condition and that a large portion of 1746 Hanscom was built without permits and crosses a property line; site visits of two Commissioners who found no noteworthy architecture worth preserving; the lack of any compelling evidence that the homes have historic significance; and that the removal of significant, mature, and native trees would require replacement trees in accordance with the City’s tree ordinance and approval from the Natural Resources and Environmental Commission (NREC). Although the CHC wanted more time for an independent study of 1746 Hanscom, the Planning Commission considered all of the additional time and money that the applicant has already spent to adequately address the concerns raised in the appeal.

### **Analysis**

According to SPMC Section 36.610.020(A), the City Council may request to review a decision of the Planning Commission. A request for review was initiated by the Mayor Cacciotti on March 4, 2017, and seconded by the Mayor Pro-Tem on Tuesday March 14, 2017. The request for review is based on Janet Ferguson's testimony during the Public Comments portion of the March 1, 2017 City Council Meeting when she spoke about her opposition to the removal of trees and the Planning Commission's approval of the two new homes. Mayor Cacciotti had additional concerns about the Planning Commission's approval without the additional research on Annemarie Buhler.

### Removal of Trees

The property at 1746 Hanscom Drive is landscaped with 22 trees that are protected under the SPMC Chapter 34. They include: 10 significant trees<sup>1</sup>, one native tree<sup>2</sup>, and 10 mature trees<sup>3</sup>. The applicant would need to remove 20 of the 22 protected trees on the subject site. The Project plans (Sheet A1.2) illustrate the location, canopy size, and status of each tree on the site. The applicant's tree report (Attachment 8) analyzes the health of each tree (as of October 21, 2016), and their effects on the Project (see pages 5-6, "Tree Table"). The following trees would remain: a multi-trunk native California Bay tree and a significant 19" Canary Island Pine tree.

The property at 1750 Hanscom Drive is landscaped with 14 trees that are also protected. They include: four significant trees, two native trees, and eight mature trees. There are 12 additional trees that are "non-mature." The applicant would need to remove 13 of the 14 protected trees on the subject site. The Project plans (Sheet A1.2) illustrate the location, canopy size, and status of each tree on the site. The applicant's tree report (Attachment 8) analyses the health of each tree (as of October 21, 2016), and their effects on the Project (see pages 5-6, "Tree Table"). A 22" Aleppo Pine would remain.

On March 17, 2017, tree removal permits were issued for three dead trees on each lot (six total) based on a recommendation by the City's arborist. At 1746 Hanscom Drive, the dead trees included: a 5" unknown species, a 7" King Palm, and a 14.5" unknown species; at 1750 Hanscom Drive, the dead trees included: a 14" Coast Redwood (front of house), a 16.5" Coast Live Oak (potential risk to utility pole), and an 18" black walnut tree in the back yard near a fence.

The appellant wanted all the tree removals be examined and reviewed by the NREC before the new homes went through design review. There are two reasons why the tree removal process must occur subsequent to the planning approval process. First, the California Environmental Quality Act (CEQA) considers the removal of protected trees a potential impact. This must be taken into account before the review authority (i.e. Planning Commission) approves a

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1 a tree that has a caliper of one foot or more

2 any species of tree native to Southern California as defined by resolution adopted by the City Council

3 any variety of tree that has a caliper of at least four inches

development project; required permits for tree removal will be stated as a condition of approval for the development project. If the tree removal permit is not issued, the development project cannot proceed. The second reason requests for tree removals occur subsequent to planning approvals is that the project entitlement shows a commitment towards completing a project. If NREC approved the request for tree removals based on conceptual plans, the trees could be lost without any guarantee that the review authority will approve the project, or that the owner will actually follow through with a project. In order to further ensure trees are not removed without owner commitment to a project, the Public Works Department will not issue the actual tree removal permit until building permits are obtained which is considered a strong commitment to build a project.

#### Historic Status (1746 Hanscom Drive)

##### *Architecture*

With respect to architecture and design, HRG determined that the house at 1746 Hanscom Drive was originally a Spanish Colonial cottage that was altered with multiple additions that reflect the needs and tastes of its owners. It does not embody one particular architectural style, nor is it the work of a person whose work influenced the city, state, or nation, nor does the building embody elements of outstanding design detail. The CHC expressed no arguments against HRG's conclusion that the house lacks historic architectural significance.

##### *Association with Julia Morgan*

The appellant claims that 1746 Hanscom Drive was identical to the construction of architect Julia Morgan at Asilomar (a camp for the YWCA in Monterey, CA) and originally used to house the European artisans who built the five different YWCA's in Southern California during the twenties. HRG presented photos of Julia Morgan's work at Asilomar and its exceptional designs and detailing, noting that 1746 Hanscom Drive does not have that level of detail or design. The house is extremely basic, rudimentary, and functional and bears no resemblance to Julia Morgan's work. HRG found no documentation that 1746 Hanscom Drive was associated with Julia Morgan. The CHC expressed no arguments against HRG's conclusion that the house lacks any association to Julia Morgan.

##### *Association with Annemarie Buhler*

The appellant claims that the property at 1746 Hanscom Drive is associated with Annemarie Buhler who was a resident at this property from 1965 to 2015. Annemarie Buhler founded the Windrose Aromatics division of Time Laboratories and the Phyto-Aromatherapy Institute while living at this address. HRG found no documentation that Time Laboratories or aromatherapy had any impact on the history or culture of South Pasadena, the State of California, or the United States. HRG noted that aromatherapy is not a business that can be compared to the film industry, aerospace, or agriculture which did have a significant impact on the development of Southern California. There were also no records to indicate that either Annemarie Buhler or her husband Edwin Buhler, or any occupant at this address had any participation in city government, social events, city functions, or charitable organizations.



The CHC believes that the HRG report is deficient with respect to Annemarie Buhler's history as a businesswoman in the 1960's, her founding of the Windrose Aromatics division of Time Laboratories, and its connection to 1746 Hanscom Drive. CHC Commissioner Howell-Ardila noted that people in the preservation community told her that there are books in the Los Angeles Public Library that may contain information about a significant connection between Buhler and the house at 1746 Hanscom Drive. At printing time of this report, staff has not received such information. Since the HRG report appeared to be a refutation of Ms. Ferguson's claims, the CHC recommended that the applicant hire a third party architectural historian to do the additional research and present the information to the CHC.

The Planning Commission considered HRG to be a highly qualified consultant who is an accredited architectural historian firm that meets the Secretary of the Interior's professional qualification standards for the preparation of historic assessments. HRG found that the property at 1746 Hanscom Drive is not historic based on the City's Cultural Heritage Ordinance and an analysis of its criteria for designating a historic resource is included in the report in Attachment 7. HRG's analysis of the relevant criteria from SPMC Section 2.73A-14(a) (2) may be found in Attachment 7, Pages 2 to 5.

#### Historic Status (1750 Hanscom Drive)

##### *Architecture*

With respect to architecture and design, HRG determined that the house at 1750 Hanscom Drive does not merit historic significance. Although the building has wood shingles, wood siding, and a gabled roof, these elements are not enough to make it an exemplary example of Craftsman architecture. These are features that are common to many other architectural types. There are many other properties in South Pasadena that are better examples than this. The house at 1750 Hanscom Drive was constructed after the Craftsman era and does not retain a high degree of integrity. The CHC expressed no arguments against HRG's conclusion that the house lacks historic architectural significance.

##### *Association with C.M Newman*

The appellant claims that the property at 1750 Hanscom Drive is associated with a woman who was an original disciple "in the innermost circle of Guy Ballard," founder of the 'I AM' spiritual movement. Ms. Ferguson claims that a C.M. Newman "may have been" Ballard's wife Edna Ballard living at 1750 under an assumed name after Guy Ballard's death in 1939. HRG found no documentation that substantiates this claim. There is no evidence that a C.M. Newman lived at 1750 Hanscom Drive; however, a Carmen C. Newman resided there from 1951 until her death in 1983 (32 years). The HRG report (Attachment 7) compares the life histories of Carmen C. Newman and Edna Ballard on Page 11, and shows no link between Newman and the "I AM" movement. The CHC expressed no arguments against HRG's conclusion that the house lacks any association to C.M Newman.

##### **Legal Review**

The City Attorney has reviewed this item.

**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 and notice in the *South Pasadena Review*.

**Attachments:**

1. City Council Resolution
  - a. 1746 Hanscom Dr.
  - b. 1750 Hanscom Dr.
2. DRB Minutes, dated 11/03/17
3. CHC Minutes, dated 01/19/17 and 02/16/17
4. Planning Commission Minutes, dated 01/23/17 and 02/27/17
5. Planning Commission Reports (without attachments), dated 01/23/17
6. Janet Ferguson Letter, dated 01/31/17
7. HRG Expanded Report, dated 02/09/17
8. Tree Report, American Society of Consulting Arborists, dated 10/21/16
9. Letter from Larry McGrail, SPPF
10. Letter from Commissioner Howell-Ardila
11. Janet Ferguson 2<sup>nd</sup> Letter (1746 Hanscom), dated 02/08/17
12. Janet Ferguson 2<sup>nd</sup> Letter (1750 Hanscom Drive), dated 02/08/17
13. Appeal Application Letter, dated 11/18/16

**ATTACHMENT 1a**  
City Council Resolution  
1746 Hanscom Dr.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION'S DECISION OF FEBRUARY 27, 2017 TO UPHOLD THE DESIGN REVIEW BOARD'S DECISION TO APPROVE PLANS TO BUILD A NEW TWO-STORY MODERN STYLE HOME AT 1746 HANSCOM DRIVE SOUTH PASADENA**

**WHEREAS**, on June 20, 2016, Irene Acosta-Hershman (the "Project Applicant") submitted an application for Design Review approval that involved demolition of a Spanish Colonial style house (constructed in 1930) and the removal of 20 protected trees in order to build a new two-story modern style home with an attached carport at 1746 Hanscom Drive (the "Project"); and

**WHEREAS**, on July 14, 2016, the application package was deemed incomplete due to insufficient information on the plans and in the application materials; and

**WHEREAS**, on October 6, 2016, the project applicant presented the Project to the Design Review Board (the "DRB") for a "conceptual review" to hear comments on the proposed design from the Board members. The DRB discussed the project, but did not make any final decisions on the application; and

**WHEREAS**, on October 24, 2016, the application package was deemed complete; and

**WHEREAS**, on November 3, 2016, after notices were issued pursuant to the requirements of South Pasadena Zoning Code, the DRB held a duly noticed public hearing at which all interested parties were given the opportunity to be heard and present evidence. At the November 3<sup>rd</sup> meeting, two people spoke about the project. Janet Ferguson opposed the demolition of the Spanish Colonial Revival house and the removal of trees. Alan Mullin was concerned about the demolition of a house at 1750 Hanscom Drive but was in favor of the overall design. The DRB voted unanimously to approve the project with a condition that if the architecture needs to be altered in any way, the project will come back before the DRB; and

**WHEREAS**, on November 18, 2016, Janet Ferguson of "Save the Hill" (the "Appellant") filed an appeal of the DRB's November 3, 2016 decision to approve the project at 1746 Hanscom Drive (the "Appeal"); and

**WHEREAS**, after notices issued pursuant to the requirements of South Pasadena Zoning Code, the Planning Commission held a duly noticed public hearing on January 23, 2017 at which all interested parties were given the opportunity to be heard and present evidence. At the January 23 meeting, the Planning Commission continued the Appeal to its

February 27, 2017 meeting so that the Cultural Heritage Commission (CHC) can review information that supports the appellant's arguments about the home's historic significance; and

**WHEREAS**, on January 31, 2017, the appellant submitted a letter containing a written history of people associated with the house at 1746 Hanscom Drive and explanations about why the home should be preserved; and

**WHEREAS**, on February 16, 2017, the CHC heard a presentation made by the applicant's consultant, Historic Resources Group regarding an historic assessment of 1746 Hanscom Drive and responses to the appeal documents that included several claims about their historic significance; and

**WHEREAS**, on February 16, 2017, the CHC heard a report by the Project Applicant's consultant, Historic Resources Group (HRG), public testimony from Janet Ferguson, and a letter from Larry McGrail of the South Pasadena Preservation Foundation regarding the proposed demolition of 1746 Hanscom Drive. At the February 16 meeting, the CHC could not reach a conclusion about the Appellant's claim regarding an historic association with Annemarie Buhler (founder of an aromatherapy company) and the property at 1746 Hanscom Drive. The CHC requested that the Project Applicant select a third party architectural historian to do additional research on Annemarie Buhler, aromatherapy, and the aromatherapy company (Time Labs) and present this focused report to the CHC; and

**WHEREAS**, on January 23, 2017, the Planning Commission resumed the public hearing on the Appeal at which time all interested parties were given the opportunity to be heard and present evidence; and

**WHEREAS**, pursuant to SPMC 36.610.020(A), the City Council may request to review a decision of the Planning Commission; and,

**WHEREAS**, on March 14, 2017, City Council members agreed to review the Planning Commission's decision to approve the project at 1746 Hanscom Drive; and,

**WHEREAS**, the City Council, after giving notice thereof as required by applicable law, held a duly noticed public hearing on April 19, 2017, at which all interested parties were given the opportunity to be heard and present evidence.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The City Council considered all applicable Findings to grant the Design Review approval.

**SECTION 2.** For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and other record of proceeding, the City Council of the City of South Pasadena hereby upholds the Planning Commission's decision of February 27, 2017. The City Council of the City of South Pasadena hereby approves the applicant's proposal to demolish a Spanish Colonial style house (constructed in 1930) in order to build a new two-story modern style home with an attached carport at 1746 Hanscom Drive; and,

**SECTION 3.** The City Clerk shall certify that the foregoing Resolution was adopted by the City Council of the City of South Pasadena at a duly noticed regular meeting held on the 19<sup>th</sup> day of April 2017.

**SECTION 4.** The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

**PASSED, APPROVED AND ADOPTED ON** this 19<sup>th</sup> day of April, 2017.

\_\_\_\_\_  
Michael A. Cacciotti, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Evelyn G. Zneimer, City Clerk  
(seal)

\_\_\_\_\_  
Teresa L. Highsmith, City Attorney

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 19<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

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Evelyn G. Zneimer, City Clerk  
(seal)

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**ATTACHMENT 1b**  
City Council Resolution  
1750 Hanscom Dr.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, UPHOLDING THE PLANNING COMMISSION'S DECISION OF FEBRUARY 27, 2017 TO UPHOLD THE DESIGN REVIEW BOARD'S DECISION TO APPROVE PLANS TO BUILD A NEW TWO-STORY MODERN STYLE HOME AT 1746 HANSCOM DRIVE SOUTH PASADENA**

**WHEREAS**, on June 20, 2016, Irene Acosta-Hershman (the "Project Applicant") submitted an application for Design Review approval that involved demolition of a Craftsman style house (constructed circa 1934) and the removal of 13 protected trees in order to build a new one-story modern style home with an attached carport at 1750 Hanscom Drive (the "Project"); and

**WHEREAS**, on July 12, 2016, the application package was deemed incomplete due to insufficient information on the plans and in the application materials; and

**WHEREAS**, on October 6, 2016, the project applicant presented the Project to the Design Review Board (the "DRB") for a "conceptual review" to hear comments on the proposed design from the Board members. The DRB discussed the project, but did not make any final decisions on the application; and

**WHEREAS**, on October 24, 2016, the application package was deemed complete; and

**WHEREAS**, on November 3, 2016, after notices were issued pursuant to the requirements of South Pasadena Zoning Code, the DRB held a duly noticed public hearing at which all interested parties were given the opportunity to be heard and present evidence. At the November 3<sup>rd</sup> meeting, two people spoke about the project. Janet Ferguson opposed the demolition of the Craftsman style house and the removal of trees. Alan Mullin was concerned about the demolition of the house at 1750 Hanscom Drive but was in favor of the overall design. The DRB voted unanimously to approve the project with a condition that if the architecture needs to be altered in any way, the project will come back before the DRB; and

**WHEREAS**, on November 18, 2016, Janet Ferguson of "Save the Hill" (the Appellant") filed an appeal of the DRB's November 3, 2016 decision to approve the Project at 1750 Hanscom Drive; and

**WHEREAS**, after notices issued pursuant to the requirements of South Pasadena Zoning Code, the Planning Commission held a duly noticed public hearing on January 23, 2017 at which all interested parties were given the opportunity to be heard and present evidence. At the January 23 meeting, the Planning Commission continued this matter to its

February 27, 2017 meeting so that the Cultural Heritage Commission (CHC) can review additional research regarding the Craftsman house and information that supports the Appellant's claims about the home's historic significance; and

**WHEREAS**, on January 31, 2017, the appellant submitted a letter containing a written history of people associated with the house at 1750 Hanscom Drive and explanations about why the home should be preserved;

**WHEREAS**, on February 16, 2017, the CHC heard a report by the Project Applicant's consultant, Historic Resources Group (HRG), public testimony from Janet Ferguson, and a letter from Larry McGrail of the South Pasadena Preservation Foundation regarding the proposed demolition of 1750 Hanscom Drive; and

**WHEREAS**, on January 23, 2017, the Planning Commission resumed the public hearing on the Appeal at which time all interested parties were given the opportunity to be heard and present evidence; and,

**WHEREAS**, pursuant to SPMC 36.610.020(A), the City Council may request to review a decision of the Planning Commission; and,

**WHEREAS**, on March 14, 2017, City Council members agreed to review the Planning Commission's decision to approve the project at 1750 Hanscom Drive; and,

**WHEREAS**, the City Council, after giving notice thereof as required by applicable law, held a duly noticed public hearing on April 19, 2017, at which all interested parties were given the opportunity to be heard and present evidence.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The City Council considered all applicable Findings to grant the Design Review approval.

**SECTION 2.** For the foregoing reasons and based on the information and findings included in the Staff Report, Minutes and other record of proceeding, the City Council of the City of South Pasadena hereby upholds the Planning Commission's decision of February 27, 2017. The City Council of the City of South Pasadena hereby approves the applicant's proposal to demolish a Craftsman style house (constructed circa 1934) in order to build a new one-story modern style home with an attached carport at 1750 Hanscom Drive; and,

**SECTION 3.** The City Clerk shall certify that the foregoing Resolution was adopted by the City Council of the City of South Pasadena at a duly noticed regular meeting held on the 19<sup>th</sup> day of April 2017.

**SECTION 4.** The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

**PASSED, APPROVED AND ADOPTED ON** this 19<sup>th</sup> day of April, 2017.

\_\_\_\_\_  
Michael A. Cacciotti, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Evelyn G. Zneimer, City Clerk  
(seal)

\_\_\_\_\_  
Teresa L. Highsmith, City Attorney

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 19<sup>th</sup> day of April , 2017, by the following vote:

**AYES:**


**NOES:**


**ABSENT:**


**ABSTAINED:**

\_\_\_\_\_  
Evelyn G. Zneimer, City Clerk  
(seal)


**ATTACHMENT 2**  
DRB Minutes, dated 11/03/17

	<p><b>Public Comment:</b>                  No public comments were made.</p> <p><b>Applicant Response:</b>                  No applicant response.</p> <p><b>Board Discussion/Decision:</b>                  The Board was pleased with the design enhancements and Smeaton made a motion to approve the project, with Fenske making a second.</p> <p>The Board voted to APPROVE the project, 4-0 (Masterman was absent but sent her approval via commentary notes).</p>
	<p>4. <b>1746 Hanscom Drive</b>  <b>Project Number: 1932--DRX</b>  <b>Applicant: Irene Acosta-Hershman, Architect</b>  <b>Project Information:</b></p> <p><i>Note: Presented as a separate project in conjunction with 1750 Hanscom.</i>                  A request for a Design Review Board approval for the demolition of a non-historic 316 square foot house for the construction of a new 2,323 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with flat roof line, metal framed windows, and exterior walls made of concrete, wood and metal siding.</p> <p><b>Presentation:</b>                  Irene presented the project as a single family home that went before the Board in October as a conceptual review. The finish details will be poured-in-place concrete with aluminum windows, ipe wood siding. The façade will be broken up with a carport and balconies. Additionally, interior courtyards were added to break up the overall massing of the house.</p> <p><b>Questions from the Board:</b>                  Smeaton: Raised concerns about the trees and the noted 23 trees that are set for removal/demolition on the two properties (1746 and 1750 Hanscom) in the detailed tree report that was conducted by a certified arborist. Smeaton also noted that not one tree in the report received a grade of "A." The report states that a total of 27 trees will need to be added/retained to both sites. Irene responded that a Landscape Architect has been retained to provide proper tree placement and tree additions.</p> <p>Fenske: Praised the design.</p> <p><b>Public Comment:</b></p>

	<p>Janet Ferguson, 1808 &amp; 1754 Hansom Drive: Mentioned that there are mature 150 foot pine trees in the front of the properties. There was also a mature sequoia in the front that was killed when the developer dug 15 feet for a soil report. She mentioned that the sequoia tree died from the digging and that the property owner has not watered the landscape in 10 months. She also mentioned that the house at 1750 was a historic structure and is an actual Kit house from a Sears catalog. She also mentioned that the house was first used as a school house. The projects should go through the proper channels to list the projects as potentially listed historic resources.</p> <p>Alan Mullin, 1742 Hanscom Drive: was concerned that the house at 1750 is proposed to be demolished and that it was a bit odd. He approved of the overall designs of the new houses.</p> <p><b>Applicant Response:</b> No applicant response.</p> <p><b>Board Discussion/Decision:</b> Lopez: mentioned that trees are not part of the purview of the DRB, but that it lies with the tree commission of the City. He also mentioned that the historic nature of projects is determined by the Cultural Heritage Commission, The City, and historic analysis.</p> <p>Knarik: mentioned that the review process of these projects was slower than usual because of the potential historic nature of the properties. The City took necessary steps to ensure that the properties were indeed deemed non-historic. The City recently re-surveyed the entire City, and the properties at 1750 and 1746 were not noted as historic. The owner also had an historic analysis done for the 1746 address and it was deemed non-historic.</p> <p><b>Board Discussion/Decision:</b> Smeaton appreciated the thoughtfulness of the contemporary design and details.</p> <p>Masterman (Absent, comment via note): thought that the 10 foot ceiling height was notably high.</p> <p>Lopez: thought the design was beautiful, and the 10 foot ceilings were not an issue with a flat roofed structure. The trees are an issue, but the issue is not being ignored by the applicant. The architecture should not solve the tree issue, the trees should solve the architecture.</p> <p>Fenske: like the architecture, but noted that the design solution will be a challenge given all the trees on the site.</p>
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	<p>Smeaton made a motion to APPROVE the projects at 1746 and 1750 Hanscom with the CONDITION that if the architecture needs to be altered in any way, the project will come back before the DRB. Fenske seconded the motion. Approved 3-0 (Masterman absent).</p>
	<p>5. <b>1750 Hanscom Drive</b>  <b>Project Number: 1933-DRX</b>  <b>Applicant: Irene Acosta-Hershman, Architect</b>  <b>Project Information:</b></p> <p><i>Note: Presented as a separate project in conjunction with 1746 Hanscom.</i>          A request for a Design Review Board approval for the demolition of a non-historic 316 square foot house for the construction of a new 2,332 square foot two-story house with an attached carport. The proposed home would be designed in a modern architectural design with a flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding.</p> <p><b>Presentation:</b>          Irene presented the project as a single family home that went before the Board in October as a conceptual review. The finish details will be poured-in-place concrete with aluminum windows, ipe wood siding. The façade will be broken up with a carport and balconies. Additionally, interior courtyards were added to break up the overall massing of the house.</p> <p><b>Questions from the Board:</b>          Smeaton: Raised concerns about the trees and the noted 23 trees that are set for removal/demolition on the two properties (1746 and 1750 Hanscom) in the detailed tree report that was conducted by a certified arborist. Smeaton also noted that not one tree in the report received a grade of "A." The report states that a total of 27 trees will need to be added/retained to both sites. Irene responded that a Landscape Architect has been retained to provide proper tree placement and tree additions.</p> <p>Fenske: Praised the design.</p> <p><b>Public Comment:</b>          Janet Ferguson, 1808 &amp; 1754 Hanscom Drive: Mentioned that there are mature 150 foot pine trees in the front of the properties. There was also a mature sequoia in the front that was killed when the developer dug 15 feet for a soil report. She mentioned that the sequoia tree died from the digging and that the property owner has not watered the landscape in 10 months. She also mentioned that the house at 1750 was a historic structure and is an actual Kit house from a Sears catalog. She also mentioned that the house was first used as a school house. The projects should go through the proper channels to list the projects as potentially listed historic resources.</p>



		<p>Alan Mullin, 1742 Hanscom Drive: was concerned that the house at 1750 is proposed to be demolished and that it was a bit odd. He approved of the overall designs of the new houses.</p> <p><b>Applicant Response:</b> No applicant response.</p> <p><b>Board Discussion/Decision:</b> Lopez: mentioned that trees are not part of the purview of the DRB, but that it lies with the tree commission of the City. He also mentioned that the historic nature of projects is determined by the Cultural Heritage Commission. The City, and historic analysis.</p> <p>Kinarik: mentioned that the review process of these projects was slower than usual because of the potential historic nature of the properties. The City took necessary steps to ensure that the properties were indeed deemed non-historic. The City recently re-surveyed the entire City, and the properties at 1750 and 1746 were not noted as historic. The owner also had an historic analysis done for the 1746 address and it was deemed non-historic.</p> <p><b>Board Discussion/Decision:</b> Smeaton appreciated the thoughtfulness of the contemporary design and details.</p> <p>Masterman (Absent, comment via note): thought that the 10 foot ceiling height was notably high.</p> <p>Lopez: thought the design was beautiful, and the 10 foot ceilings were not an issue with a flat roofed structure. The trees are an issue, but the issue is not being ignored by the applicant. The architecture should not solve the tree issue, the trees should solve the architecture.</p> <p>Fenske: like the architecture, but noted that the design solution will be a challenge given all the trees on the site.</p> <p>Smeaton made a motion to APPROVE the projects at 1746 and 1750 Hanscom with the CONDITION that if the architecture needs to be altered in any way, the project will come back before the DRB. Fenske seconded the motion. Approved 3-0 (Masterman absent).</p>
<p>Discussion Items</p>	<p>6.</p>	<p><b>1038 Orange Grove Avenue</b></p> <p><b>Project Information:</b> The proposed project involves a 768 square foot single story addition and a new 728 square foot second story addition with a 209 square foot second</p>

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**ATTACHMENT 3**  
**CHC Minutes, dated**  
**01/19/17 and 02/16/17**

**Presentation:**

Patrick Szurpicki presented his conceptual project and asked for comments on delineating between the new and existing. Also proposed is a metal roof for the house. Mr. Szurpicki suggested that the addition's differentiation could be achieved by exposing 6" of concrete footing, adjusting the roof pitch in the rear, and modifying the window design.

Commissioners agreed that the metal roof is not appropriate for the house, but may be used for the addition. The asphalt shingles are more in keeping with the design of the house. The steel door and window are secondary features and would be acceptable since they are at the rear.

Commissioner McLane noted that the profile of the proposed single glaze wood windows does not match the traditional windows. Mr. McLane suggested that Szurpicki work towards a contemporary contrasting character.


Commissioner Gallatin had questions about the details of the proposed skylight and detected an inconsistency with the lot size noted on the plans.

This item was for discussion purposes only; no decisions were made at this time.

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**8. 1746 and 1750 Hanscom Drive  
Review of Architectural Historians Reports**

**Description:**

 Peter Bakhtiari (property owner) is seeking approval to demolish a Spanish Colonial Revival style house (constructed in 1930) at 1746 Hanscom Drive and a Craftsman style house (constructed circa 1934) at 1750 Hanscom Drive. Mr. Bakhtiari would build two new homes on those sites.

The Commission reviewed the architectural historian's evaluation reports for each property. With respect to 1746 Hanscom Drive, Commissioners agreed that the property did not merit inclusion on the Inventory of Cultural Resources. However, Commissioners wanted to see more information about the front porch enclosure which the report considered a major alteration.

Commissioner Gallatin suggested that the architectural historian research the Los Angeles County records to determine whether additional permits or other information exists.

Commissioner McLane said that the front porch enclosure appears to be designed in the Craftsman style and he wants to know if it was enclosed within the period of historic significance.

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**9. Commission Reorganization**

**Commission Discussion/Decision:**

Commissioners were concerned about the proposed "simulated" divided lites. The Commission has consistently not allowed them. Additional information about the original windows would be helpful.

Motion/Second (Thompson/Gallatin) to **APPROVE** the project with the following **CONDITION:** Prior to submitting plans to the Building Division for plan check, the applicant shall provide photos of the original wood-framed windows to the Chairperson and obtain Chair Review approval for the proposed windows. If any of the original wood-framed windows will be removed, the applicant shall photo document the level of deterioration and explain why it will need to be removed.

The motion carried 3-0, Friedman absent.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, Section 36.410.040 (required findings to approve the design review application, consideration of the application, and all written and oral testimony submitted, including the evaluation of the property by a qualified architectural historian and categorization of the property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that 1740 Virginia Place as it exists, and as it is proposed to be altered, would reasonably meet national, state or local criteria for designation as a landmark or part of an historic district, and is exempt from CEQA under Class 31.

**NEW BUSINESS**

**5. 1746 and 1750 Hanscom Drive**

**Description:**



This is a review of a Historic Resource Assessment and public testimony regarding a proposal to demolish a 316 square foot, Spanish Colonial style house constructed in 1930 at 1746 Hanscom Drive and a proposal to demolish a 760 square foot, Craftsman style house constructed circa 1934.

Irene Acosta (Project Applicant) introduced her client's consultant from Historic Resources Group who prepared the assessment report.

**Presentation by Applicant:**

John LoCascio (Principal at Historic Resources Group) prepared the Historic Assessments for 1746 and 1750 Hanscom Drive and reviewed the appeal documents that including several claims about their historic significance. Mr. LoCascio noted that neither property was identified in previous surveys because they don't qualify under any criterion for designation as historic resources.

He presented a PowerPoint slide show and made the following remarks: neither house existed before 1930 based on Sanborn Maps; the National Park Service provides guidance on identifying historic resources and associations with persons who had a significant contribution to the city, state, or nation; Ann Marie Buhler lived at 1946 Hanscom Drive from 1965

to 2015 and founded Time Labs – an aroma therapy company in 1973; there is no documentation that Time Labs or aroma therapy is a business that had an impact on the history or culture of the city, state, or nation; there is no record that the Buhlers or any occupants had any participation in city government, social events, city functions, or charitable organizations; the Buhlers acquired 1750 Hanscom around 1984, after the founding of that company and no record Buhlers lived there; there is no documentation that resident of 1750 Hanscom Drive (Carmen C. Newman) was associated with a spiritual movement called the “I AM” movement and that she was the wife of its founder under an assumed name; the National Park Service provides guidance for identifying historic resources that exemplifies a particular architectural style and best remaining example of an architectural type; the wood shingles, siding, and gabled roof of 1950 Hanscom Drive are not enough to make it an exemplary example of a Craftsman architecture and these features are common to many other architectural types; 1946 Hanscom Drive was originally a Spanish Colonial cottage (not Swiss Chalet) and the Buhlers built additions reflecting the needs and tastes of the owners without a particular architectural style; there is no documentation that links architect Julia Morgan to either house and used photos to compare Morgan’s work to the look of 1746 and 1750 Hanscom Drive; there is no documentation that 1750 Hanscom was a Sears Kit house, or used as a schoolhouse; the knotted pine paneling inside the homes Interiors are the same and likely installed by the Buhlers; the front and back porch of 1750 Hanscom Drive were enclosed (muntins were applied to the front windows).

### **Commission Discussion**

Commissioner Gallatin disclosed that he visited the sites and inspected the exterior and interiors of both 1746 and 1750 Hanscom on February 8, 2017. Mr. LoCascio responded to Commissioner Gallatin’s questions about the sources HRG consulted regarding the research of LA County Assessors records. He also explained the relationship between the National Park Service guidance and the local criteria and how they work together. Mr. LoCascio said he obtained information from the Time Laboratories company in Alhambra as part of the research on Ann Marie Buhler. Mr. LoCascio responded to questions about the report regarding 1750 Hanscom Drive and the residential vernacular subtheme in the Citywide Historic Context Statement and questions about reversing inappropriate alterations.

Commissioner Howell-Ardila noted that HRG’s report did not contain any information about Aromatherapy or Annemarie Buhler’s life. She noted that people in the preservation community found books at the Los Angeles Public Library and books on the history of aroma therapy. Mr. LoCascio responded to her questions about the research. Commissioner Howell-Ardila clarified the LA Conservancy’s comments about 1746 Hanscom Drive and agrees that the house is not Swiss Chalet architecture. She also expressed concerns that the report refers to Annemarie Buhler as an aromatherapy pioneer, yet there is nothing on record to support that significance. Commissioner Howell-Ardila also noted that there could be significance related to a female entrepreneur of the 1960’s, or a female pioneer in the aromatherapy field. There’s more information out there

that is not in the report. Commissioner Howell-Ardila also noted that the City is tied to the CEQA Guidelines and referred to the definition of substantial evidence.

Commissioner Howell-Ardila read a letter from Larry McGrail of the South Pasadena Preservation Foundation. Mr. McGrail said the homes represent Great Depression growth in the city. Although they are simple vernacular buildings, Mr. McGrail writes there is no analysis as to whether they are the best remaining structures in the old Monterey Hills neighborhood. Early 20th Century Development in this neighborhood was limited, especially during the 1930s and so much of the area was lost to demolition.

Commissioner Thompson spoke about her research of aromatherapy on-line, that it is considered a pseudo science, it has been used since the 11<sup>th</sup> century, and explained how it would be difficult to document when it was invented.

Commissioner Howell-Ardila said the message wasn't clear to HRG. The CHC does not need a refutation of Janet Fergusson's points, but more about the potential association of Annemarie Buhler and the property. She said the CHC needs evidence to understand the association.

#### **Presentation by Appellant**

Janet Ferguson introduced herself as the appellant.

#### **Commission Discussion**

Commissioner Howell-Ardila said that Janet Ferguson contacted her about a possible connection to Julia Morgan. The LA Conservancy called her and said one of their associates found a potential interesting association and that it was worth looking into. She spoke about the article in the South Pasadena Review by Janet Fergusson and the South Pasadena Preservation Foundation which was an editorial noting that there may be an association.

Commissioner Howell-Ardila said the homes should not be demolished without knowing what we have. She called for a more thorough historic resources report containing more data, setting up the story, and getting into the evaluation, and not a refutation of the appellants testimony. She agrees that the building has been altered and it is debatable as to whether it retains integrity; however, a different qualified architectural historian should focus on the potential significance of Annemarie Buhler who lived there for 50 years and the aromatherapy to see if there is anything there. Commissioner Howell-Ardila said that there is additional information out there that is not on the record yet. And, that the presentation of the new information should be objective and no argumentation.

Commissioner Gallatin said that out of fairness to the applicant and property owner, the CHC needs to be precise in the direction provided so that they know what information to submit for review. Commissioners Gallatin and Howell-Ardila discussed the applicant's need for another consultant for this precise scope of work.

Mr. Mayer clarified the Commission's role in the process noting that the applicant has a pending approval with the Planning Commission and the public hearing on this matter will re-open on February 27, 2017 for a decision on Janet Ferguson's appeal.

**Recommendation**

The CHC recommended that the applicant hire a third party architectural historian to do the additional research on Annemarie Buhler, her company Time Labs, and aromatherapy to determine if there is an association with the property at 1746 Hanscom Drive.

6. Item 6 was combined with item 5.

**7. Procedures for Review: Demolition of Un-Listed Structures Over 50 Years Old**

**Description:**

The Commission will discuss the options for an ordinance that would require review for any proposal that involves demolition of a structure that is over 50 years old and not listed on the Inventory of Historic Resources.

**Discussion:**

Mr. Mayer introduced this item and provided background regarding demolition of structures that are not on the Inventory. He distributed an outline that Commissioner Howell-Ardila provided which is a Historic Resources Evaluation Report to ensure that the City has a thorough report about a property before a decision is made to demolish. Mr. Mayer solicited comments from the Commission as to whether the City should require such a report prior to demolition or impose a review period.

Commissioner Howell-Ardila cited San Gabriel's preservation ordinance which requires an evaluation update for properties that are of age and have not been surveyed in the past five years. For example a demolition permit may be issued if a property was evaluated through a due diligence historic resources evaluation in the past five years and it was found to be ineligible. If a property is eligible, a time period could be established in which alternatives to demolition could be explored.

Councilman Joe suggested that the staff research other cities to identify their policies regarding demolition; this would help the City Council make an informed decision on this matter.


**8. 1036 Adelaine Ave (Conceptual Review)  
Prospective Applicant: Jim Fenske**

**Presentation:**

Jim Fenske (project architect) solicited comments from the Commission regarding a project involving the rehabilitation of the existing historic




**ATTACHMENT 4**  
Planning Commission Minutes,  
dated 01/23/17 and 02/27/17

	<p>3      <b>1746 Hanscom Drive (Appeal – Design Review Board Approval of New Single Family Residence)</b></p> <p>Senior Planner, John Mayer presented his staff report, regarding the appeal of a Design Review Board approval for the house located at 1746 Hanscom Drive. Mr. Mayer noted that Ms. Janet Ferguson appealed the DRB approval to demolish the Spanish Colonial style house due to her concerns, regarding the historical significance of the house and to preserve protected trees on the property. Mr. Mayer reviewed the details of the project and noted that 20 of the 22 protected trees on the property would have to be removed for the project. Staff recommended upholding the DRB decision and denying the appeal for 1746 Hanscom Dr. At the conclusion of his presentation, the Commission had brief questions regarding if new information was introduced by the CHC, regarding the project and retaining walls. Mr. Mayer noted that no additional information was presented for this item. The removal of 20 trees for the project would have to be approved by the Natural Resources and Environmental Commission (NREC) before construction starts. If it is not approved by NREC, the house would have to be redesigned. The role of the NREC was discussed and the process for tree removal and replacement.</p> <p>Chair Dahl declared the public hearing open: Irene Acosta, Project Designer, 1253 Meadowbrook Rd, Alta Dena spoke in support of the project. Ms. Acosta noted the following at the inquiry of the Commission: 1) the box tree size for replacement will be 36” or 48”; 2) Oak trees will not be removed but Palm and Pine trees will be removed from this project; 3) trees need to be removed for proper placement of the house; and 4) the retaining wall will be addressed. Seeing that there were no other speakers, the public hearing was closed.</p> <p>The Commission discussed the following regarding this project: 1) the lack of historical significance for the house; 2) the large appellate fee; 3) the role of the Historical Resources Group (HRC); 4) the provision of a thorough investigation to the Commission by HRG; 5) HRG is well respected and presented an exemplary report for the project regarding the historical significance of the house; 6) the neighborhood is eclectic and the new house will be a nice addition to the neighborhood; and 7) native trees will not be removed in this project.</p> <p>The appellant, Janet Ferguson arrived at the meeting; therefore, Chair Dahl re-opened the public hearing to give Ms. Ferguson the opportunity to speak, regarding the appeal. Ms. Ferguson, noted the</p>
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<p>A</p>	<p>following: 1) she did not receive notice, regarding the time frame of this item, 2) she requested to have both of the appeals continued to the next regularly scheduled meeting.</p> <p>Chair Dahl inquired as to the reasoning behind Ms. Ferguson's appeal.</p> <p>Ms. Ferguson noted the following: 1) she did not have enough time to prepare even though she was notified a week ago Friday; 2) trees will be demolished; 3) NREC should evaluate the project; and 4) she believes that the house is historic.</p> <p>Irene Acosta, 1253 Meadowbrook noted the following: 1) she has worked closely with staff, regarding the design of the project; 2) research was conducted on the historic significance of the house; 3) the large Pine trees close to Hanscom Drive will be retained, as well as the green scape via tree replacement.</p> <p>Ms. Ferguson was concerned about the removal of Pine trees and noted that she has knowledge of the history of the property.</p> <p>Council Liaison Khubesrian inquired about the historical details of the house that Mr. Ferguson was referring to.</p> <p>Ms. Ferguson noted that there are Swiss chalet influences inside and compared them to Julia Morgan's work at Asilomar. Seeing that there were no other speakers in favor of or in opposition to the appeal, Chair Dahl declared the public hearing closed.</p> <p>Chair Dahl noted that he was impressed with the staff report, the historical report, and the arborist report. He inquired as to what action the Commission would like to take on this item.</p> <p>Vice – Chair Tom noted that since the history of the house has been brought into question, perhaps this item should be continued to provide the historical architect with additional time to research the matter and see if there is a connection between Julia Morgan and the architecture of the house.</p> <p>Chair Dahl noted that all of the pertinent information was reported by HRC and they determined that there was no historical significance to the house; therefore, there is no need for further research. Mr. Mayer noted that the information presented by Ms. Ferguson was new information; therefore, a continuance was requested to provide additional time to research the new historical information to see if it is valid.</p>
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<p><i>f</i></p>	<p>Ms. Koldus noted that evidence was not presented to verify that Julia Morgan was involved with the design of the house.</p> <p>Chair Dahl noted that HRG is highly respected and it would be difficult for the experts to miss historic significance of a house.</p> <p>Comm. Braun inquired about how historical significance is determined. Mr. Mayer noted that it is determined by the exterior of the house. Mr. David Watkins, the Planning and Building Director noted that Cultural Heritage Commission (CHC) does not have jurisdiction over the interior of a house.</p> <p>NREC cannot evaluate the trees on a project until there is a submitted project.</p> <p>Council Liaison Khubesrian inquired if there was something historical about the interior would the decision change?        The Commission continued discussion whether they should continue this item to research historical significance of this house.</p> <p>Any unique craftsmanship inside of the house can be saved.</p> <p>After considering the staff report and the discussion, a motion was made by Vice-Chair Tom, seconded by Comm. Braun to continue this item to the next regularly scheduled meeting on February 27, 2017.</p> <p>Comm. Braun amended the motion to include that new information will be the focus of the continuation.</p> <p>The Commission discussed the CHC timeline (February 19, 2017) and the deadline to receive the new information from the appellant. Mr. Mayer noted that Tuesday, January 31, 2017 is the deadline for new information to be received by staff from the appellant. The Commission will receive a presentation for this item at the next Planning and Building Commission meeting with or without new information from the appellant and a decision will be made on the item at that meeting.</p> <p>The motion carried 5-0.</p>
<p><i>*</i></p>	<p>4</p> <p><b>1750 Hanscom Drive (Appeal – Design review Board Approval of New Single Family Residence)</b></p> <p>Senior Planner, John Mayer presented staff's request to continue this item to the next regular scheduled meeting, due to the Cultural Heritage Commission's request for research to be conducted into the historical merit of house.</p>

<p style="text-align: center;">*</p>		<p>A motion was made by Comm. Morrish, seconded by Comm. Koldus to continue the project located at 1750 Hanscom Drive to the next regularly scheduled meeting on February 27, 2017.</p> <p>The motion carried 5-0.</p>
	<p>5</p>	<p><b>815 Bank Street (Hillside Development Permit/Design Review Modification – Single Family Addition)</b></p> <p>Senior Planner, John Mayer presented his staff report, regarding approval for a modification to a proposed addition. The purpose of the modification is to alleviate the cost of the installation for the retaining walls and grading; therefore, enabling the applicant to comply with parking requirements. Mr. Mayer noted that the applicant proposed a guest space perpendicular to the street and to convert the garage door to a carport. At the conclusion of his presentation, the Commission did not have questions for Mr. Mayer.</p> <p>Chair Dahl declared the public hearing open. Benejamin Ong introduced the architect, Michael Song, to the Commission. He noted that he redesigned the project to stay in keeping with the original intent of the structure. Mr. Song redesigned and reconfigured the project, since there were structural/hillside problems with the first design, which would have required approximately a 30 feet high retaining wall; therefore, his re-designed project blends in well with the street scape. The project is lower than the original project. The initial guest parking space was not accessible; therefore, he proposed a carport and the removal of the garage door. Chair Dahl discussed the details of the architecture with Mr. Song. Chair Dahl suggested using a roll-up door instead of removing the garage door. Comm. Koldus inquired if the side yard setback provided enough space for the neighbor's house. Chair Dahl discussed different options for the garage door with Mr. Song and noted that pushing the garage door back would be a good option. Seeing that there were no other speakers in favor of or in opposition to this project, Chair Dahl declared the public hearing closed.</p> <p>Chair Dahl pointed out the removal of the balcony. He noted that, even though it was a nice feature, it was a good decision to remove it for the neighbor's privacy.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Koldus, seconded by Comm. Braun to approve the application for a Hillside Development Permit Modification for a second story addition to a single story house at 815 Bank Street, project number 1981-HDP MOD, with the following typographical amendment under the first whereas: after 9.60 include square feet.</p>

	3	<p><b>1746 Hanscom Drive (Appeal – Design Review Board Approval of New Single Family Residence)</b></p> <p>This item was continued from the January 23, 2017 meeting.</p> <p>Senior Planner, John Mayer presented his staff report, regarding the appeal of a Design Review Board approval for the house located at 1746 Hanscom Drive. Mr. Mayer reviewed the details for the project and the timeline for the appeal. Mr. Mayer noted that Ms. Ferguson believes that the home is associated with Annemarie Buhler/Aromatherapy and with the work of Julia Morgan. Historic Resources Group (HRG) determined that the property was not connected with Annemarie Buhler or Julia Morgan. HRG also noted that the home originally had a Spanish Colonial design but due to multiple unpermitted alterations, the historical significance was not retained; therefore, Mr. Mayer presented staff's request to uphold the DRB decision and deny the appeal. At the conclusion of his presentation, Chair Dahl noted that at 5:36 p.m. this evening an e-mail was received by John Mayer and Chair Dahl from Deborah Howell-Ardila, the Cultural Heritage Commission Chair but Chair Dahl did not go into the subject matter of the letter. Chair Dahl noted that he and Comm. Braun toured both homes on Hanscom Drive after last month's Planning Commission meeting for informative reasons.</p> <p>Chair Dahl declared the public hearing open. Janet Ferguson, 1808 Hanscom Dr. noted that the appeal could have been alleviated if she was notified about the meeting time frame for the Cultural Heritage Commission. Ms. Ferguson expressed her concerns about tree removal [20 trees] for the project. She noted that trees play a vital role in the city, such as aiding in the reduction of the outdoor temperature, wild life survival, street scape/landscape and property value. She assumed that Julia Morgan was involved with the design at 1746 &amp; 1750 Hanscom Drive. Ms. Ferguson reviewed the verbal history that she was familiar with, regarding Annemarie Buhler, her aromatherapy business and the history of Ms. Buhler's husband. It was important to Ms. Ferguson to retain the character of the hillside. She noted that her neighbors share her desire to retain the hillside.</p> <p>Larry McGrail, 1102 Glendon Way, spoke in support of the request of the Cultural Heritage Commission's (CHC) request for a continuation to provide additional time to</p>
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	<p>✖</p>	<p>research whether there is a connection between Annemarie's life/Aroma Therapy and 1746 &amp; 1750 Hanscom Drive.</p> <p>Mark Gallatin, 1213 Stratford Ave., Vice-Chair of the CHC, requested additional research to be conducted regarding any connection among Annemarie Buhler, aroma therapy, life, and the homes located at 1746 and 1750 Hanscom Drive.</p> <p>Richard Schneider, City Council member spoke in support of a continuation for this item for the purpose of providing additional time to research the possibility of a historical connection between Annemarie Buhler and the Hanscom properties. Dr. Schneider read Commissioner Ardilla's e-mail to the public and noted that an updated Demolition permit ordinance would alleviate issues with this item for arising in the future.</p> <p>Irene Acosta, project architect, noted that HRG was hired to analyze the historical significance of the house and determined that there was no historic significance. Hiring another historical research group to provide additional research on the same properties will prove to be costly and unfair to the homeowner. Ms. Acosta conducted her own research, regarding aromatherapy and did not find a connection between the property and Annemarie Buhler.</p> <p>Hope Alego, 1808 Hanscom Dr., spoke in support of retaining the trees and the beautiful hillside/landscape of South Pasadena, which goes along well with the small town feel of South Pasadena. Historical houses should be retained and protected.</p> <p>Peter Bakhmini, homeowner noted that he has worked closely with staff and hired HRG to research the history of 1746 and 1750 Hanscom Drive. HRG's findings demonstrated that there was no historical significance associated with either property. It is becoming very costly for him to have his project continued, in addition to hiring historical companies to conduct research on the properties. No historical facts have been presented other than verbal accounts to validate historical significance for 1746 and 1750 Hanscom Drive. He has spent approximately \$250,000 in the delaying of his project.</p> <p>Comm. Braun discussed the dilapidated condition of the existing house at 1746 Hanscom Drive and how changes were made to the design without permits Comm. Braun</p>
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		<p>noted that the house was built halfway on the City's property On Comm. Braun's tour she noted that the house was unsafe to enter.</p> <p>Janet Ferguson, 1808 Hanscom Drive, noted that recently, unpermitted work was done on the property by the new homeowner. Prior to the new homeowner, unpermitted work was done in the back of the existing house multiple times. This is where the Swiss architecture is found.</p> <p>Seeing that there were no other speakers in favor of or in opposition to this project, Chair Dahl declared the public hearing closed.</p> <p>Chair Dahl and Comm. Braun visited the property and noted that the architecture of the house was not similar to the architecture at Asilomar, as stated by Ms. Ferguson at the previous meeting. The Commission noted the following: 1) HRG noted that the unpermitted Swiss architecture was done in the 1980's; 2) A vast amount of unpermitted work was done on the property and it was not done very well; 3) the trees that will be replaced are not indigenous to California; and 4) historical research was conducted again by HRG and the results were the same, "no historic significance", which was incurred at the cost of the homeowner;</p> <p>Comm. Morrish noted that the homeowner was amenable and agreed to additional research. At this point, it would not be fair for the homeowner to continue this item to the next regularly scheduled meeting. "Out of an abundance of caution" research was conducted again and the same results were attained.</p> <p>Comm. Koldus pointed out that unpermitted work makes it very difficult to "pin point" whether the work was done before or after Ms. Buhler's time in Pasadena. The lack of historical evidence makes it difficult to judge in favor of the appeal.</p> <p>Vice-Chair Tom agreed with the Commissioners' comments and that as a Commission they need to respect the process that the city has in place and move forward with a decision.</p> <p>Comm. Braun noted that the house was in very poor condition. Change is difficult for people and trees are beautiful but the interest of the owner can be overlooked because of an appellant, especially since proper evidence has</p>
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	<p style="text-align: center;">*</p>	<p>not been presented; therefore, a decision should be made on this item. Currently both properties are not on the historical resources inventory.</p> <p>After considering the staff report and draft resolution, a motion was made by Comm. Braun, seconded by Comm. Koldus to deny the appeal and uphold the Design Review Board's decision to approve a new 2,322 square foot, two story house with an attached carport at 1746 Hanscom Drive.</p> <p>The motion carried 5-0. Resolution 17-05</p>
	<p style="text-align: center;">4</p> <p style="text-align: center;">*</p>	<p><b>1750 Hanscom Drive (Appeal – Design review Board Approval of New Single Family Residence)</b></p> <p>This item was continued from the January 23, 2017.</p> <p>Senior Planner, John Mayer reviewed the history and the details of the project. Mr. Mayer noted that many alterations were made to the existing house and that there was no connection between the house and the wife of Guy Ballard; the founder of the "I AM" spiritual movement. Mr. Mayer presented staff's recommendation to uphold the Design Review Board decision and to deny the appeal. At the conclusion of his presentation, the Commission did not have questions for Mr. Mayer.</p> <p>Chair Dahl declared the public hearing open. The appellant, Janet Ferguson addressed the Commission and noted the following: 1) she was not informed of important meetings; 2) Carmen Newman was a member of the "I AM" spiritual movement; and 3) the windows are historical.</p> <p>Irene Acosta, 1253 Meadowbrook, [project architect] noted that HRG provided a very thorough historical report and pointed out that there was no historical significance. The porch was in closed without permits.</p> <p>Peter Baktani, homeowner, noted that HRG did not find historic significance, and Annemarie Buhler was not connected to house at 1750 Hanscom Drive.</p> <p>Janet Ferguson, 1808 Hanscom Drive [appellant] noted that her view of Mt. Wilson and the San Gabriel mountains will be eliminated with the building of the new house and the natural lighting of her house will be reduced. Seeing that there were no additional speakers in favor of or in opposition to the appeal, Chair Dahl declared the public hearing closed.</p>

	*	<p>The Commission noted the following: The design was well done; 2) the proposed project is much lower than the existing house and designed as a one story house, which was thoughtful; 3) the appellant's sunlight will not be blocked because of the positioning of the proposed house; 4) care was taken in the design and the research of the house; 5) the Commission visited the property noted that the house was in poor condition; 6) the Natural Resources Commission will make the final decision regarding tree removal in relationship to the placement of the house; 7) the DRB did a great job in reviewing the project</p> <p>After considering the staff report and draft resolution a motion was made by Comm. Morrish, seconded by Comm. Koldus to uphold the Design Review Board's decision to approve the new 2,278 square feet house at 1750 Hanscom Drive.</p> <p>Comm. Morrish amended her motion, seconded by Comm. Koldus to uphold the Design Review Board's decision to approve the new 2,278, single story house at 1750 Hanscom Drive and to deny the appeal.</p> <p>The motion carried 5-0. Resolution 17-06</p>
	1	<p><b>Planning Commission Reorganization</b></p> <p>Comm. Braun nominated Chair Dahl as Chair. Approved by general consent.</p> <p>Comm. Koldus volunteered to be the Vice-Chair</p> <p>Comm. Braun volunteered to be the Secretary</p> <p>Comm. Tom made a motion, seconded by Comm. Morrish to approve of the volunteered positions.</p> <p>The motion carried 5-0</p>
	5	<p><b>Comments from City Council Liaison</b></p> <p>Council Liaison, Marina Khubesrian noted that she went to the Hanscom Drive properties to view the homes and spoke with the appellant. Dr. Khubesrian noted that it is difficult for the appellant to lose her beautiful view of the trees. Dr. Khubesrian commended Kelly Koldus and Richard Tom for doing a great job as representatives of the Planning</p>

**ATTACHMENT 5**  
Planning Commission Reports  
(without attachments), dated 01/23/17

# PLANNING COMMISSION STAFF REPORT

Steven Dahl, Chair  
Richard Tom, Vice-Chair  
Kristin Morrish, Secretary  
Kelly Koldus, Commissioner  
Janet Braun, Commissioner

David G. Watkins, AICP, Director  
Holly O. Whatley, Assistant City Attorney

**AGENDA DATE:** January 23, 2017

**TO:** Chair and Members of the Planning Commission

**VIA:** David G. Watkins, AICP, Director of Planning and Building *DWS*

**FROM:** John Mayer, AICP, Senior Planner *JM*

**SUBJECT:** Appeal of Design Review Board Decision  
Project No. 1969-APPEAL  
1746 Hanscom Drive (New Home)

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**APPELLANT:** "SAVE THE HILL" (C/O JANET FERGUSON)

**REQUESTED ACTION:** OVERTURN DESIGN REVIEW BOARD DECISION THAT APPROVED DEMOLITION OF A SPANISH COLONIAL REVIVAL STYLE HOME FOR THE CONSTRUCTION OF A NEW 2,332 SQUARE FOOT MODERN STYLE RESIDENCE

**RECOMMENDATION:** UPHOLD THE DESIGN REVIEW BOARD'S DECISION TO APPROVE A NEW 2,332 SQUARE FOOT TWO-STORY HOUSE WITH AN ATTACHED CARPORT AT 1746 HANSCOM DRIVE

**REFERENCES**

**GENERAL PLAN:** LOW DENSITY RESIDENTIAL

**ZONING:** RESIDENTIAL LOW DENSITY (RS)

**CODE SECTIONS:** 36.610.030

**CEQA:** CATEGORICALLY EXEMPT

**BACKGROUND**

- 06-20-16 The project applicant, Irene Acosta-Hershman (project designer) submitted applications for a project that involved demolition of a Spanish Colonial style house (constructed in 1930) in order to build a new two-story modern style home with an attached carport at 1746 Hanscom Drive. Ms. Acosta-Hershman also filed a separate application for the demolition of Craftsman style house (constructed in circa 1934) for the construction of a new 2,278 square foot one-story house with an attached carport at 1750 Hanscom Drive.
- The original applications included a Hillside Development Permit (HDP); however, the applicant later submitted information about the steepness of the lot. The lot's slope calculation did not trigger an HDP. However, the project did require approval from the Design Review Board (DRB).
- 07-14-16 The application was deemed incomplete due to insufficient information on the plans and in the application materials.
- 10-06-16 The project designer presented the project for a "conceptual review" to hear comments on the proposed design. The DRB discussed the project, but did not make any final decisions on the application.
- 10-24-16 Staff received all of the pertinent information and the application was deemed complete.
- 11-03-16 The DRB held a public hearing and approved the proposed project at 1746 Hanscom Drive with a condition that the project returns to the DRB if the architecture needs to be altered in any way.
- 11-18-16 Janet Ferguson (of "Save the Hill") filed an appeal to the DRB's approval. The primary reasons for the appeal are based on her concerns that the Spanish Colonial style home is historic and a desire to preserve trees (Attachment 3).
- 01-12-17 The public hearing notice for the appeal was published in the South Pasadena Review advertising the January 23, 2017 Planning Commission hearing.
- Post cards advertising the January 23, 2017 public hearing were mailed to all property owners and residents of the Southwest Monterey Hills area of the City.
- 01-17-17 At printing time of this report, staff received no comments either verbally or in writing.

**SITE AND PROJECT DESCRIPTION**

1. **The Site**

The 6,663 square foot site is rectangular in shape and mostly flat with an average slope of 10.69%. The property is currently developed with a 316 square foot, Spanish Colonial Revival style house constructed in 1930. The home is not listed on the South Pasadena Inventory of Cultural Resources, and does not require a Certificate of Appropriateness from the Cultural Heritage Commission. The subject site is landscaped with 22 trees that are protected under the City’s Municipal Code, Chapter 34. These include: 10 significant trees<sup>1</sup>, one native tree<sup>2</sup>, and 10 mature trees<sup>3</sup>.

2. **The Project**

The applicant is proposing to demolish the existing house and build a new 2,332 square-foot, two-story, single-family residence on the subject lot. The proposed home would be designed in a modern architectural design with a flat roof line, metal framed windows, and exterior walls made of concrete, wood, and metal siding. The exterior finish details would be poured-in-place concrete, aluminum-framed windows, and “ipe” (durable wood) siding. The façade would be broken up with a carport and balconies. The designer added interior courtyards to help break up the overall massing of the house.

The applicant would need to remove 20 of the 22 protected trees on the subject site. The project plans (Sheet A1.2) illustrate the location, canopy size, and status of each tree on the site. The applicant’s tree report (Attachment 4) analyses the health of each tree (as of October 21, 2016), and their effects on the project (see pages 5-6, “Tree Table”). The following trees would remain: a multi-trunk native California Bay tree and a significant 19” Canary Island Pine tree.

**ANALYSIS**

In accordance with SPMC Section 36.610.050(E)(1), when reviewing an appeal, the Planning Commission may consider any issues associated with the decision being appealed, in addition to the specific grounds for the appeal. The Planning Commission shall also consider any environmental determination applicable to the zoning approval or decision being appealed.

**Specific Grounds for the Appeal**

1. **Tree Removals**

The appellant wants the proposed project at 1746 Hanscom Drive to be examined and reviewed by the City’s Natural Resources and Environmental Commission (NREC) for the removal of significant, mature, and native trees.

The proposed project would be subject to the requirements of SPMC Chapter 34, Trees and

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<sup>1</sup> a tree that has a caliper of one foot or more

<sup>2</sup> any species of tree native to Southern California as defined by resolution adopted by the City Council

<sup>3</sup> any variety of tree that has a caliper of at least four inches

Shrubs, which requires the applicant to apply for a tree removal permit prior to the removal of any trees. The City's Public Works Director has the authority to issue that permit in accordance with Chapter 34 of the Municipal Code. However, the City's Public Works Director could refer the permit application to NREC where there would be a noticed public meeting and a decision on this matter.

In considering the removal of trees, NREC would determine whether the trees themselves, its excess foliage or its limbs interfere with a structure or building, and whether there is no feasible and reasonable alternative to mitigate the interference<sup>4</sup>. NREC cannot review the proposed tree removals unless there is an approved development project in place. If NREC denies the tree permit, the applicant would need to develop an alternative to the proposed project that allows the trees to remain. The alternative project would then return to the DRB for a decision.

2. Potentially Historic Structure

The appellant wants an architectural historian to evaluate the historic status of the property at 1746 Hanscom Drive and report the findings to the Cultural Heritage Commission (CHC) for possible inclusion on the Inventory.

The City's Inventory was compiled in 2002 by way of a street-view survey. Since the house at 1746 Hanscom Drive is difficult to see from the street, and may have been missed by the surveyors, staff required that the applicant hire an architectural historian to evaluate it. The architectural historian's report, prepared by Historic Resources Group (dated October 12, 2016), concluded that the house at 1746 Hanscom Drive is not eligible for listing as a City Landmark due to a loss of historic integrity, thus it does not merit inclusion on the Inventory (see Attachment 5).

Although the house is an example of the Spanish Colonial Revival style architecture (popular between 1920 and 1940), it is not considered a prominent or excellent example of that style according to the historian's report. The report also notes that there were numerous alterations and additions to the original footprint that affected its exterior character-defining features. The CHC is reviewing this report and Staff will present the Commission's comments from its January 19, 2017 meeting tonight.

**Issues Associated with the Decision Being Appealed:**

1. Public Notice

The appellant asserts that there was not enough time for residents to do research, gather information, and organize themselves to protect the property (1746 Hanscom Drive) and the character of the hill.

A public hearing notice was mailed to owners and occupants of all property owners within a 300 foot radius of the subject site per SPMC Section 36.410.040(G), plus all owners and

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<sup>4</sup> SPMC Section 34.7(1), Criteria for approving tree removal permit)

occupants within the surrounding Southwest Hills area. The notices were mailed 10 days before the November 3, 2016 DRB meeting. Two people spoke at the meeting. Janet Ferguson spoke in opposition due to the concerns about preservation of the house and trees. Alan Mullin was concerned about demolition of the house at 1750 Hanscom Drive but was in favor of the overall designs of the new houses. Staff has not received any additional comments either verbally, or in writing about the project.

The appellant also wants a remedy for what she claims are “inaccurate, inadequate, and misleading notices”.

Half of the notice post cards that were mailed out had the wrong Review Authority listed at the top (Cultural Heritage Commission) instead of Design Review Board. See Attachment 6, bottom half. These sheets are printed on perforated post cards that are split between top and bottom for mailing. The rest of the information in the notice was accurate. The minutes of the November 3, 2016 meeting show that the appellant attended and participated in the meeting. California Government Code section 65010, subd. (b), states that the DRB’s action shall not be held invalid due to any error as to the public hearing notice.

2. Design & Neighborhood Compatibility

The appellant feels that the project’s design does not “blend in” with the homes in the surrounding neighborhood because it looks more like an office building than a residence.

The DRB Members noted the eclectic style of architecture in the immediate vicinity of the two parcels along Hanscom and appreciated the modern aesthetic presented in the design proposal including the design’s attention to detail. The DRB did not concur with the remarks about the project resembling an office park.

In a written comment from Susan Masterman (absent during the review):

*“I think the project meets the findings, with one exception regarding overall height. To be contextual with this neighborhood, I feel the project should come down as much as possible. 10’0” ceilings are incredibly large and are out of scale with South Pasadena’s housing patterns.”* However, the DRB members who were present at the meeting disagreed with Masterman and believed the height of the structures (1746 and 1750 Hanscom) worked with the architecture and that because it was a flat roof design, the height would not be an issue.

**Environmental Determination**

The appellant wants the “Categorical Exemption”: to be rescinded until the project is brought before the NREC and the CHC. Staff determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15303, Class 3a (New Construction) of the California Guidelines for Implementation of the CEQA. Specifically, the project involves new construction of a single family residence in a residential zone.



### Biological Resources

State Law requires that the City consider whether a project would be in conflict with any local policies or ordinances that protect biological resources, such as a tree preservation policy or ordinance. The City's discretionary review processes for replacement trees mitigate the loss of significant and native species trees. If approved, the applicant would be required to provide replacement trees based on a City adopted a formula. Removing an Oak, Native Species, or Heritage Tree requires that the developer provide two 24" box replacement trees (Native Species) for each 6 inch increment of the diameter of the existing tree being removed. Removing a Significant Tree requires that the developer provide one 24" box "replacement tree" for each 6 inch increment of the diameter of the existing tree being removed. Optionally, a mitigation fee of \$325 per tree can be paid to the Public Works Department who will in turn plant trees on City property.

### Cultural Resources

State law recognizes historical resources as part of the environment and must be given consideration in the CEQA process. For the purposes of CEQA, a "historical resource" includes any structure that is listed in or determined to be eligible for listing in the California Register of Historical Resources or included in a local register of historical resources. The City is required by law to consider the environmental impacts and adopt the appropriate CEQA document prior to making a decision for demolition. According to the architectural historian's assessment, "the property located at 1746 Hanscom Drive has not been identified as eligible for listing at the federal, state, or local levels in any previous survey. It is not listed in the City of South Pasadena Inventory of Addresses or the California Historic Resources Inventory.

### ENVIRONMENTAL ASSESSMENT

Staff has determined that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), under Article 19, Section 15303 (New Construction) of the California Guidelines for Implementation of the CEQA. Specifically, the project involves new construction of a single family residence in a residential zone. This project has been determined not to have a significant impact on the environment.

### LEGAL REVIEW

The City Attorney has reviewed the staff report.

### RECOMMENDATIONS

It is recommended that the Planning Commission uphold the Design Review Board's decision to approve the project at 1746 Hanscom Drive.

### ALTERNATIVES

In addition to Staff's recommendation, the following alternatives are offered for the Planning Commission's consideration:

1. Uphold in part, or reverse the decision that is subject to this appeal.

Planning Commission Staff Report  
1746 Hanscom Drive  
January 23, 2017  
- 7 -

2. Adopt additional conditions of approval deemed reasonable and necessary.
3. If new or different evidence, related only to the subject of the appeal, is presented during the appeal hearing, the Commission may refer the matter back to the DRB or CHC for a report on the new or different evidence before a final decision on the appeal.

**Attachments**

1. Draft P.C. Resolution No. 17-\_\_
2. Design Review Board Minutes, dated 10/06/16 and 11/03/16
3. Appeal Letter, "Save the Hill" (Janet Ferguson)
4. Tree Report, American Society of Consulting Arborists, dated 10/21/16
5. Historic Resource Assessment, Historic Resources Group, dated 10/12/16
6. SPMC Section 36.610.020, Appeals
7. SPMC Chapter 34, Trees and Shrubs
8. Conditions of Approval, Imposed by Public Works Department

**ATTACHMENT 6**  
Janet Ferguson Letter,  
dated 01/31/17

January 31, 2017

According to Primary Source Amina Buhler, one of the owners of 1750 Hanscom Drive who sold 1750 Hanscom Drive in January of 2016, a Condition of Sale was **that 1750 NOT BE LEVELED.**

According to Annemarie Buhler's daughter Amina Buhler,

the Buyer :

"Promised not to level it (1750 Hanscom). The family *chose* this Buyer

**based on the fact** that he promised not to level it."

**RECEIVED**

JAN 31 2017

CITY OF SOUTH PASADENA  
PLANNING AND BUILDING DEPT.

Glen Creason  
Map Librarian



*copy from original*



GLEN CREASON  
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1107 BY & GENERAL... SERVICE

*Glen  
Creason*

## Historical Research - 1746 and 1750 Hanscom Drive

### Annemarie Furrer Buhler

Founded **Time Laboratories**, aka "**TimeLabs**," in Paris and Switzerland (Geneva and Zurich) in early 1960's. With which she:

Discovered, Developed and Patented **Time-Release Vitamins and Minerals** with her partner, an Italian doctor named Dr. Pacetti, from Italy.

Together, they sponsored and worked closely with the **Founders of Doctors Without Borders** in Paris and Switzerland, especially in Geneva, Switzerland, to encourage and spread the beneficial and medicinal use of **'TimeLabs'** Time-Released Vitamins and Minerals around the world.

**First person** to bring to the U.S. the use of **PhytoAromatherapy** in America.

**Founder and First Chairperson** of the **American Phyto-Aromatherapy Association**. Was for many years the leader of that Association in the U.S.

The entire October **2016 International Conference of the American Phyto-Aromatherapy Association**, held in Philadelphia, was dedicated in its entirety to the **honor and memory of Annemarie Buhler**.

Developed and was **Sole Founder** of **TimeLaboratories' Division of Essential Oils**, in which she worked to concentrate plant oils into extremely high concentrations, such that 2 drops of an essential oil could be used as a medicine. Named that division **Windrose Aromatics**, which she brought to America.

CEO of **Windrose Aromatics**, a *multi-million dollar* enterprise with two large Production Facilities located in Alhambra CA and Pocatella ID for decades, employing many dozens of people for decades with full-time & benefits jobs.

Annemarie Furrer Buhler was born and raised in the **City of Zurich** in the **Canton of Zurich**, the daughter of Jonas and Anna Frank Furrer.

**Jonas Furrer** was high-ranking Council-Member, Financier and Prominent Citizen of Zurich. Jonas Furrer required and was given the full-time protection of **Swiss Guards**.

### Edwin Buhler

Edwin Buhler was a **Swiss Guard** assigned to protect the life of Annemarie's father, Jonas Furrer. **Edwin Buhler** was a member of the **Secret Service** (Swiss and American) and **Interpol** during WWII.

Annemarie's mother, **Anna Frank**, a Catholic (no relation to Anne Frank), learned Morse Code as a teenager and became a **telegraphist** during **World War 1**, ending up in rubble high in the Alps multiple times, but surviving. In her twenties she became a **Red Cross Nurse**. She married a man named Rudolph Furrer. They gave birth to daughter Annemarie.

Anna Frank Furrer lived just outside Zurich. At night the Germans would transmit who they had caught that day on transmissions that were very hard to detect. But she was very good at it, using the Morse Code. She made lists of the POW's caught by the Germans and then contacted their families. For this, she got in a lot of trouble with the Swiss Government. The Nazis came knocking on her family's door, but somehow she didn't get caught.

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Her duties as a Red Cross Nurse in World War II included tending to **refugee children** who had one item of clothing, like one sock, to share between three of them. These children had been subjected to **experiments** on their bodies by the Germans. She distinctly remembered having to empty a room that had held these children before the Nazis could get there.

Annemarie's father, Jonas Furrer, and mother sponsored refugees from Eastern Europe and literally gave them the clothes off their back.

**Edwin Buhler**, a primary member and leader of **the Resistance**, helped to build the secret tunnels through the Alps that held defensive arms and fortifications to fight the Nazis and that exist to this day. He was a **real-life James Bond**.

His No.1 job was to protect Jonas Furrer, who had spoken out publicly against Hitler. Jonas Furrer was early on Hitler's Most Wanted List.

Annemarie Furrer's first remembrance of the Swiss Guard guarding her father was as a thirteen-year-old girl, when she developed a crush on the handsome guard.

She married Edwin Buhler at 18, thereby becoming Annemarie Buhler.

Annemarie, her brother and her husband, Ed, were at one point during the war holed up in a castle high in the Swiss Alps. It was **common practice** at the time for people to ask others, friends or family, to deliver a package from them to someone else. Someone asked Edwin to carry and deliver a package for them. For some reason, Ed decided to **mail it** instead of hand-delivering it (to America, where he and Annemarie were hoping to move).

The next day the Nazis stormed their house and tore it apart, looking for that package.

They finally did reach America and opened it. It contained **Uranium**.

**Swiss Guard Edwin Buhler** successfully protected **Jonas Furrer** throughout the entire war. Three days after WWII ended, in 1945, Jonas Furrer pulled political strings and got his daughter Annemarie and son-in-law Edwin on the third ship out of Paris to the United States.

The Buhlers came to the U.S. on a temporary visa to **escape the Nazis**, hoping to stay in the U.S. Instead, they had to look for a country that would take them. After staying for a few weeks at the **Swiss Consulate** in Maryland, they got approval to go to Central America. They drove straight south all the way to **Nicaragua**, where their second child was born. After a time they went to **Canada** where they lived in a little town on the St Lawrence.

Next, they were approved to emigrate to **Cuba**. Somehow they just missed the boat, and thereby missed being caught in Cuba for good because the Cuban Missile Crisis had just happened.

#### **1746 and 1750 Hanscom Drive**

Edwin and Annemarie Buhler bought 1746 Hanscom Drive in late 1962 or early 1963.

In the early 1980's they became owners of 1750 Hanscom Drive when it was bequeathed to them.

In the mid to late 60's **Ed Buhler** got a job with the **City of South Pasadena**. His boss at the City was **Bob Farlin**, who lives - now- at 1733 Hanscom Drive, (and is, I am honored and proud to say, a dear friend of mine of many years. - JF) His job was Head Gardener of Garfield Park, under Bob Berlin's direction. I.e., Bob Berlin was his boss. He planted many trees and plants at Garfield Park.

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Ed's daughter Amina Buhler writes:

"Ed Buhler studied plant identification at the Arboretum and at the Huntington Library Gardens, where he graduated from the class. He knew the Latine names. He planted many of the trees at Garfield Park where he was gardener. (Bob Berlin was his boss.)

He meticulously recorded what trees he planted and when (in Garfield Park), with their Latin and common names. I found his notes on this and saved them in case anyone would want to know. They are in a locker, somewhere. [Regarding 1746 and 1750 Hanscom Drive]: He was very proud of his garden and plant collection."

So it is apparent that *both* Mr and Mrs Buhler were experts in plants, experts in horticulture and the life-giving /life-enhancing properties of all plants and trees.

Re 1746:

When the Buhlers bought 1746 Hanscom in the mid -sixties, it was an old, wooden, board and batten house. There was no stucco on it at time of purchase.

The **original Board and Batten** wood walls exist and can be found now at the back of one closet in the very front room of 1746. The outside wall and the inside wall were one and the same, identical to the construction by **Julia Morgan** at **Asilomar** and at **1754 Hanscom**, which is identical to the construction at **Asilomar**.

Ed Buhler himself added the outside stucco over the next 10 to 15 years. The stucco was added so that he could embed hand-sized rocks that he and his wife carefully collected during walks and outings to the various beaches of Southern California. His hand-built rock walls and stucco-with -rocks carefully placed in it were built entirely by him and circulate throughout the grounds at both properties.

In identical fashion, the cactic and other plants were collected carefully by both Annemarie and Ed Buhler during their travels throughout the world. The cacti were collected from frequent excursions to the deserts of Southern California, such as Anza Borego, Mojave, and many others. They are very rare and were collected carefully for their exotic-ness and representation of the genus. There are 16 different varieties, collected in the sixties and seventies, all legally, for that was before there were any government restrictions on transporting plants.

The Buhlers collected plants for their Essential Oils and use in the family business, Windrose Aromatics. These plants have medicinal qualities and uses. Each plant and tree was carefully chosen. Each plant and tree was carefully Sited, with extreme care, by this Master Gardener, Edwin Buhler. Each plant and tree was carefully recorded and named (of course he already was an expert in the names, Latin and Common, of all plants. Annemarie Buhler was even more of an expert, in that of the "interior" properties of each for use in the PhytoTherapy Aromatics she was famous for.

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The Gardens include, among others:

The Collected Rare Cacti:

Genus Fouquieria, 11 types: Octillo, native to the Sonoran and Chihuahuan Deserts

A Bay Laurel Tree - medicinal use

Pittisporum - used for Centuries in France to make perfume

Sapote, or Ironwood - has smooth skin and green fruit, sited in front area of 1750

A Philodendron selected and brought from Hawaii by Ed Buhler, behind 1746

A "Queen of the Night" plant, with Dragon Fruit

A rare "Fairy-like" plant 300 years old

From Annemarie's Grandmother in Switzerland, brought over by hand: a "Mutterplantze": a succulent native to Morocco brought from her Grandmother's garden in Switzerland

A plant called the "Wax Flower" plant

And many more.

A map of all the plants and trees of both gardens at 1746 and 1750 will be provided.

On the front outside wall of 1746 are two crests. The upper one, in blue and white, represents the City and Canton of Zurich and is the same as the flags of the City and Cantons of Zurich. The circular crest below that is the Crest of Switzerland, the Red Cross in the field of White, which is the same as the Flag of Switzerland.

The inside of the front-most room of 1746 Hanscom has built-in bunks. This is because 1746 would have originally been used to house the European artisans who built the five different YWCA's built by Julia Morgan in Southern California during the twenties and who built Asilomar during the Aughts.

The interior supports are trees, not milled wood, the trees themselves, just like at Asilomar.

The interior architecture and detailing are pure Swiss. There are antique Swiss locks, 150 to 200 years old, and door and window fittings handmade of iron. The house originally was heated by wood-burning stove.

There are is an iron bell inscribed with Jonas Furrer's name.

Re 1750

The woman who lived at 1750 Hanscom Drive for over 40 years, one C.M. Newman, was an original disciple in the innermost circle of Guy Ballard, Founder of the "I AM" Movement, who may have been Ballard's wife Edna Ballard living at 1750 under an assumed name (after Guy Ballard's death in 1939).

Guy Ballard founded the I AM MOVEMENT in the early 1930's. This movement is also called the Ascended Masters Teachings Movement. "Mrs. Newman" was a Channeler for the messages that Guy Ballard was receiving after having encountered St. Germaine on Mt Shasta during a hike in 1932.

This movement revered Nature, especially Trees, and especially Redwoods; the American Flag; and *Ascended Masters*: people who are taken straight up to heaven from earth when they die. Guy and Edna Ballard had over a million followers during the 30s; held gatherings at the Shrine Auditorium, and had a famous lawsuit that ended up in the U.S., Supreme Court.

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It is now a WorldWide Movement with large "cathedrals" or Spiritual Centers located around the world to this very day.

Guy and Edna Ballard are credited with having begun the "New Age Movement" in California and beyond.

The woman living at 1750 received channeled messages from St Germaine, recorded them in writing, and her channelings had to be sent to the Center in Schaumburg Illinois.

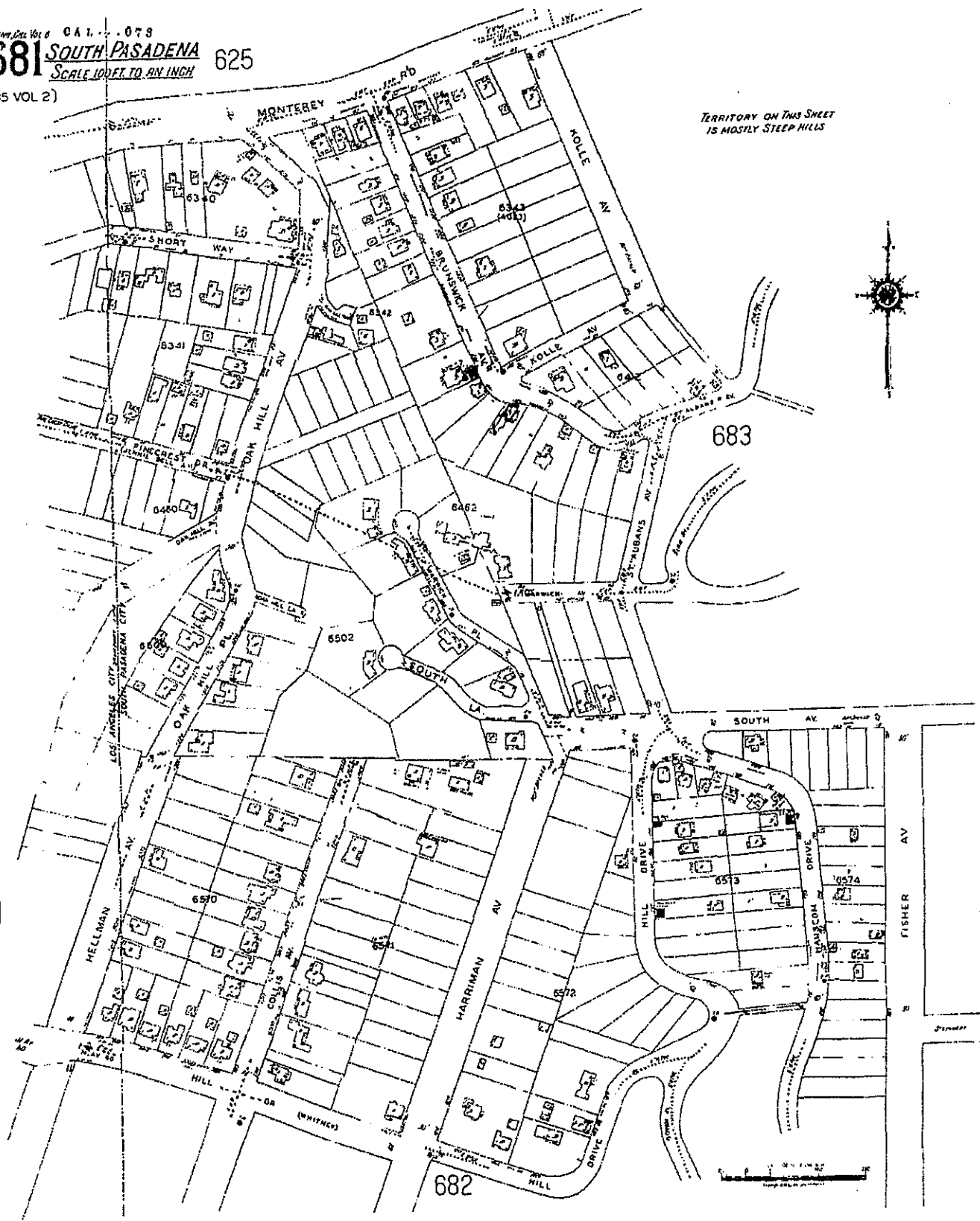
She bought 1750 Hanscom because of the tall pine trees in the front yard, and especially because of the Redwood or Sequioia directly located in front of the house.

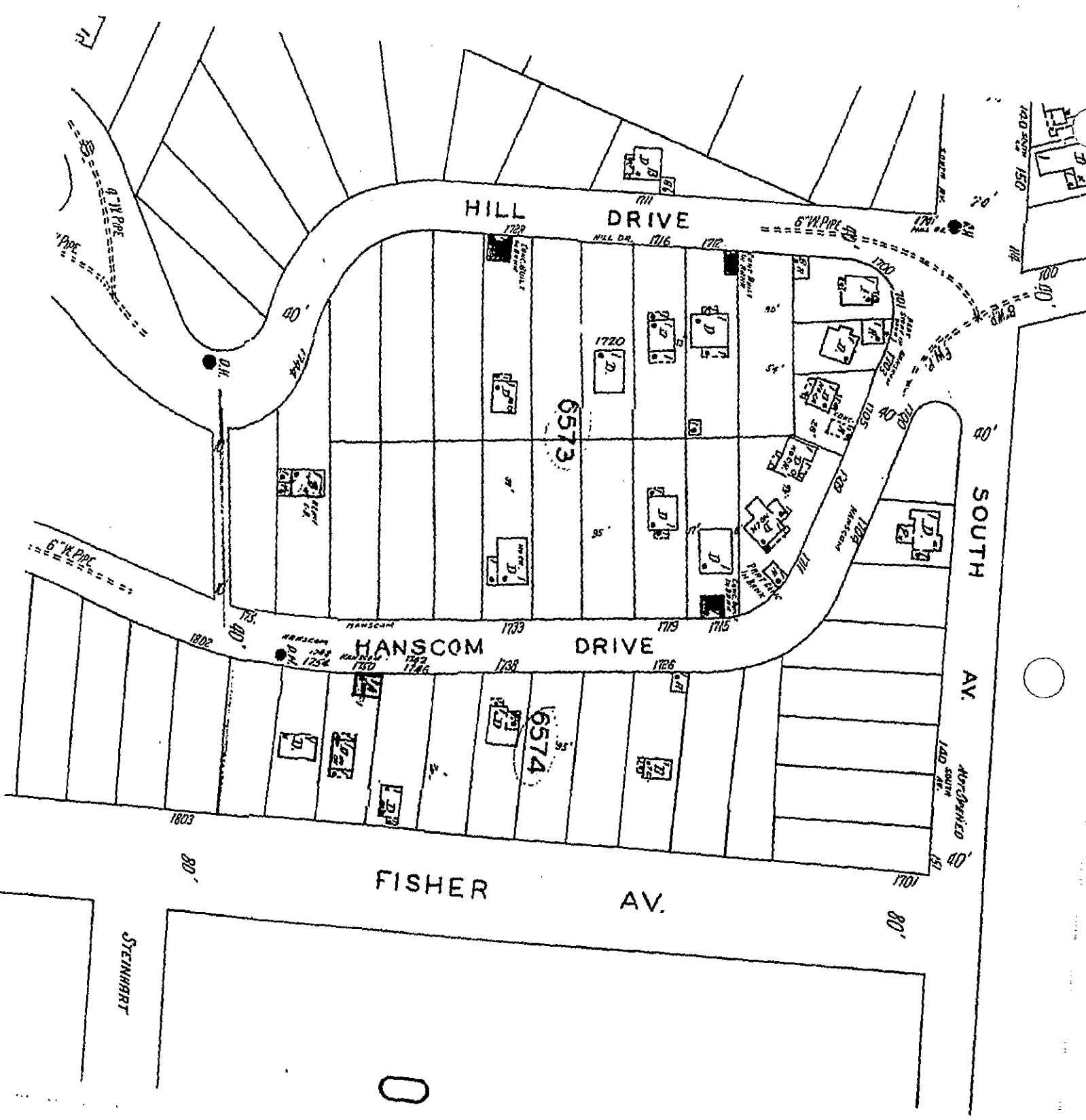
This is partial; incomplete.

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681 SOUTH PASADENA 625  
SCALE 100 FT. TO AN INCH  
(235 VOL 2)

TERRITORY ON THIS SHEET  
IS MOSTLY STEEP HILLS





NEW REPORT, July, 1941

# SOUTH PASADENA KEY MAP FOR 600 SERIES SHEET NUMBERS

CALIFORNIA  
PASADENA, CALIF.  
KEY MAP NO. 1  
SOUTH PASADENA

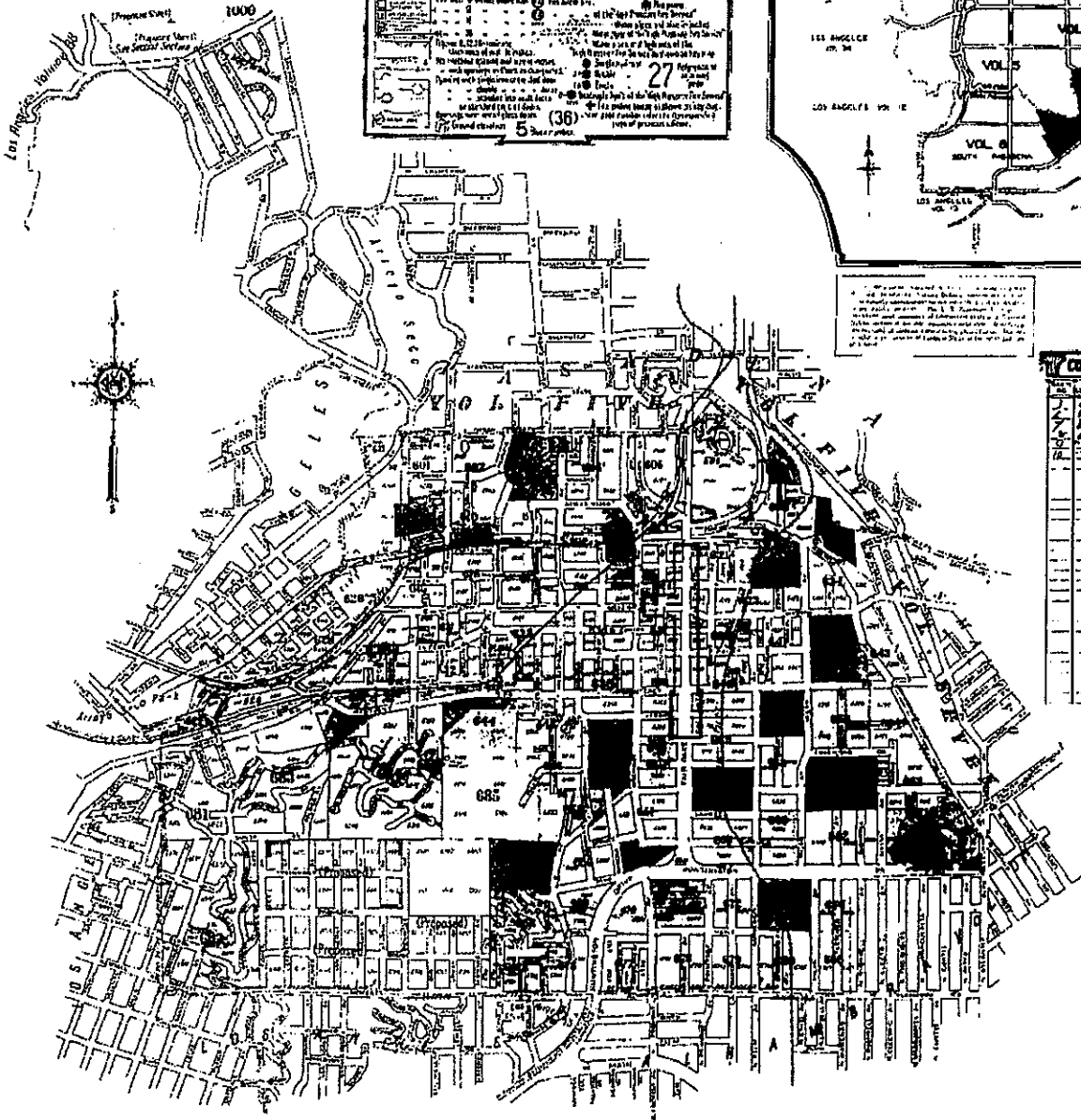
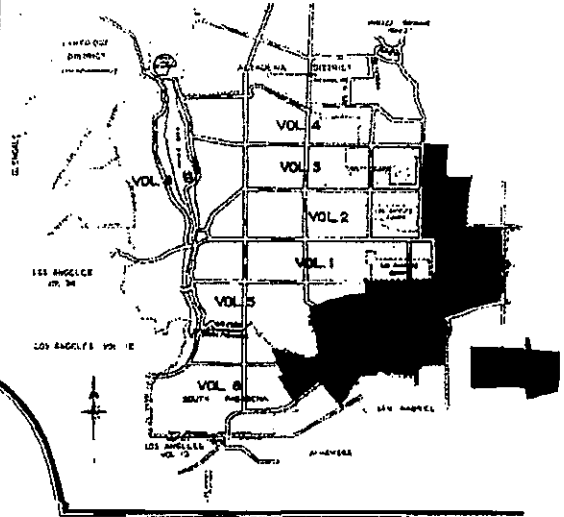
**WATER FACILITIES**  
Detailed description of water supply and distribution system. Includes information on water mains, fire hydrants, and water towers.

**FIRE DEPARTMENT**  
Detailed description of fire department facilities, including fire stations, fire engines, and fire trucks.

### KEY TO SYMBOLS

	Street		Alley
	Railroad		Canal
	Water Main		Fire Hydrant
	Fire Engine		Fire Truck
	Fire Station		Water Tower
	School		Church
	Hospital		Park
	Library		Playground
	School Bus		Fire Alarm Box
	Fire Hydrant Cap		Water Meter
	Fire Hydrant Outlet		Water Valve
	Fire Hydrant Riser		Water Tap
	Fire Hydrant Connection		Water Pipe
	Fire Hydrant Riser Cap		Water Pipe Cap
	Fire Hydrant Riser Cap Cover		Water Pipe Cap Cover
	Fire Hydrant Riser Cap Cover Cap		Water Pipe Cap Cover Cap

### GRAPHIC MAP VOLUMES



CORRECTION RECORD		
NO.	ATTACHED BY	DATE
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2	[Signature]	1/10/42
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99	[Signature]	2/1/50
100	[Signature]	3/1/50

Scale 8000 feet to one inch  
(Approx.)  
Copyright 1939 by the Standard Map Co.





# Agent Detail Report

Listings as of 01/21/16 at 10:25am

<b>Active 01/20/16</b>	<b>Listing # 316000636</b>	<b>1760 Hanscom Dr, South Pasadena, CA 91030</b>	<b>Listing Price: \$599,000</b>
<b>County: Los Angeles Cross St: Saint Albans</b>			<b>Original Price: \$599,000</b>
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	South_Pasadena	<b>Subdlv/Tract</b>	Not Applicable-658
<b>Beds</b>	1	<b>Approx Square Feet</b>	760 Public Records
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$788.16
<b>Garage Space</b>	2	<b>Lot Sq Ft (approx)</b>	6512 ((Public Records))
<b>Year Built</b>	1926	<b>Lot Acres (approx)</b>	0.1495
<b>APN/Tax ID</b>	5308017050		
<b>DIM</b>	1		

**Marketing Remark** Fixer in the hills of South Pasadena offering mountain and sunset views. First time on the market since 1926.  
**Agent-Only Rmrks** Offers due 2/1/16 by 5:00PM. Please email offers in one PDF to laurietumer@coldwellbanker.com with pre-approval, proof of funds. Property being sold AS IS, no repairs, no credits, termite report only. Buyer to do their own investigations. Can be sold with 1746 Hanscom Drive APN 5308-017-049.

**Listing Agent** Laurie Tumer (ID:P19698) Primary:626-483-5269 Secondary:626-584-0050 x153, FAX: 626-440-0455  
**Listing Office** Coldwell Banker Residential Brokerage Company (ID:P069) Phone: 626-584-0050, FAX: 626-440-0455  
**Agreement Type** Excl Rt Sell/Lease **Listing Date** 01/20/16 **Expiration Date** 06/13/16

**Commission Amount** 2.50% **Variable Rate** No

**State** CA  
**Contact Order 1** Agent Cell Ph  
**Selling Office Comp** 2,500  
**Variable Rate/SCANo**  
**CrossStreets** Saint Albans  
**Special Conditions** Standard Sale  
**Possession** Close Of Escrow  
**Land Lease Type** Fee Simple  
**Showing Access** Appointment Only, Call Listing Agent  
**Showing ContactPhone** (626) 483-5269  
**Lock Box Type** No Lockbox  
**Sign On Property** Yes  
**Lot Location** Hillside  
**View Type** Mountain View, City Lights View  
**Disclosures** Trust/Conservator  
**Common Walls** Detached  
**Entry Location** Living Room  
**Ext Construction** Wood  
**Pool Y/N** No  
**Fireplace Y/N** No  
**Roofing** Asphalt Shingle  
**Number of Remotes** 0  
**Parking Type** Garage - 1 Door

**Country** USA  
**Contact Phone 1** 626-483-5269  
**Commission Type** Percent  
**Year Built Source** Assessor  
**Service Level** Full Service  
**Terms** Cash, Cash To New Loan  
**Will Consider Lease** No  
**Zoning** SPR110000\*  
**Showing Contact Name** Laurie Tumer  
**Showing Contact Type** Agent  
**Lock Box Location** No Lockbox  
**Tax Mello Roos** Unknown  
**View** Yes  
**Property Condition** Fixer  
**Building Style** Bungalow, Cabin  
**Stories/Levels** One Level  
**Front of House Faces** Faces West  
**Flooring** Carpet  
**Spa Y/N** No  
**Volt 220 Location** 220V Throughout  
**Sewer** Unknown  
**Total Covered Spaces** 2  
**HOA** No

**Presented By:** Laurie Tumer CalBRE: 01919000 / Coldwell Banker Residential Brokerage Company Phone: 626-483-5269 Office Lic.: 00616212

Featured properties may not be listed by the office/agent presenting this brochure.  
 All information herein has not been verified, is not guaranteed, and is subject to change.



**ATTACHMENT 7**  
**HRG Expanded Report,**  
**dated 02/09/17**

To: Peter Bakhtiari

c/o Irene Acosta Design Studio

From: Christine Lazzaretto, Principal; John LoCascio, AIA, Principal; Molly Iker, Associate Architectural Historian

Date: February 9, 2017

RE: 1746 & 1750 Hanscom Drive

**INTRODUCTION**

This memo clarifies and expands on information provided in previous historic resources assessments for 1746 Hanscom Drive (dated October 12, 2016), and 1750 Hanscom Drive (dated December 23, 2016). We reviewed these properties for potential historic significance and eligibility for designation as City of South Pasadena Landmarks. Our review included observation of existing conditions on each property; research of building permits and other primary and secondary sources; and a review of existing survey data for the properties.

This report confirms the previous assessments that the single-family residences at 1746 and 1750 Hanscom Drive are not eligible for designation as City of South Pasadena Landmarks. Neither property has been identified as potentially eligible in any previous survey of the City; neither represents early or significant development patterns in the city; neither is associated with any important person; neither is an excellent example of an architectural style or property type; and both have been substantially altered. These conclusions are based on a review of the relevant historic contexts, and an analysis of the eligibility criteria and integrity thresholds for designation as City of South Pasadena landmark.

**PREVIOUS SURVEYS AND EVALUATIONS**

The South Pasadena City Council commissioned the first comprehensive historic resources survey in 1991. The "Historic Resources Survey: Inventory of Addresses" was adopted by the

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City Council on November 30, 1994. In 2002, the Inventory of Addresses was updated through a reconnaissance-level survey of the City (identified as the Phase I Reconnaissance Level Survey), which documented 69 potential historic districts and 250 individually significant properties on Department of Parks and Recreation primary record forms (DPR 523A). In January 2003, Phase II was initiated to complete intensive-level documentation for the multi-phase survey project. As of October 2013, there were approximately 2,567 properties (both individual and district contributors) listed in the Inventory of Addresses.<sup>1</sup> The inventory represents approximately 38 percent of all properties in the City.<sup>2</sup>

The properties located at 1746 and 1750 Hanscom Drive were not identified as eligible for listing at the federal, state, or local levels in any previous survey. They are not listed in the City of South Pasadena Inventory of Addresses, or the California Historic Resources Inventory (HRI).<sup>3</sup>

That the properties were not identified as potentially eligible in either the 1991 citywide survey or the 2003 survey update does not connote that either property was not visible to the surveyors. Both 1746 and 1750 Hanscom Drive are visible from the public right-of-way. Rather, that the properties were not identified as potentially eligible in either survey underscores these two properties' lack of merit as compared to the architectural and historical wealth of the City of South Pasadena's built environment, which was primarily developed during the 1900s and 1910s. The City is home to numerous high style examples of Craftsman and Spanish Colonial Revival single-family residences.

#### RESPONSE TO APPEAL

On January 31, 2017, Janet Ferguson submitted an appeal document to the City of South Pasadena Planning and Building Department with claims of historic and architectural significance of the homes at 1746 and 1750 Hanscom Drive. Following are HRG's responses to these claims.

#### 1746 Hanscom Drive

##### Association with Annemarie and Edwin Buhler

The appellant implies that the property is significant for its association with former residents Annemarie and Edwin Buhler.

The City of South Pasadena Cultural Heritage Ordinance as updated in 1992 contains criteria for the local designation of historic resources in Section 2.73A-14(a)(2). Criterion (C) acknowledges that a property may be significant for its identification with a person,

<sup>1</sup> City of South Pasadena, "Inventory of Addresses," October 2013.

<sup>2</sup> Based on a number of 6,690 developed parcels per the City's GIS data.

<sup>3</sup> City of South Pasadena, "Inventory of Addresses," October 2013; California Historical Resources Inventory, August 15, 2011.

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persons, or groups who significantly contributed to the culture and development of the city, state, or United States.

To determine whether 1746 Hanscom Drive is associated with a person, persons, or groups who significantly contributed to the culture and development of the city, state, or country, HRG consulted numerous resources including South Pasadena City Directories, City of South Pasadena Building Permits, Los Angeles County Building Permits, Los Angeles County voter lists; United States Federal Census records, historic newspapers such as the *Los Angeles Times* and the *South Pasadena Review*, the Julia Morgan Papers at California Polytechnic University Pomona, and the Julia Morgan Archives at University of California, Berkeley.

According to the National Park Service, "a property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group. A property is not eligible under [Criterion C] if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important."<sup>4</sup> Further, properties eligible for their association with an important person are "usually those associated with a person's productive life, reflecting the time period when he or she achieved significance [...] Properties that pre- or post-date an individual's significant accomplishments are usually not eligible."<sup>5</sup> Significant persons under Criterion C may include members of the community who may have been influential in the development of South Pasadena, or who have a proven significance within their profession.

Owners of 1746 Hanscom include:

- 1930-1937: Martin Dahlin (occupation: tailor)
- 1938-1939: Maurice J. and Marion Fitzgerald (occupation: Maurice, tile setter; Marion, none listed)
- 1940-1951: Lawrence M. and Cecilia (alternate spelling: Cecil) M. Elliott (occupation: Lawrence, storekeeper; Cecilia, none listed)

<sup>4</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

<sup>5</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

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- 1952-1955: Mahlon E. Van de Grift (occupation: steel worker)
- 1956-c.1965: Roy and Jean Buss (occupations unknown)
- c. 1965-c. 2015: Edwin and Annemarie Buhler (occupation: Edwin, stockman, died 1993; Annemarie, aromatherapist, died 2015)

According to property ownership records, Annemarie and Edwin Buhler owned and resided in 1746 Hanscom Drive from approximately 1965 to approximately 2015. Janet Ferguson claims that Edwin and Annemarie Buhler were well-versed in horticulture and the medicinal uses of plants and trees. While this assertion may be accurate, it does not link either Edwin or Annemarie Buhler with any significant impact on local, state, or national history.

Ms. Ferguson claims that Annemarie Furrer Buhler was a significant figure in the field of aromatherapy, having founded Time Laboratories in Paris and Switzerland in the early 1960s, developed and patented time-released vitamins and minerals, brought phyto-aromatherapy to the United States of America, founded the American Phyto-Aromatherapy Association, and founded Time Laboratories' division of essential oils (Windrose Aromatics). No evidence indicates that either Annemarie Buhler or Time Laboratories had a significant impact on local, state, or national history. The only mentions of Annemarie Buhler in connection to time-release vitamins and minerals are found in documents produced by Buhler's family members or the company, and cannot be independently verified. Though Time Laboratories' website and Annemarie Buhler's obituary note that she was "instrumental in the development of the first true time release process for vitamins and minerals," there is no available record of a patent associating time-release vitamins with either Annemarie Buhler or Time Laboratories.<sup>6</sup> Annemarie Buhler founded Time Laboratories, the Windrose Aromatics division of Time Laboratories, and the Phyto-Aromatherapy Institute (PAI) while living at this address. However, Time Laboratories and PAI do not appear influential in the history of the city, state, or country.

According to Ms. Ferguson, Edwin Buhler was head gardener of Garfield Park in the latter half of the 1960s. Edwin Buhler is listed as a stockman in the 1965 South Pasadena City Directory. According to the appeal, Buhler's daughter, Amina, noted that Edwin "planted many of the trees at Garfield Park where he was gardener (Bob Berlin was his boss.) [sic]" No official documentation of Edwin's occupation as a gardener has been found. There is no documentary evidence that Edwin Buhler was a "Master Gardener," nor even that he gained importance within his profession, whether that was stockman or gardener.

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<sup>6</sup> US Patent Office gazettes; Annette Davis, "Annemarie Buhler 1928-2015: Life Sketch by Granddaughter Annette Davis." *Aromatherapy Journal*. Winter 2015.4.

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As shown above, research conducted on Annemarie Buhler has not revealed specific information about her activities and their impact, and there is insufficient perspective to determine whether those activities or contributions were historically important. Additionally, research conducted on Edwin Buhler revealed nothing about his activities or their impact. Therefore, there is no evidence that they or any other owners of 1746 Hanscom Drive significantly contributed to the culture and development of the city, state, or United States.

#### Association with Julia Morgan

Ms. Ferguson claims that 1746 Hanscom Drive “would have originally been used to house the European artisans who built the five different YWCA’s [sic] built by Julia Morgan in Southern California during the twenties and who built Asilomar during the Aughts [sic].”

Julia Morgan’s involvement with the YWCA began in 1913 with the Oakland and San Jose YWCA centers and the seaside conference center at Asilomar near Monterey. Between 1913 and 1930 Morgan designed at least twenty-three commissions for various chapters of the YWCA, primarily in California and Hawaii. Four of these were designed and built in Southern California in the 1920s: the Pasadena (1921), Long Beach (1923) and Riverside (1929) chapters, and the YWCA Hollywood Studio Club (1925-26).<sup>7</sup>

1746 Hanscom Drive was constructed between 1930 and 1931, after Asilomar (1913-1928) and the local YWCAs were completed. Given its late construction date, not to mention its impractical distance from Asilomar and most of the local Morgan-designed YWCA facilities, the property could not have housed artisans involved in the construction of these projects. HRG found no information from primary source materials (including local newspaper accounts), or from Julia Morgan archival materials at the University of California, Berkeley or Cal Poly Pomona, to confirm any association between Morgan and 1746 Hanscom Drive.

#### Evaluation Against Architectural Criteria

To determine whether 1746 Hanscom Drive is significant architecturally, HRG conducted an initial site visit on October 11, 2016, and a subsequent visit on February 1, 2017, and took note of building permits, visible alterations, and Sanborn Fire Insurance maps of the area.

According to the National Park Service, “distinctive characteristics’ are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true

<sup>7</sup> Sara Holmes Boutelle, *Julia Morgan Architect* (New York: Abbeville Press, 1988), 255-260. The fifth Morgan-designed Southern California YWCA facility was constructed earlier, in 1918.

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representative of a particular type, period, or method of construction.”<sup>8</sup> Further, “a structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”<sup>9</sup>

### *Criterion (D)*

Criterion (D) of the City of South Pasadena Cultural Heritage Ordinance provides for properties significant for their exemplification of a particular architectural style of an era of history of the city.

1746 Hanscom Drive does not exemplify a particular architectural style of an era of history of the city. The building was originally constructed between 1930 and 1931 as a modest 316-square-foot bungalow.<sup>10</sup> It may have originally been Spanish Colonial Revival in style, as evidenced by the clay tile window hoods on the west façade, and probably had a flat roof.<sup>11</sup> It has been extensively altered and enlarged since, without benefit of architectural design or building permits. The house has multiple, apparently ad hoc additions with a variety of rooflines, varying floor levels, and a disparate combination of exterior finishes including stucco, wood shingles, and rock veneer. Fenestration is a mix of steel sash, wood sash, aluminum, and vinyl units. Due to the multiple ad hoc additions and alterations, the house does not represent any architectural style.

The Los Angeles Conservancy has mistakenly (and inexplicably) claimed that the house is a “very unique” example of “Swiss Chalet” architecture. It is not. As evidenced above by its construction history, 1746 Hanscom Drive was not designed as a “Swiss Chalet” and bears no resemblance to Swiss Chalet architecture. Swiss Chalet Revival architecture was a subset of the Craftsman style of the early 20<sup>th</sup> century. Character-defining features of Swiss Chalet Revival architecture include two-and-one-half story height; square or rectangular plans; simple massing; broad, front-facing gable roofs, sometimes clipped, encompassing the entire volume; wide rakes and eaves supported by large decorative brackets or knee braces; exposed rafter tails and purlins, sometimes elaborately carved; decorative bargeboards; multi-pane, grouped casement windows; second-floor balconies with flat balusters and decorative cut-outs; and sometimes a mix of exterior cladding including stucco, stone veneer, horizontal or vertical shiplap, board-and-batten, and shingles. Frequently, the first and second stories are differentiated by a change in cladding.

<sup>8</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

<sup>9</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

<sup>10</sup> The building does not appear on the 1930 Sanborn map; the first directory listing for the property is in 1931, when it was owned by Martin Dahlin.

<sup>11</sup> In 1940 a permit was issued to “erect pitched roof.” Janet Ferguson claims that the house had board-and-batten siding, not stucco, at the time the Buhlers purchased it in the 1960s; however, this claim is unsubstantiated by physical, photographic, or documentary evidence.

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1746 Hanscom Drive was constructed after the Craftsman era and does not exhibit the significant character-defining features of Swiss Chalet Revival architecture. It is one story in height, not two-and-one-half; has a sprawling, irregular plan, not a square or rectangular plan; complex massing due to multiple additions, not compact, simple massing; multiple and inconsistent rooflines, including gable, shed and flat, not a single all-encompassing front-facing gable roof; a variety of window sizes, shapes, types, and materials, not multi-pane grouped casements; and no decorative brackets, knee braces, bargeboards, or balcony. The wood shingle siding, in a variety of shapes and styles, and rock veneer reflect the personal taste, and perhaps the Swiss origins, of the Buhler family, but are the result of the multiple ad hoc additions and alterations carried out by the Buhlers since the mid-1960s and not of a concerted Swiss Chalet Revival architectural design.

Janet Ferguson has claimed that the original construction of the house was "identical to the construction by Julia Morgan at Asilomar" and that the property "would have originally been used to house the European artisans who built the five different YWCA's [sic] built by Julia Morgan in Southern California during the twenties and who built Asilomar during the Aughts." No documentation was provided to substantiate these claims, and no documentation has been found to link Julia Morgan to this property in any way. No feature of 1746 Hanscom Drive resembles Asilomar or any other design by Morgan, who was known for her highly refined and exquisitely detailed work. And, since 1746 Hanscom was constructed after 1930 it could not possibly have had any link to the construction of Asilomar or to Morgan's YWCA projects.

Ms. Ferguson also claims that "the interior architecture and detailing are pure Swiss." The interior walls and ceilings are paneled in standard knotty pine tongue-and-groove planks, common in American houses into the 1970s. There is nothing inherently "Swiss" about the paneling, and it does not represent exceptional design or craftsmanship. The similarity of the interior paneling at 1746 Hanscom to that at 1750 Hanscom indicates that the paneling was likely installed simultaneously in both houses after the Buhlers acquired 1750 in 1984. Like the house's exterior appearance, the interior of 1746 Hanscom reflects the personal preferences of the Buhler family and not a purposeful architectural design.

### *Criterion (E)*

Criterion (E) provides for properties significant for their exemplification of the best remaining architectural type in a neighborhood.

1746 Hanscom Drive does not exemplify the best remaining architectural type in the neighborhood. As discussed above under Criterion (D), the house does not represent any architectural type or style. Its current appearance is the result of the multiple ad hoc additions and

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## 1746 & 1750 Hanscom Drive South Pasadena, CA Historic Resource Assessment

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alterations undertaken by the Buhler family since the mid-1960s, without benefit of architectural design or building permits.

*Criterion F*

Criterion (F) provides for properties significant for their identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States.

1746 Hanscom Drive has not been identified as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States. No original building permit has been found, and no architect or designer has been identified. As discussed above, Janet Ferguson has claimed that the original construction of the house was "identical to the construction by Julia Morgan at Asilomar." No documentation has been found to link Julia Morgan to this property in any way, and 1746 Hanscom Drive bears no resemblance to Asilomar or to any other design by Morgan. The building's current appearance is the result of the multiple ad hoc additions and alterations undertaken by the Buhler family since the mid-1960s, without benefit of architectural design or building permits. No documentation has been found to indicate that the work of Edwin Buhler or Annemarie Buhler has influenced the heritage of the city, the state, or the United States.

*Criterion G*

Criterion (G) provides for properties significant for their embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship.

1746 Hanscom Drive does not embody elements of outstanding attention to architectural design, engineering, detail, materials or craftsmanship. As discussed above, the building is not an example of Swiss Chalet Revival style design, or any other architectural style or type. The building does not exhibit distinctive materials or exceptional craftsmanship. Its current appearance is the result of the multiple ad hoc additions and alterations undertaken by the Buhler family since the mid-1960s, without benefit of architectural design or building permits.

**1750 Hanscom Drive**

The City of South Pasadena Cultural Heritage Ordinance as updated in 1992 contains criteria for the local designation of historic resources in Section 2.73A-14(a)(2).

Association with Annemarie and Edwin Buhler

Criterion (C) provides for properties significant for their identification with a person, persons, or groups who significantly contributed to the culture and development of the city, state, or United States. To determine whether 1746 Hanscom Drive is associated with a person, persons, or

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groups who significantly contributed to the culture and development of the city, state, or country, HRG consulted resources such as South Pasadena City Directories, City of South Pasadena Building Permits, Los Angeles County Building Permits, Los Angeles County voter lists, United States Federal Census records, historic newspapers such as the *Los Angeles Times* and the *South Pasadena Review*, the Julia Morgan Papers at California Polytechnic University Pomona, and the Julia Morgan Archives at University of California, Berkeley.

According to the National Park Service, "A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group. A property is not eligible under [Criterion C] if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important."<sup>12</sup> Further, properties eligible for their association with an important person are "usually those associated with a person's productive life, reflecting the time period when he or she achieved significance [...] Properties that pre- or post-date an individual's significant accomplishments are usually not eligible."<sup>13</sup> Significant persons under Criterion C may include members of the community who may have been influential in the development of South Pasadena, or who have a proven significance within their profession.

Owners of 1750 Hanscom Drive include:

- 1934-1938: Moe and Alice Greenberg (occupation: Moe, salesman; Alice, none listed)
- 1939-1941: Grosvenor W. and Beulah B. Fitch (occupation: Grosvenor, driver; Beulah, none listed)
- 1942-1946: Ralph and Helene Hays (per 1940 census, Ralph, architectural draftsman; Helene, saleslady at retail department store)
- 1951-1982: Albert M. and Carmen C. Newman (Albert, manager of a bottled water company in 1930, died 1953; Carmen, no occupation in 1930, died 1983)

<sup>12</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

<sup>13</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

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- 1984-2015: Edwin and Annemarie Buhler (Edwin, stockman, died 1993; Annemarie, aromatherapist, died 2015)<sup>14</sup>

Ms. Ferguson states that Annemarie Furrer Buhler was a significant figure in the field of aromatherapy, having founded Time Laboratories in Paris and Switzerland in the early 1960s, developed and patented time-released vitamins and minerals, brought phyto-aromatherapy to the United States of America, founded the American Phyto-Aromatherapy Association, and founded Time Laboratories' division of essential oils (Windrose Aromatics). According to property ownership records, Annemarie and Edwin Buhler owned 1750 Hanscom Drive from approximately 1984 to approximately 2015; n however, according to available City Directories, they may never have resided there. In either case, Annemarie's accomplishments, including the founding of Time Laboratories in 1973, pre-date her ownership of the property. Because Annemarie Buhler owned 1750 Hanscom Drive after she founded Time Laboratories and achieved significance in the field of aromatherapy, this property is not associated with Annemarie Buhler's productive life and does not reflect the time period when she achieved significance. She founded the Windrose Aromatics division of Time Laboratories and the Phyto-Aromatherapy Institute (PAI) while she owned this building. However, there is no evidence that Annemarie Buhler lived in this house. Additionally, as demonstrated above in the evaluation of 1746 Hanscom Drive, Time Laboratories and PAI do not appear influential in the history of the city, state, or country.

As discussed above, research conducted on Annemarie Buhler has not revealed specific information about her activities and their impact, and there is insufficient perspective to determine whether those activities or contributions were historically important. Therefore, there is no evidence that she or any other owners of 1750 Hanscom Drive significantly contributed to the culture and development of the city, state, or United States.

#### Association with C. M. Newman

Janet Ferguson claims a "woman who lived at 1750 Hanscom Drive for over 40 years, one C.M. Newman, was an original disciple in the innermost circle of Guy Ballard, Founder of the 'I AM' Movement, who may have been Ballard's wife Edna Ballard living at 1750 under an assumed name (after Guy Ballard's death in 1939)." No documentation is provided to substantiate this claim. There is no evidence that a C.M. Newman ever lived at 1750 Hanscom Drive; however, a Carmen C. Newman resided at the house from 1951 until her death in 1983 (32 years). There is no documented link between Carmen C. Newman and the "I AM" movement, nor between Carmen C. Newman and Edna Ballard.

<sup>14</sup> Annemarie and Edwin Buhler lived at 1746 Hanscom Drive; despite their ownership of the property, there is no evidence to suggest that the Buhlers inhabited 1750 Hanscom Drive.

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Carmen Cecilia Newman (née Westcott; 1891-1983) was born in Purdys, New York. She married Albert Milton Newman (1884-1953) on February 1, 1915 in Croton Falls, New York.<sup>15</sup> Albert worked as a day laborer in 1905; a well drilling laborer in 1910; an engineer in 1915; a superintendent in the water supply industry in 1920; a general manager of a water pump company in 1925; a manager of a bottled water company in 1930; and a contractor for a water supply company in 1940. Albert and Carmen remained in New York until at least 1925. Per the 1930 United States Federal Census, they lived in Los Angeles in 1930. Albert passed away on March 31, 1953. Carmen died on October 27, 1983.

Edna Ballard (1892-1971) was born in Iowa. She married Guy Warren Ballard (1878-1939) on March 21, 1916 in Chicago, Illinois. Their son, Donald, was born on May 12, 1918, in Chicago. According to the 1920 United States Federal Census, Edna was a self-employed harpist in Chicago, Illinois. Per the 1940 United States Federal Census, one year after Guy's death of a heart attack, Edna lived in Los Angeles, and was a religious lecturer. She lived in Santa Fe, New Mexico in 1949, and died in Chicago, Illinois, in 1971. Evidence found in United States Federal Census records, New York State census records, Los Angeles County voter rolls, City of South Pasadena City Directories, and City of Santa Fe City Directories gives no indication that Carmen C. Newman was Edna Ballard living under an assumed name following the death of her husband.

There is no evidence of a link between Carmen C. Newman and the "I AM" movement, nor is there evidence that she or any other owners of 1750 Hanscom Drive significantly contributed to the culture and development of the city, state, or United States.

#### Evaluation Against Architectural Criteria

To determine whether 1750 Hanscom Drive is significant architecturally, HRG conducted an initial site visit on December 15, 2016, and a subsequent visit on February 1, 2017, and took note of building permits, visible alterations, and Sanborn Fire Insurance maps of the area.

Per the National Park Service, "distinctive characteristics' are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction."<sup>16</sup> Further, "a structure is

<sup>15</sup> Information on Carmen C. Newman and Albert M. Newman derived from records found on Ancestry.com, including United States Federal Census data, New York State Census data, New York marriage records, and South Pasadena City Directories.

<sup>16</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

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eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”<sup>17</sup>

#### *Criterion (D)*

Criterion (D) provides for properties significant for their exemplification of a particular architectural style of an era of history of the city.

1750 Hanscom Drive does not exemplify a particular architectural style of an era of history of the city. The building is a simple, vernacular bungalow constructed in the early 1930s, after the Craftsman era. It does not exhibit the architectural details and workmanship that characterize Craftsman architecture. The muntins on the porch windows, which resemble Craftsman-style muntins, are in fact decorative grids applied to the face of the glazing. The house’s front gable roof, wide eaves, and horizontal wood siding are characteristic of vernacular building common in Southern California at the time, and are not exclusive characteristics of Craftsman style. South Pasadena has a large number of exemplary Craftsman houses, and the style is well-represented in neighborhoods throughout the city. Therefore, to be eligible for designation, houses must be excellent examples of the style or type and must retain a high degree of historic integrity. 1750 Hanscom Drive is not an excellent example of the style or type, was constructed after the Craftsman era, and does not retain a high degree of integrity.

#### *Criterion (E)*

Criterion (E) provides for properties significant for their exemplification of the best remaining architectural type in a neighborhood.

1750 Hanscom Drive does not exemplify the best remaining architectural type in the neighborhood. As discussed under Criterion (D) above, the property is a vernacular building that does not exhibit the character-defining features of the Craftsman style. It is not an excellent example of the style, was constructed after the Craftsman era, and has been altered.

#### *Criterion (F)*

Criterion (F) provides for properties significant for their identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States.

1750 Hanscom Drive has not been identified as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States. No original building permit has been found, and no architect is associated with the property. Janet Ferguson has claimed that

<sup>17</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

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1750 Hansom is a “pristine example of a Sears Kit Schoolhouse circa 1920” and was built by Julia Morgan. No documentation to substantiate these claims has been provided. No documentation has been found to indicate that the building was constructed from a kit, nor that it was ever used or intended for use as a schoolhouse. It was constructed between 1930 and 1934. No documentation has been found to link Julia Morgan to this property in any way, and 1750 Hanscom Drive bears no resemblance to any design by Morgan, who was known for her highly refined and exquisitely detailed work.

### *Criterion (G)*

Criterion (G) provides for properties significant for their embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship.

1750 Hanscom Drive does not embody elements of outstanding attention to architectural design, engineering, detail, materials or craftsmanship. As discussed above, the building is a simple vernacular cottage from the early 1930s and has been altered. It has not been identified as the work of an architect and does not exhibit the character-defining features and materials, or high level of workmanship, of Craftsman design.

### **CONCLUSION**

HRG evaluated both 1746 and 1750 Hanscom Drive according to the contexts, themes, eligibility standards, and integrity thresholds as outlined in the 2014 City of South Pasadena Historic Context Statement. The analysis considers rarity of type or style; historic association; and relationship to larger development patterns in the area. No evidence has been uncovered that indicates that either property was associated with important people or events in South Pasadena, state, or national history. Neither 1746 nor 1750 Hanscom Drive are excellent examples of their architectural style or property type, nor do they represent early residential development in the City of South Pasadena. They do not meet the eligibility standards laid out in the 2014 City of South Pasadena Historic Context Statement. They do not retain sufficient integrity to convey any potential historic significance. Neither property was identified in previous historic resources surveys of the city, which have included detailed studies of residential development patterns and significant architectural works in the city. Therefore, the single-family residences at 1746 and 1750 Hanscom Drive remain ineligible for listing as City of South Pasadena Landmarks.

### **MEMO**

# **1746 & 1750 Hanscom Drive South Pasadena, CA Historic Resource Assessment**

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**ATTACHMENT 8**  
Tree Report, American Society of  
Consulting Arborists, dated 10/21/16

# City of South Pasadena

## Tree Report

Prepared for:

Peter Bakhtiari  
5331 E. Slauson Ave  
Commerce, CA 90049  
[peter@indioproducts.com](mailto:peter@indioproducts.com)

For properties located at:

**1746 and 1750 Hanscom Drive  
South Pasadena, CA 91030**

Prepared by:

Rebecca Latta  
ISA Certified Arborist WC-4264A  
ISA Tree Risk Assessment Qualified  
PNW Certified Tree Risk Assessor #1217  
Member, American Society of Consulting Arborists  
Member, California Native Plant Society SGV Chapter



*asca* AMERICAN SOCIETY of  
CONSULTING ARBORISTS

October 21, 2016

## Summary

Peter Bakhtiari retained Rebecca Latta Consulting to prepare a combined tree report meeting the requirements of the City of South Pasadena Ordinance Chapter 34: Trees and Shrubs for 1746 and 1750 Hanscom Drive, South Pasadena, CA 91030. There are two parcels, both are proposed for the construction of two new residential structures. This is a preliminary analysis of tree impacts for the proposed construction project. There are two parcels, one at 1746 and the other at 1750 Hanscom Drive that are proposed for the construction of two new residential structures.

According to the City of South Pasadena Municipal Code Chapter 34, the following trees are protected:

- Any species of tree **native** to Southern California as defined by resolution adopted by the City council measuring at least 4 inches in diameter.
- **Oak trees:** any species in the genus *Quercus* measuring at least 4 inches in diameter.
- **Significant trees:** any trees with a diameter of at least 12 inches.

Code requires that all trees over 4" (**Mature Trees**) in diameter be shown on the maps and accounted for in the tree inventory. In summary:

- 1746 Hanscom has a total of 23 trees; 10 significant trees, 1 native tree, and 10 mature trees. Of these trees, 9 significant trees (one dead) and 10 mature trees requested for removal. There is also 1 non-mature tree. There are 2 off-property trees in the survey.
- 1750 Hanscom has a total of 25 trees; 4 significant trees, 2 native trees, and 8 mature trees. Of these trees, 3 significant trees (one of which is dead), 2 native trees (one dead), and 8 mature trees requested for removal. There are also 12 non-mature trees and 4 off-property trees in the survey.

There are no previously identified **Heritage Trees** on the property with historical value.

	1746 Hanscom Trees	Requested for Removal	1750 Hanscom Trees	Requested for Removal	Total Removals
<b>Significant</b>	10	9 (1 dead)	4	3 (1 dead)	13
<b>Native</b>	1	0	2	2 (1 dead)	2
<b>Mature</b>	10	10	8	8	18
<b>Non-mature</b>	1	1	12	12	13
<b>On-property Total trees</b>	<b>23</b>	<b>20</b>	<b>25</b>	<b>25</b>	<b>46</b>
<b>Off-property overhanging</b>	2	0	4	0	0

## METHODS

### OBSERVATIONS

My assistant Jonathan Flournoy surveyed the trees on October 12, 13 and 17, 2016 and conducted a basic visual assessment<sup>1</sup> for each tree affected by the project. Tree trunks and canopies are drawn to scale on the site plans. All mature trees have aluminum tags except for king palms and banana trees.

Each tree was assessed for defects such as depressions, nesting holes, structural defects, cavities, wounds, cracking bark, sap flow, insect damage, and deadwood. The inspection was conducted during daylight hours, under good weather conditions, and in light sufficient for detecting details such as surface decay and leaf color. The influence of adjacent trees and other factors affecting the growth of a subject tree, such as wires, cables, or nesting holes, were also taken into consideration when assessing tree condition.

### SITE DESCRIPTION AND TREE CHARACTERISTICS

A subjective alphabetical rating (e.g., "A" = best and "F" = worst) was assigned to rank the overall health of the tree(s). This rating is based on the aesthetic, structural and biological functions of the trees. Health ratings are defined as follows:

A – Excellent: Overall healthy appearance with good vigor, shoot growth, leaf color and size, minimal or no disease or insect infestation, no buried crowns (the area where roots join the stem was not covered with soil), good callus tissue formation, and limited or no fire damage.

B – Good: Less than 25% of overall health of tree affected by disease, stress, decay, insect infestation, or fire damage. Tree can have minor correctable defects that could be addressed with pruning or root crown excavations.

C – Fair: Between 25% and 50% of tree significantly affected by disease, stress, decay, insect infestation, or fire damage. Tree can have thinning canopy, circling or poorly developed roots, sunburned bark and borer damage. Tree may have defects, including internal wood decay, insect infestations, and root decay.

D – Struggling: More than 50% of overall health of tree affected by disease, stress, decay, insect infestation, or fire damage. In older trees, significant wood decay may be present.

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<sup>1</sup> A basic visual assessment is a 360-degree inspection from the ground that includes collection of height and diameter measurements. Binoculars may be used for a crown inspection, a mallet for sounding hollows, a probe for inspecting cavities, and other small tools for conducting the inspection.

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F - Dead: Exhibits no signs of life or is not expected to recover.

### Tree Table

Tree #	Common name	DBH**	Health	Protection status	Impacts
1	Dragon tree	9, 5	B-	mature	remove - conflict with driveway
2	Dragon tree	8	B	mature	remove - conflict with driveway
3	Dragon tree	12, 8	B	significant	remove - conflict with driveway
4	Dragon tree	7, 7, 5.5, 4.5	B	significant	remove - conflict with driveway
5	Dragon tree	6, 5, 5, 5	B	mature	remove - conflict with driveway
6	Dragon tree	8	B	mature	remove - conflict with driveway
7	Dragon tree	10, 6, 5, 4, 3	B-	significant	remove - conflict with driveway
8	Dragon tree	14, 8, 7, 5	B-	significant	remove - conflict with driveway
9	Dragon tree	10, 4	B-	mature	remove - conflict with driveway
10	Canary island pine	19	C+	significant	remain - 25% root encroachment, 25% canopy encroachment
11	California bay	7, 6, 6, 5, 4	B-	native	remain - 25% root encroachment, 25% canopy encroachment
12	Canary island pine	15	B-	significant	remove - 100% root encroachment from grading within dripline, structure within 6 feet of trunk
13	Orange	3, 2, 2, 1	C-	mature	remove - conflict with structure
14	Victorian box	16, 10	B	significant	remove - conflict with structure
15	Sapote	13	B-	significant	remove - conflict with structure
16	King palm	6	C-	mature	remove - conflict with structure
17	King palm	3	D		remove - conflict with structure



Tree #	Common name	DBH**	Health	Protection status	Impacts
18	King palm	9	C-	mature	remove - conflict with structure
19	King palm	6	D	mature	remove - conflict with structure
20	unknown	14	F (dead)	significant	remove - poor condition
21	Orange	5, 3	F (dead)	mature	remove - poor condition
22	Dragon tree	10, 9, 8, 4	B	significant	remove - 75% root encroachment from grading and structure within 6 feet of trunk, 50% canopy encroachment from structure within 6 feet of trunk
OP-1	Aleppo pine	16	F (dead)	significant	remain, but recommend removal
OP-2	Japanese maple	3, 3, 2	B	mature	remain
23	Canary island pine	31	C	significant	remove - 100% root encroachment from grading within dripline and structure within 6 feet of trunk, 35% canopy encroachment from structure
24	Coast redwood	13	F (dead)	significant	remove - poor condition
25	Aleppo pine	22	B	significant	remain - 25% root encroachment, 25% canopy encroachment
25A	Oleander	2, 2, 1.5, 1.5, 1.5, 1.5	C+	mature	remove - conflict with structure
26	King palm	6	C-	mature	remove - conflict with structure
27	King palm	4	D	mature	remove - conflict with structure
28	King palm	3	D		remove - conflict with structure
29	King palm	3	D-		remove - conflict with structure
30	King palm	2	D		remove - conflict with structure
31	unknown	6*, 4*	F (dead)	mature	remove - poor condition
32	Aleppo pine	26	B	significant	remove - conflict with structure
33	Coast live oak	16	B-	native	remove - conflict with structure

Tree #	Common name	DBH**	Health	Protection status	Impacts
34	Mexican fan palm	5	B-	mature	remove - conflict back patio
35	Southern black walnut	16	F (dead)	native	remove - poor condition
36	Dragon tree	7, 6	B	mature	remove - conflict with back patio
37	Banana	4, 4	B-	mature	remove - conflict with back patio
38	Banana	5, 4.5, 4.5, 4.5, 4	B-	mature	remove - conflict with structure
OP-3	Chinese elm	18*, 8*	C+	significant	remain - 5% root encroachment from grading within dripline
OP-4	Crape myrtle	1.5*	C+		remain - 25% root encroachment from grading within dripline
OP-5	Modesto ash	20	C	significant	remain - 10% root encroachment from back patio
n/a	Common fig	3.5	C+		remove - conflict with structure
n/a	Palo verde	2	B-		remove - conflict with back patio
n/a	Crape myrtle	1.5	B-		remove - conflict with back patio
n/a	Pine	2	C		remove - conflict with back patio
n/a	Pine	2	B-		remove - conflict with back patio
n/a	Jacaranda	3	C		remove - conflict with back patio
n/a	Hackberry	<4	B		remove - conflict with grading
n/a	Hackberry	<4	B		remove - conflict with grading
n/a	Hackberry	<4	B		remove - conflict with grading

\* = visually estimated

\*\* = measured at 4 feet from grade



## SIGNIFICANT, NATIVE, OAK, AND OFF-PROPERTY TREES – SURVEY RESULTS

On 1746 Hanscom Drive

**#3, 4, 7, 8: Dragon tree (*Dracaena draco*)**  
**Protection Status Significant**

**4 Removals**

These multi-trunked trees are generally healthy, rating B to B- on an A-F rating scale. Some of them have old wounds on the trunks or canopy.

### Impacts:

These trees are requested for removal due to conflicts with the proposed driveway.

**#10: Canary island pine (*Pinus canariensis*)**  
**Protection Status Significant**

**25% root encroachment**  
**25% canopy encroachment**

This tree has a trunk diameter of 19 inches measured at 4 feet above grade. The tree has a thin canopy, a slightly buried trunk, many dead needles and scale insects. It exhibits signs of drought stress. The tree is approximately 50 feet tall. Its health is a C+ on an A-F rating scale.

### Impacts:

I anticipate 25% root encroachment and 25% canopy encroachment.

### Recommendations:

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.
3. Excavate the root crown until the tops of buttress roots are visible.

**#11: California bay (*Umbellularia californica*)**  
**Protection Status Native**

**25% root encroachment**  
**25% canopy encroachment**

This multi-trunked tree has trunk diameters of 7, 6, 6, 5, and 4 inches measured at 4 feet above grade. The tree has codominant trunks with included bark between two trunks. There is sooty mold in the canopy caused by pyriform scale insects on the leaves. The tree is approximately 30 feet tall. Its health is a B- on an A-F rating scale.

### Impacts:

I anticipate 25% root encroachment and 25% canopy encroachment.

**Recommendations:**

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.
3. The pyriform scale infestation can be managed by spraying the canopy with horticultural oil or insecticidal soap when the juvenile crawler stage is active. It is also important to manage ant populations as they tend the scales and protect them from natural predators. Sticky tape around the trunk can reduce ant access and insecticidal baits can reduce ant populations. Please consult a chemical treatment contractor for more information.

**#12: Canary island pine (*Pinus canariensis*)**  
**Protection Status Significant**

**Removal**

This tree has a trunk diameter of 15 inches measured at 4 feet above grade. The tree has circling roots, many dead needles and a significant amount of deadwood. The tree is approximately 45 feet tall. Its health is a B- on an A-F rating scale.

**Impacts:**

The proposed plans would lower the grade throughout the entire area within the dripline by at least 3 to 5 feet, thus I anticipate 100% root encroachment. I anticipate 50% canopy encroachment because approximately 50% of the canopy is within 5 feet of the proposed structures on 1746 and 1750 Hanscom.

**#14: Victorian box (*Pittosporum undulatum*)**  
**Protection Status Significant**

**Removal**

This multi-trunked tree has trunk diameters of 16 and 10 inches measured at 4 feet above grade. The tree has included back between co-dominant trunks, a slightly thin canopy, and old poorly-made pruning cuts. The tree is approximately 35 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#15: Sapote (*Pouteria sapota*)**  
**Protection Status Significant**

**Removal**

This tree has a trunk diameter of 13 inches measured at 4 feet above grade. It has co-dominant main branches, a buried trunk, and a thin canopy. The tree is approximately 30 feet tall. Its health is a B- on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#20: Unknown species**  
**Protection Status Significant**

**Removal - tree is dead**

This dead tree has a trunk diameter of 14 inches measured at 4 feet above grade. The tree is approximately 15 feet tall. Its health is an F on an A-F rating scale.

**Impacts:**

This dead tree is requested for removal because it is dead.

**#22: Dragon tree (*Dracaena draco*)**  
**Protection Status Significant**

**Removal**

This multi-trunked tree has trunk diameters of 10, 9, 8, and 4 inches measured at 4 feet above grade. The tree has old decay on its trunks and a small amount of sunburn damage on the east side of the canopy. The tree is approximately 20 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#OP-1: Aleppo pine (*Pinus halepensis*)**  
**Off-property**

**Retain - tree is dead**

This dead tree has a trunk diameter of 16 inches measured at 4 feet above grade and is located just east of the property on the hillside. The top of the tree bends westward and overhangs the property. The tree is approximately 55 feet tall. Its health is an F on an A-F rating scale.

**Impacts:**

No impacts are anticipated for this tree.



**Recommendations:**

This tree is recommended for removal because it is dead and leans over the property.

**#OP-2: Japanese maple (*Acer palmatum*)** **Retain**  
**Off-property**

This multi-trunked tree has trunk diameters of 3, 3, and 2 inches measured at 4 feet above grade and is located just north of the property next to the street. The tree has leaf burn throughout its canopy. The tree is approximately 6 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

No impacts are anticipated for this tree.

On 1750 Hanscom Drive

**#23: Canary island pine (*Pinus canariensis*)** **Removal**  
**Protection Status Significant**

This tree has a trunk diameter of 31 inches measured at 4 feet above grade. The tree has many dead needles, a significant amount of deadwood, and a large dead branch hanging in the canopy. The tree also has circling roots, a buried crown, and slightly codominant trunks at 40 feet high. According to Irene Acosta, the project architect, its roots have damaged the wall of the existing garage. The tree is approximately 55 feet tall. Its health is a C on an A-F rating scale.

**Impacts:**

This tree is requested for removal because the proposed structure is within 6 feet of its trunk and grading will occur within its entire root zone.

**#24: Coast redwood (*Sequoia sempervirens*)** **Removal- tree is dead**  
**Protection Status Significant**

This dead tree has a trunk diameter of 13 inches measured at 4 feet above grade. The tree is approximately 35 feet tall. Its health is an F on an A-F rating scale.

**Impacts:**

This tree is requested for removal because it is dead.

**#25: Aleppo pine (*Pinus halepensis*)** **25% root encroachment**  
**Protection Status Significant** **25% canopy encroachment**

This tree has a trunk diameter of 22 inches measured at 4 feet above grade. The tree has girdling roots and co-dominant trunks near the top. The tree is approximately 65 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

I anticipate 25% root encroachment and 25% canopy encroachment.

**Recommendations:**

4. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
5. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

**#32: Aleppo pine (*Pinus halepensis*)**  
**Protection Status Significant**

**Removal**

This tree has a trunk diameter of 26 inches measured at 4 feet above grade. The tree has codominant trunks about 15 feet high growing west toward the existing structure. These trunks have an elbow and lean away from power lines above the property. The tree is approximately 70 feet tall. Its health is a B on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#33: Coast live oak (*Quercus agrifolia*)**  
**Protection Status Native/Oak**

**Removal**

This oak tree has a trunk diameter of 16 inches measured at 4 feet above grade. The tree has codominant trunks. The trunk is buried on the south side. The tree has been pruned away from the power lines north of the tree. The tree is approximately 30 feet tall. Its health is a B- on an A-F rating scale.

**Impacts:**

This tree is requested for removal due to conflicts with the proposed structure for the residential development project.

**#35: Southern black walnut (*Juglans californica*)**  
**Protection Status Native**

**Removal - tree is dead**

This dead tree has a trunk diameter of 16 inches measured at 4 feet above grade. The canopy is dead, with only a few green sprouts near the base. The tree is approximately 25 feet tall. Its health is an F on an A-F rating scale.

**Impacts:**

This tree is requested for removal because it is dead.

**#OP-3: Chinese elm (*Ulmus parvifolia*)**  
**Off-property**

**0-5% root encroachment**

This multi-trunked tree has visually-estimated trunk diameters of 18 and 8 inches at 4 feet above grade and is located just south of the property in the neighbor's front yard. The tree has a thin canopy and overhangs 1750 Hanscom by 2 feet. The tree is approximately 40 feet tall. Its health is a C+ on an A-F rating scale.

**Impacts:**

Less than 5% of the area under the dripline lies on 1750 Hanscom Drive where grading will take place, thus I anticipate 0-5% root encroachment.

**Recommendations:**

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

**#OP-4: Crape myrtle (*Lagerstroemia indica*)**  
**Off-property**

**0-20% root encroachment**

This tree has a visually-estimated trunk diameter of 1.5 inches measured at 4 feet above grade and is located just south of the property in the neighbor's backyard. The tree has a thin canopy and is approximately 10 feet tall. Its health is a C+ on an A-F rating scale.

**Impacts:**

20% of the area within the dripline lies on 1750 Hanscom and near the proposed structure, thus I anticipate 0-20% root impacts.



### Recommendations:

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

### #OP-5: Modesto ash (*Fraxinus velutina*)

**10% root encroachment**

#### Off-property

This tree has a trunk diameter of 20 inches measured at 4 feet above grade and is located just east of the property on the back hillside. The tree has a very thin canopy and co-dominant main branches with included bark growing at sharp angles from each other. There is a concrete step or foundation abutting its trunk. The tree is approximately 45 feet tall. Its health is a C on an A-F rating scale.

#### Impacts:

10% of the area within the dripline lies on proposed grading on 1750 Hanscom, thus I anticipate 10% root encroachment.

#### Recommendations:

1. Provide adequate moisture to 2-3 feet deep in the root protection zone for healthy root and canopy growth. Deep soak the tree before construction begins.
2. Apply 3 to 4 inches of bark chip mulch within the root zone of the tree, pulling mulch 3 feet back from the trunk.

### Recommended Mitigation

Removed significant, oak, and native trees need to be replaced with 24-inch-box replacement trees according to the municipal code. Each 10 inch diameter increment of an existing tree requires 1 replacement tree for significant trees, and two trees for native or oak trees. For example, an existing 14 inch significant tree would need 2 replacement trees and an existing 8 inch native or oak tree would need 2 replacement trees. Not counting trees already dead, the trees requested for removal need an estimated **twenty-seven** 24-inch-box replacement trees.

### Tree Protection Measures

These recommendations were developed to minimize any preventable construction related damage to the trees. It is important to preserve soil structure and fertility by physically protecting the soil from compaction and other maintenance activities that destroy fine roots.

1. Provide protective fencing at the edge of the tree/root protection zone (edge of the canopy) for both private and adjacent public trees. **FENCING IS REQUIRED TO BE INSTALLED AND INSPECTED BY THE PROJECT ARBORIST PRIOR TO THE BEGINNING OF WORK ON-SITE.**
2. Avoid mechanical injury and compaction to roots, root flares, trunks and branches. Break and lift off asphalt and concrete by hand or using small equipment under the dripline of any tree. A qualified arborist is recommended be present to observe the area with the roots exposed, prior to undertaking any root pruning or grading.
3. No construction staging or disposal of construction materials or byproducts is allowed within the root protection zone. Avoid storing soil or material on unprotected natural grade.
4. Equipment should not idle under the driplines of trees. Significant burn can occur to leaves and bark from exhaust and heat.
5. The tree/root protection zone should be irrigated sufficiently with clean, potable water to keep the tree in good health and vigor before, during and after construction. Trees should be soaked so that water reaches a depth of 2-3 feet and then allowed to dry out between watering.
6. **Mulch in the form of bark chips is recommended for application over the surface of the soil to 4 inches deep to preserve moisture and improve soil condition.**
7. Trees should be pruned by qualified arborist using Best Management Pruning Practices (2008) part of ANZI A300 or equivalent. Trees should be pruned as needed, not on a set schedule. More information is available at [www.isa-arbor.com](http://www.isa-arbor.com).

#### TREE CARE DURING CONSTRUCTION

Leave leaf litter within the protected zone inside the fencing to help retain soil moisture. If the soil is dry as judged by a qualified arborist, water can be applied in the outer 2/3 of the root zone away from the trunk to a depth of 24 inches. Mulch in the form of bark chips is recommended for application over the surface of the soil to 4 inches deep to preserve moisture and improve soil condition.

#### IRRIGATION

Trenching for irrigation should be kept completely outside the protected zone of oak trees. Irrigation may need to be above grade to avoid damage to tree roots. A dry zone should be maintained 10 feet from the trunk of protected trees. A continuously wet soil condition near the base of the tree, favors the growth of predatory disease organisms. The two prominent pathogens in Southern California are Root Rot (*Phytophthora sp.*) and Oak Root



Fungus (*Armillaria mellea*). It is recommended that irrigation should not spray the tree trunks. Care should be taken with irrigation upslope from protected trees to avoid runoff.

#### PLANTING

Lawn or high water use plants are not recommended within the tree protection zone. Limit planting of new low water plants to the outside 2/3 of the root protection zone. Plants compete with trees for water, nutrients and root space. Plants that require frequent summer irrigation should be kept outside the protected zone. Locally native plants that can tolerate summer dryness are most suitable for planting under mature trees. These plants come from the Mediterranean, South Africa, Australia, Baja California and California. Resources for planting ideas can be found at the Theodore Payne Foundation in Sunland Tujunga ([www.theodorepayne.org](http://www.theodorepayne.org)).

#### MULCH

Bark mulch or leaf litter can be beneficial in the root zone of trees. It is recommended that a 4-inch thick layer of minimum 2-inch diameter bark chips be placed throughout the protection zone of each tree. Keep the bark at least 6-inches away from the trunk of the tree. Mulches encourage beneficial fungus (such as *Trichoderma*) and retain moisture and suppress weeds.

#### WATERING AND FERTILIZATION

Warm weather and moisture combine to encourage the growth of wood decay fungus and other pathogens. Watering should be restricted to once a month or less during the summer, wherever feasible. Winter rainfall can supply sufficient water for most trees if the leaf litter is allowed to stay under the canopy. Too much water is a bigger problem. If the spaces between the soil particles (pore spaces) are filled with water, the tree is unable to get adequate oxygen. Low soil oxygen can cause roots to suffocate and die.

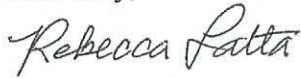
Healthy soil promotes healthy tree growth. Mulch, leaves or other organic material encourage earthworm and microbial activity. Earthworms aerate and rototill the soil, bringing nutrients to the roots.

#### INSPECTION

Trees should be inspected on a periodic basis by a qualified tree consultant. The relative age, condition and targets under the tree should determine the inspection frequency. It is the responsibility of the property owner to establish and implement an appropriate inspection schedule based on the recommendation provided by a qualified arboricultural consultant.

Please let me know if you have any questions.

Sincerely,



**Rebecca Latta**

Consulting Arborist, Horticulturalist  
626 272-8444 cell  
[rlattaconsulting@gmail.com](mailto:rlattaconsulting@gmail.com)

ISA Certified Arborist WE4264A  
ISA Tree Risk Assessment Qualified  
Member, American Society of Consulting Arborists

**Advisement:**

The client is advised that should physical or biological concerns be evidenced for any specimen evaluated in a report, prudent further investigation, detailed analysis or remedial action may be required. Trees are living organisms that respond to environmental changes influencing the development, health and vigor of the specimen(s).

**Certificate of Performance**

I, Rebecca Latta certify that:

- I have personally inspected the trees described in this report and have accurately stated my findings. The extent of the evaluation is stated in the attached report;
- I have no current or future interest in the vegetation or the property that is the subject of the report and no bias with respect to the parties involved;
- The analysis, opinions, evaluation, investigation and conclusions have been prepared using accepted arboricultural practices;
- I performed the work myself and prepared the report and reviewed the report, except as specifically indicated in the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor the results if the assignment, attainment of stipulated results or the occurrence of any subsequent events.
- I further state that I am a member in good standing with American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the practice of arboriculture and the care and study of trees for 25 years.

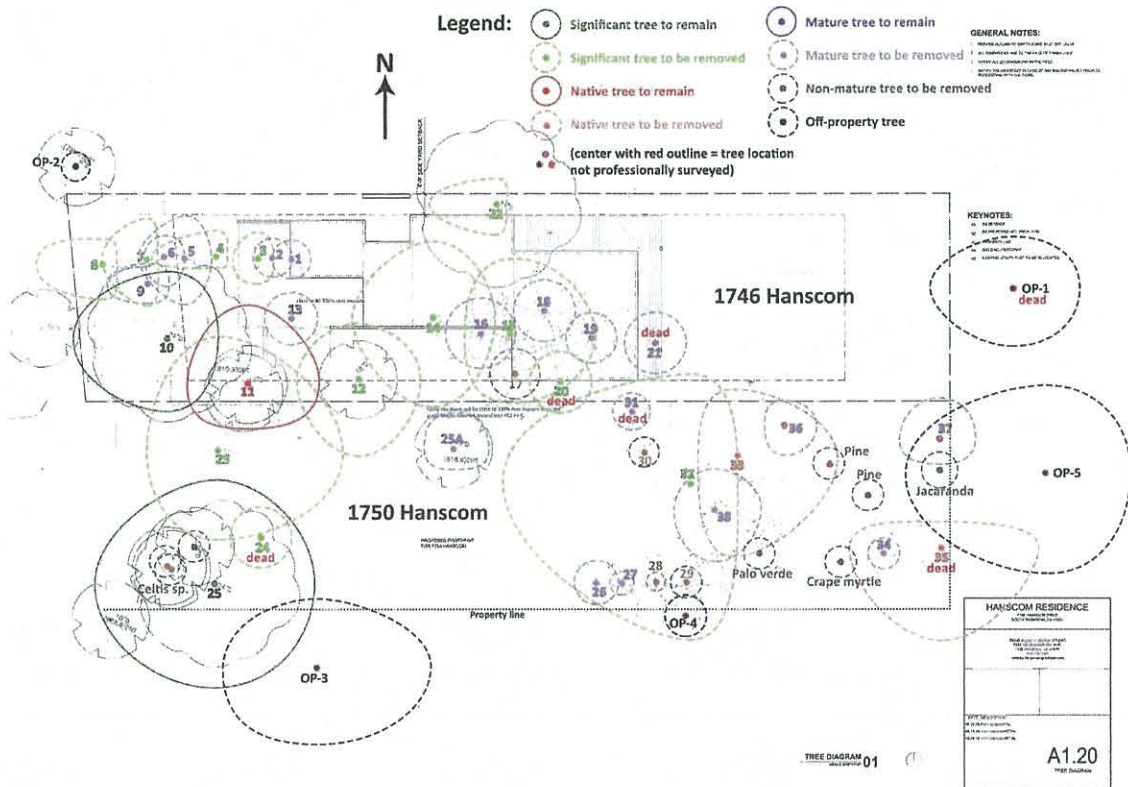
Signed: 

Date: October 21, 2016

## Assumptions and Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, Rebecca Latta Consulting can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The consultants shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose other than the person to whom it is addressed, without the prior expressed written or verbal consent of the Rebecca Latta.
5. Neither all or any part of the contents of this report shall be conveyed by anyone, including the client, to the public through advertising, public relations, news sales or other media without the prior expressed or written consent of Rebecca Latta Consulting particularly as to value conclusions, identity of consultant, or reference to any professional society or institute or any initialed designation conferred upon the consultant as stated in their qualifications.
6. This report and values expressed herein represent the opinion of the Rebecca Latta Consulting and the fee is in no way contingent upon the reporting of a specified value, stipulated results, the occurrence of subsequent event, nor upon any finding to be reported.
7. Unless expressed otherwise: (1) information contained in this report covers only those items that were directly examined and reflects the condition of those items at the time of inspection(s) and (2) the inspection is limited to macro-level visual examination.

### Appendix A: Tree survey map



## Appendix B: Tree Photos



Looking southeast on 1746 Hanscom Drive from the street.





Looking east on 1750 Hanscom from the street.



The row of 9 Dragon trees on 1746 Hanscom Drive.





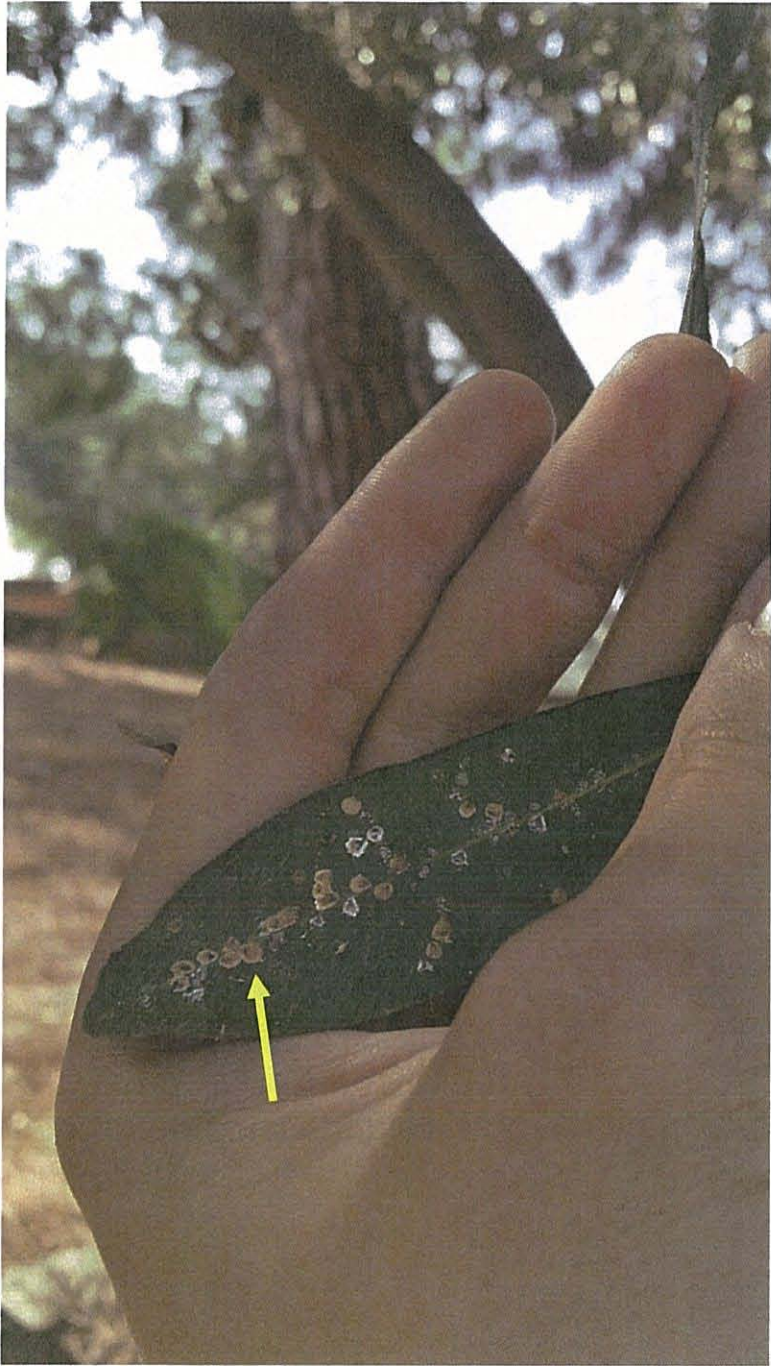
Canary island pine #10 has a buried trunk and a thin canopy.





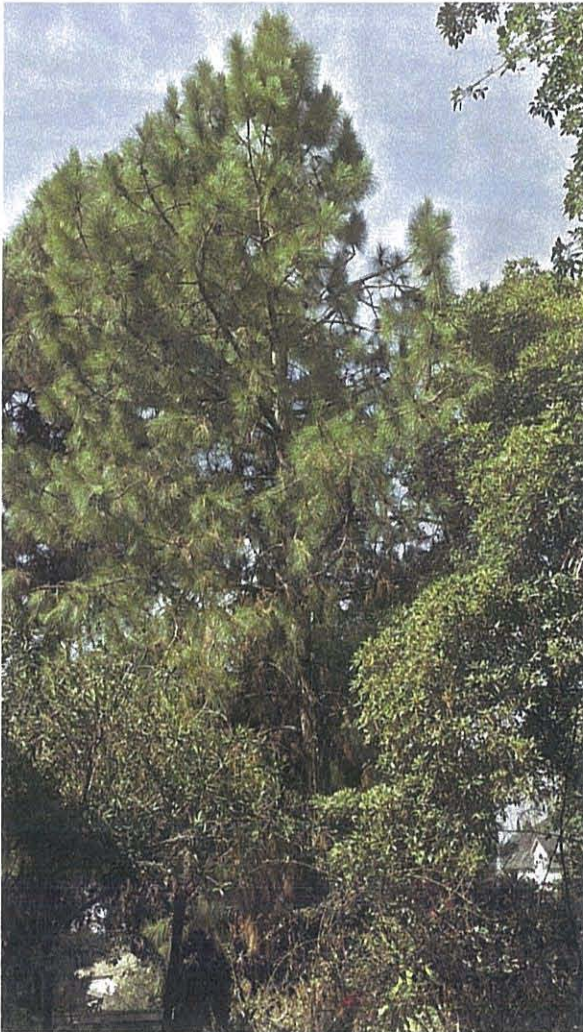
California bay #11





California bay #11 has pyriform scale on its leaves.





Canary island pine #12 has a significant amount of deadwood.





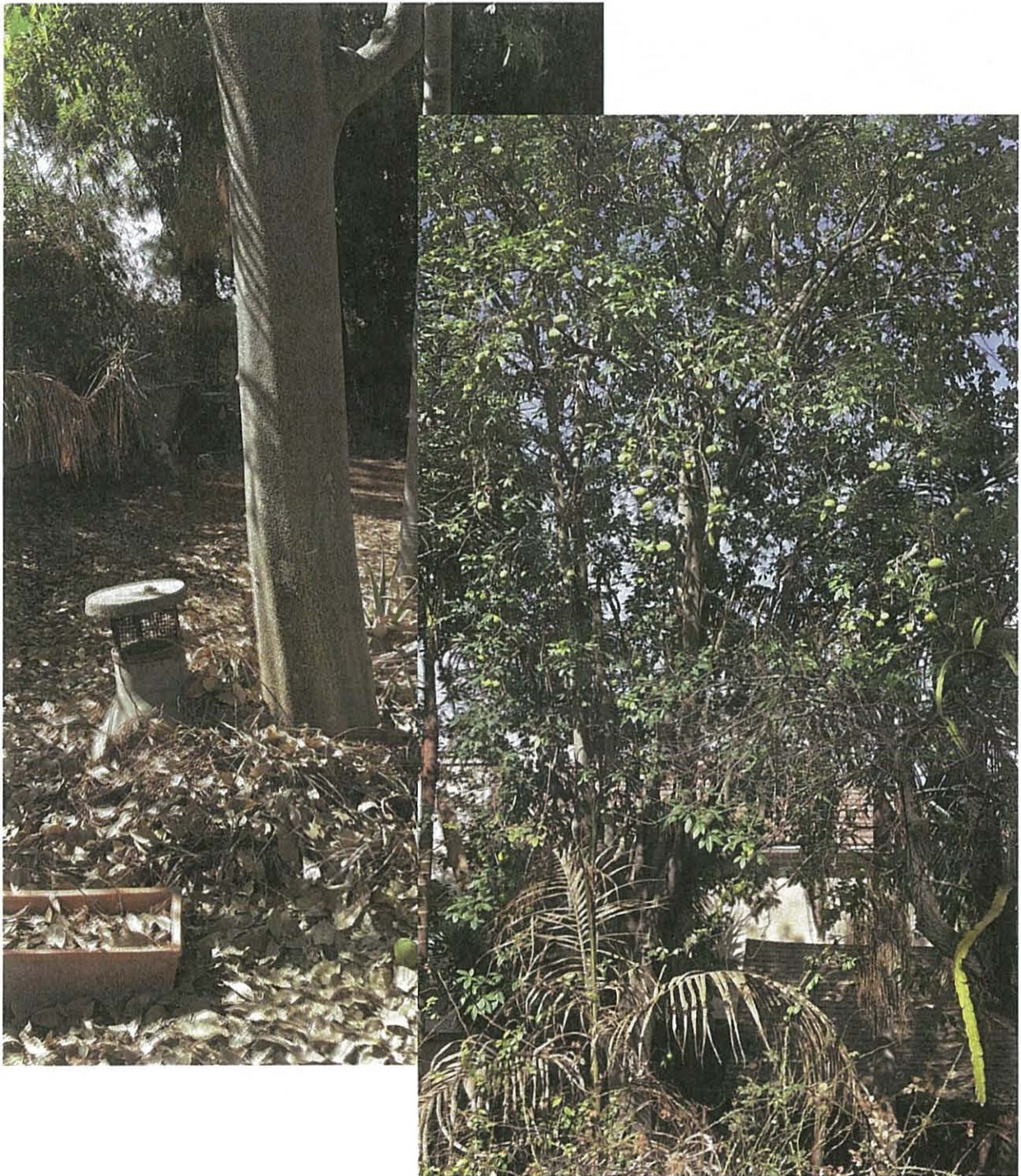
Canary island pine #12 has circling roots at its base.





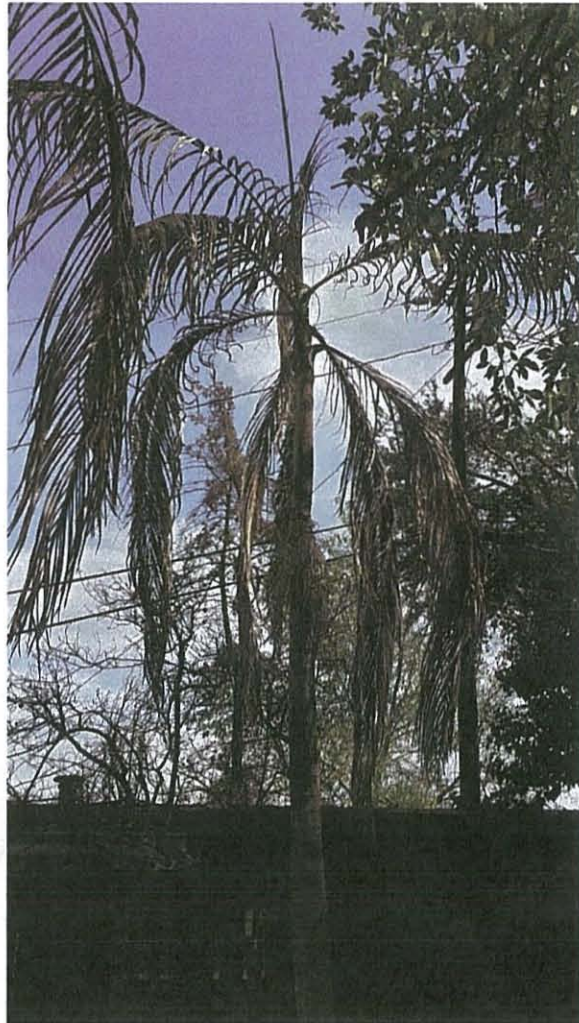
Victorian box #14 has codominant trunks and a thin canopy.





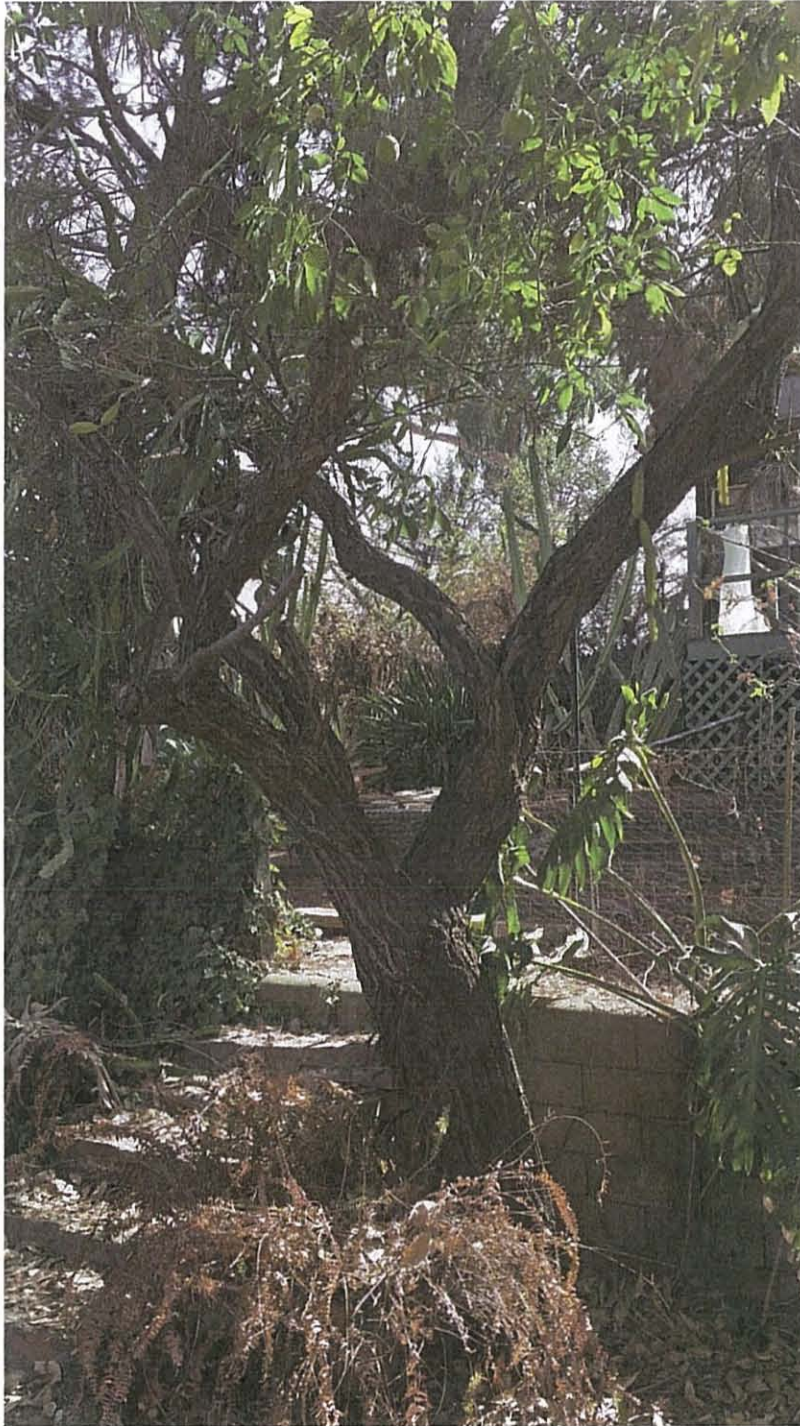
Sapote tree #15.





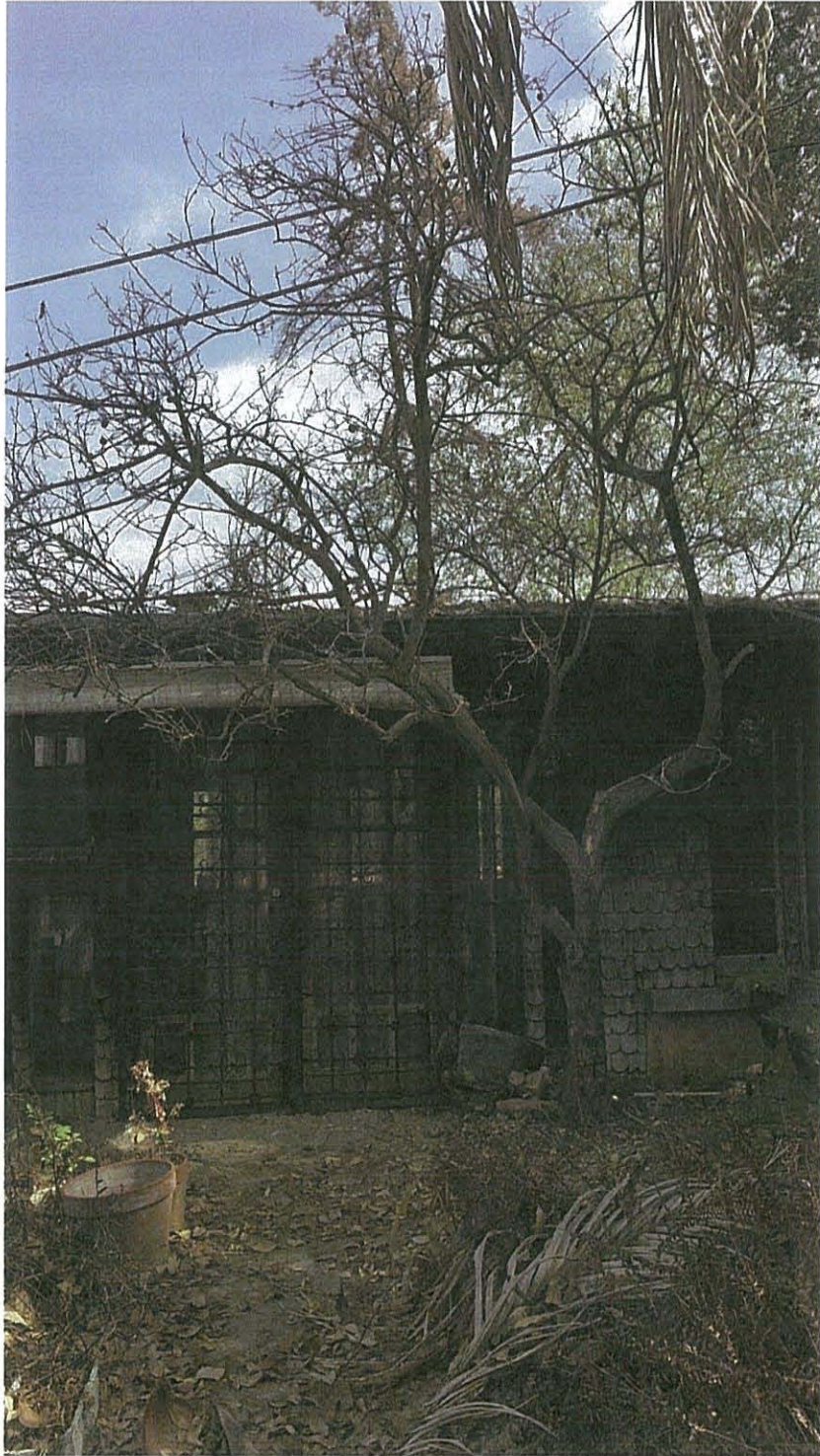
The king palms on 1746 Hanscom Drive are in poor health. Trees #17 (left) and #19 (right) are shown here.





Dead tree #20.





Dead citrus #21.





Dragon tree #22.





Dead Aleppo pine #OP-1 leans west toward 1746 Hanscom Drive.





Japanese maple #OP-2 is located by the neighbor's driveway.





Canary island pine #23 is thin and has a dead hanging branch.





Aleppo pine #25 has codominant trunks near the top (left) and girdling roots (right).





Oleander #25A.





King palms #26-28 (right to left) are in poor health.



Ivy has grown over dead tree #31.





Aleppo pine #32.





Aleppo pine #32 has 2 codominant trunks which bend heavily west toward the existing structure.





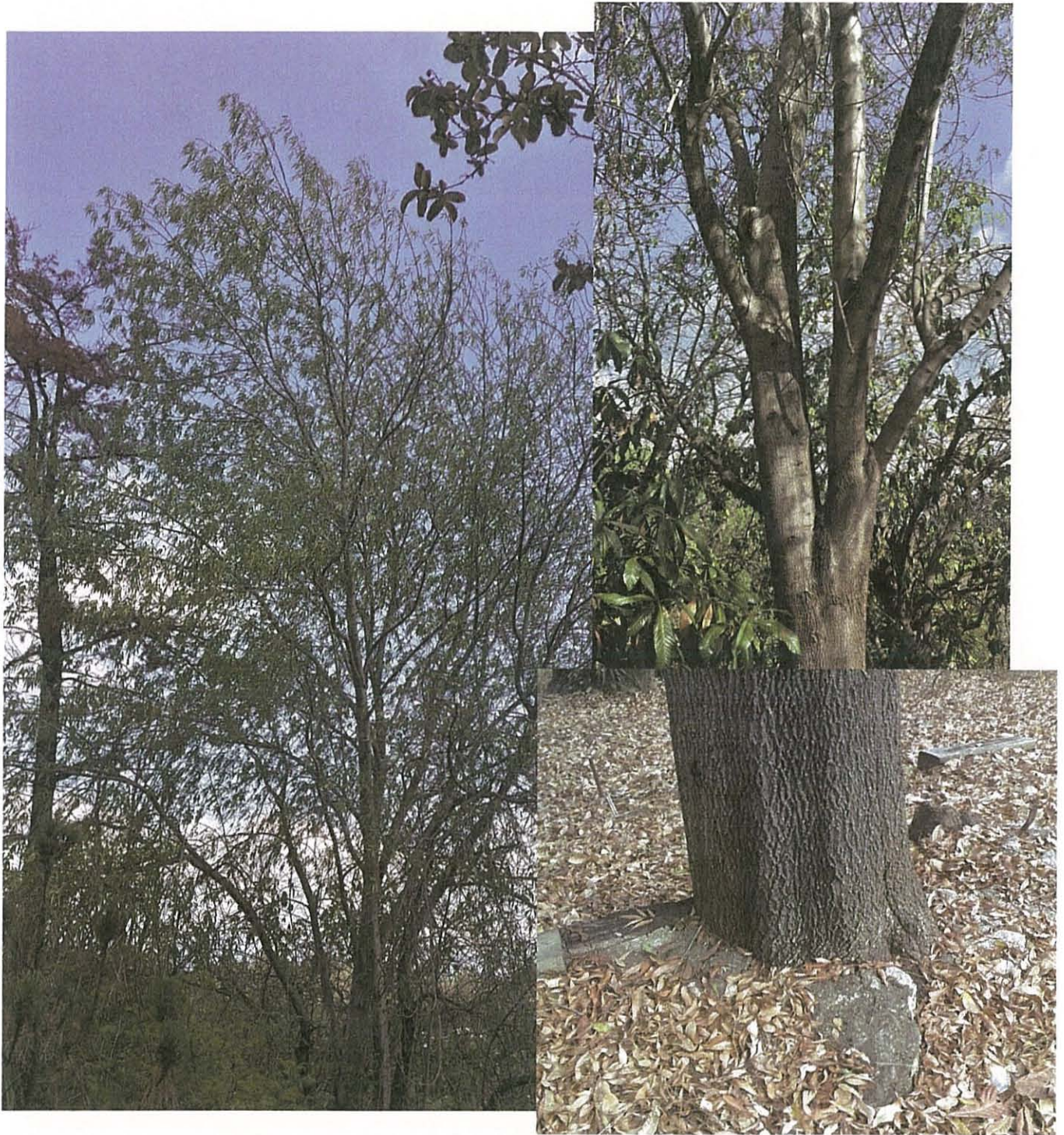
Coast live oak #33 has been pruned away from the power lines.





Southern black walnut #35 is dead apart from a few yellowing shoots at its base.





Modesto ash #OP-5 has a thin canopy (left), codominant trunks and branches (upper-right), and concrete abutting its base (lower-right).

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**ATTACHMENT 9**  
Letter from Larry McGrail  
South Pasadena Preservation Foundation



John Mayer  
Senior Planner  
City of South Pasadena

Deborah Howell-Ardila  
Chair, Cultural Heritage Commission

Re: Properties at 1747 and 1750 Hanscom Drive

Dear Mr. Mayer/Ms. Howell-Ardila

At the request of our constituents, the South Pasadena Preservation Foundation (SPPF) has cursorily reviewed select information related to the potential demolition of single-family homes at 1747 and 1750 Hanscom Drive. The demolition makes room for new development on these parcels. The issue is whether the properties are eligible for designation as City of South Pasadena Landmarks. If the properties are found eligible for designation, a Certificate of Appropriateness would be required prior to demolition.

SPPF has the following concerns and comments regarding the information provided.

1. Per the registration requirements within the Residential Development themes of the "1920s Growth" and "The Great Depression and World War II" contexts within The City of South Pasadena, Citywide Historic Context Statement (HCS); single-family properties may be significant under Local Designation Criterion A, "As having character, interest, or value as part of

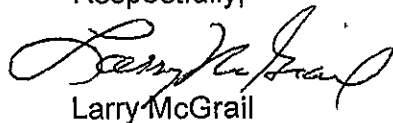


the community." The consultant report did not analyze the properties under this criteria.

2. SPPF concurs with the Consultant's assessment that the buildings are neither Swiss Chalet nor Craftsman-style and are simple vernacular bungalows. However, we believe that analysis of Local Criterion (E) is incomplete as it lacks an analysis as to whether these are the best remaining vernacular bungalows within the (old) Monterey Hills neighborhood. In general, early 20<sup>th</sup> century development in this neighborhood was limited, particularly during the 1930s, and much of that era of development has already been lost to demolition.
3. Regarding Local Criterion (C), identification with a person, persons, or groups who significantly contributed to the culture and development of the city, state, or United States; neither the Consultant nor the Neighbor's document provides substantial evidence and/or sufficient analysis regarding 1) the aromatherapy or vitamin industries place in the culture of the city, state, or U.S. and 2) whether Annemarie Furrer Buhler is a significant figure within those industries.
4. The attachments to the Neighbor's letter are not sufficient to determine an association with master architect Julia Morgan. Primary and secondary sources need to be cited.
5. There is an unsubstantiated claim that Ms. Buhler used plants from her personal gardens for development of essential oils and vitamins. Depending upon findings related to Ms. Buhler's significance within the aromatherapy industry, we suggest a cursory evaluation of the properties as vernacular historic landscapes.

At this point in the process, SPPF believes there is not sufficient information or analysis to make a finding for or against the property's eligibility for designation. We request additional study and time to review the information presented.

Respectfully,



Larry McGrail

President

South Pasadena Preservation Foundation

South Pasadena Preservation Foundation, 913 Meridian Ave, South Pasadena

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**ATTACHMENT 10**  
Letter from Commissioner Howell-Ardila  
Requesting Planning Commission Continuance

# DEBI HOWELL-ARDILA, MHP

402 El Centro Street  
South Pasadena, California 91030

February 27, 2017

John Mayer  
Senior Planner, City of South Pasadena  
Steven Dahl  
Chair, Planning Commission

Dear Mr. Mayer/Mr. Dahl:

Thank you for the opportunity to comment on the applications involving demolition of 1746 and 1750 Hanscom Drive.

At the February 2017 meeting of the Cultural Heritage Commission (CHC), we heard a presentation on these items. The CHC's consensus and request to the Planning Commission was that a limited amount of additional research be completed by a qualified historic preservation consultant prior to allowing demolition to go forward. The CHC felt that the report given to us by the consultant team was too focused on refuting Ms. Ferguson's appeal and not focused enough on thoroughly researching and presenting the available evidence. When determining the historic resource status of a property slated for demolition, this is of course our obligation under CEQA and our General Plan. We felt that additional research could be expedited and focused (not to mention relatively inexpensive), but that it was essential in order to ensure that our findings are based on the available substantial evidence.

Our particular concern was 1746 Hanscom and its half-a-century long association with Annemarie Buhler. Buhler was an early female entrepreneur in South Pasadena. In an earlier study by Historic Resources Group, Buhler was characterized as an "American aromatherapy pioneer." Those of us who serve on the CHC admitted that we don't know much about aromatherapy. But given Buhler's role as a pioneering figure in the industry, and her 50-year tenure living at 1746 Hanscom, we felt that too many unanswered questions remained to sign-off on this report.

In particular, the CHC found it problematic to proceed with demolition on the basis of this report because the basic argument behind it seemed to be: We didn't find anything that says that aromatherapy or Buhler are significant, therefore they aren't significant. This contrasted with what we heard from a number of preservation stakeholders who conducted research and reported back that there is, in fact, a significant amount of data available that would help us understand who Buhler was and whether her field and contributions were significant.

Based on this claim regarding the availability of additional sources, we did follow up research and confirmed that there is in fact a surprising amount of readily available material, including dozens of academic studies and articles, in peer-reviewed journals, on the history, uses, and efficacy of aromatherapy in a wide variety of medical applications. The CHC is not requesting a

dissertation on the topic. However, very few sources were cited or considered in the report before you, though we know that many are available. Since this report is the basis for proceeding with demolition, it's incumbent on us to ask for additional due diligence research and consideration.

When it comes to who should have done this research, though, **this burden never should have rested with Ms. Ferguson**, though all her efforts are appreciated. The onus of proving that a property is or isn't a historic resource is not the citizen's. **This is our job as a City.** Specifically, in accordance with our General Plan and Municipal Code, vetting evaluations and making determinations on the historic resource status of property is the task of the Cultural Heritage Commission.

The issues noted in this letter should not be seen as the fault of the consultant team who worked on the report before you tonight or the City staff. What happened in this case is that these applications arrived during a time of transition in our City policies for handing demolition permits. Recently, the City Council asked the CHC to help draft a new demolition ordinance, one that would establish a clear, fair process for evaluating properties that are of age but not on our Inventory. The updated ordinance will also protect the property owner's right to a fair, transparent process with a defined schedule for moving forward.

If these policies had already been in place, the CHC would have worked with the City to commission and review a due-diligence Evaluation Report that would allow us to objectively and thoroughly consider the evidence. We are working on those policies now. This will help avoid situations like this one, which also puts the Planning Commission in the awkward role of determining historic resource status.

We never like to see projects being held up. Like you, we at the CHC always look for ways to streamline review and help our applicants. In this case, though, we have a few good reasons for asking for a limited amount of additional research: the project is demolition, our preservation stakeholders are concerned that these properties might be historical resources, and we know that there are in fact many additional sources available (but not yet considered) that will help us conclusively answer the questions raised. I respectfully ask that the Planning Commission honor the CHC's request for very limited, focused additional research on Annemarie Buhler's life and work. The CHC recommended that this be completed by a neutral, qualified historic preservation professional, to lend fresh eyes to the question.

Respectfully,



Debi Howell-Ardila  
Chair, Cultural Heritage Commission

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**ATTACHMENT 11**  
Janet Ferguson 2nd Letter (1746  
Hanscom), dated 02/08/17

Janet Ferguson  
1754 Hanscom Drive  
South Pasadena, CA 91030

Mr Steve Friedman, Chair  
Cultural Heritage Commission of South Pasadena  
Members at Large, Cultural Heritage Commission  
Deborah Howell  
Mark Gallatin  
James McClane  
West J. de Young  
Richard D. Schneider MD, Council Liaison

February 8, 2017

Dear Messrs/Ms Friedman, Howell, Gallatin, McClane, de Young, and Schneider:

I am writing this Cover Letter to this Submission to explain several important things to you.

First of all, I apologize to each one of you most sincerely for not being at your last meeting. However, I had no idea I was slated to be there. I would never have simply not shown up.

Next, I am sorry this Submission is reaching you at what seems like a late date. Reasons for this are the reasons this letter is even necessary. Still, I have given this Submission every bit of my all, every bit of my attention and energy for many many days, to the detriment of my personal needs and well-being; to the exclusion of sleep and doctors' appointments; and worst of all, to depriving my ailing aged "SPEF" dog of his weekly visits to the Vet for his hind legs and refilling his meds. poor guy.

Next next, I wish to extend to you my personal invitation to tour my property at 1754 Hanscom Drive.

I understand that you have been invited by the Appellant to tour the two properties next door to the North. I wish to invite you at the same time to come to my house, to my home next to the ones at 1750 and 1746. They are of a piece; they are of a place.

After you have studied the information in this packet you will begin to see how the three properties relate to one another.

I have concentrated first on getting to you the most important historical evidence that I have. Even then, some parts are not quite finished.

One unfinished part is primarily what the Staff Report calls "Background." Since that part is less vital to you than the historical basis of my Appeal, I have for you herewith the most important, the *historical*, informaton. A bit more still needs to be included.

But, to me personally and as a longtime Resident of the City of South Pasadena, the way I have been treated by Staff since last May is what I will put in my "Background." It is my contention that Staff has done everything in its considerable power, **including but not limited to**: obstruct me; delay me; keep me in the dark; keep relevant information from me *as well as from the Consultant*; feed me information designed to send me on the wrong track - Multiple times - until it's nearly too late; keep relevant information and developments from me; **TWICE** tell me dates NOT Corresponding To Their Day of the Week (Staff even did that to YOU, as a body!) on separate topics and occasions; threaten me with eviction; advise me on courses of action specifically designed to delay me for deadlines; give erroneous and misleading Titles to unofficial persons; clearly not explain to Applicant that I, as a Resident, have **every right** to follow procedures benefiting Citizens, procedures designed by the City for Residents' protection and welfare; **not advising** Applicant of that possibility and to be prepared to expect it; not send to *either* address of the two properties I own the Very Notices I PAID FOR in the \$2400 Appeals; use such tactics to obstruct my ability to garner participation from affected area's residents; and in one case, speak to me personally in a very, very intimidating and overbearing manner that seemed designed to scare me or to put me off, about which I commented upon at the time and which was witnessed by other Staff.



This litany does not cover all of what has happened to me. This litany is incomplete.

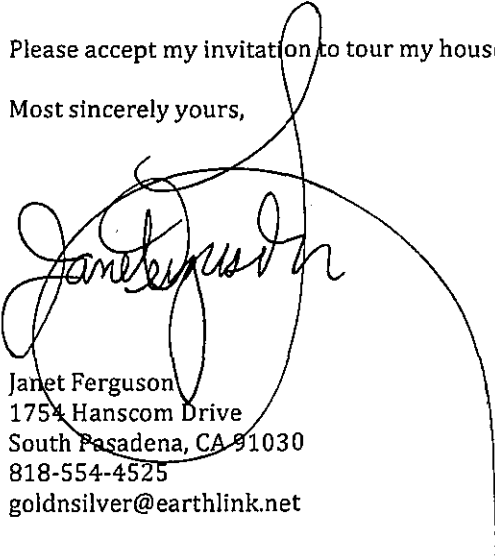
In toto, this experience has caused me great personal stress; tremendous expense that was completely avoidable; and sleepless nights and daily anxiety of the highest order.

I have been working on a detailed "Background" outlining the timeline of the above described. I will submit it to you as soon as I can, as well as to other City bodies.

Additionally, I hope City will email my packet to you in addition to making their black and white copies since I want each of you to see the photographs in color, as submitted. The photographs are under Copyright; All Rights Reserved.

Please accept my invitation to tour my house!

Most sincerely yours,



Janet Ferguson  
1754 Hanscom Drive  
South Pasadena, CA 91030  
818-554-4525  
goldnsilver@earthlink.net

February 5, 2017

Page 1/2

The Consultant brought in by the City to make a report regarding the historical value of 1746 and 1750 Hanscom Drive could not have known the things I know about the properties in question.

That is precisely why I went to the City in May 2016: to tell them. I personally called Senior Planner John Mayer on May 3rd 2016. I told him there was a connection to Julia Morgan.

That information did not make it to the Historical Consultant. I don't know why. Mr Mayer promised me in emails the next day that he would alert me if and when any projects for either house came across his desk.

That he did not do. Mr Mayer did not honor his word to me as described above. The detailed history of how I was kept unaware of any proposed projects and proposed demolition of structures and Trees will be submitted to City.

Following is a brief description of the genesis of my contention there is a Julia Morgan connection:

I, Janet Ferguson, have unearthed historical connections of these properties on Hanscom Drive over the course of having lived up here for many years. I have built one house, restored one house, and am about two-thirds of the way through completing restoration of a third. All work has been permitted and inspected by the City on all three properties.

I have lived at both ends of The Hill from 1992 to the present. I have known many many neighbors who have come & gone or just stayed put: people and stories who populate both ends of Hanscom and both sides of The Hill. That is how one learns, or rather *lives*, the history of a place. It is a piece of the puzzle an outside consultant couldn't possibly know.

My own hunches, borne out by observation and investigation, evolved over the years of owning 1808 since 2001 and 1754 since 2006.

In restoring 1754 Hanscom, I have tried to be authentic to the initial construction at its core. In November and December of 2011 I was very sick and had to spend a lot of hours each day just lying on my little bed in the main room. I studied the construction above and around me and was amazed by it. It was obviously done by master craftsmen. About that time I saw a show on TV about the Asilomar Conference Center in Monterey, California. Maybe it was on Huell Howser. It blew my mind, because the largest main, central building at Asilomar was exactly MY HOUSE in miniature.

The next thing that happened was that the Pasaena Heritage Society had several days of opening up the Pasadena YWCA to tours before undertaking a complete restoration. Or maybe even the restoration itself was not assured; I can't remember. So I went on the tour and again was blown away by the similarities with the construction of my house. I went to the separate talks they held about Julia Morgan, seeking out professionals who I thought could easily just tell me. No luck.

My main goal was to find someone in charge there who knew where Julia Morgan had lived when she was in Southern California from 1918 to 1929 building 5 YWCA's and other structures. And where, I wondered, did her workmen and their families live during this time of construction? They had to sleep and eat somewhere, and hotels - forget about it. Despite many, many attempts to find anyone who knew, I could find nobody who knew.

Now I realize it is related to the fact that Julia Morgan never talked about herself, did not keep a diary, was extremely private about anything personal. She never married, did not keep personal records. Her whole thing was about her work, which she did constantly on very little sleep and very little food. But she and her consummately skilled Master Builders/Woodmaking Artisans had to have lived *somewhere*. And they would have wanted their families with them.

In 2012 I had gotten to the point in construction where I needed to finish the front, side and back decks out of permanent wood and remove the temporary plywood that had been there as we restored the rest of the house. I wanted to see, up close, how the walkways and decks were constructed by Julia Morgan at Asilomar so that I could replicate that. (See photos.)

Therefore I went up to Asilomar for 5 days or so in September 2012 and stayed in the old section, in one of the original buildings. (The Conference Center has many accommodations built much more recently in the general style of the rest of the grounds.) The building I stayed in had been one of the dormitories for the Y girls who came to Asilomar for the YWCA Camp. In my room, again, the construction was the same as at my house. The walls were so thin (just a single layer of 12x12 cedar as at 1754 and 1746) that I could clearly hear - really clearly! - the two women in the room next door, not to mention the people in the room directly below. Julia Morgan did not insulate walls or floors. Later on I discovered that 1746 and 1750's architecture and construction also are the same as that at Asilomar and 1754 Hanscom.

Photos attached.

Re 1746: Architectural Historical Research/1746 Hanscom/Buhler

When the Buhlers bought 1746 Hanscom around 1962/63, it was already very old, a wooden, Cedar, Board and Batten house. There was no stucco on it. It had four rooms in a linear row, and a side entrance on the south.

The order of the rooms, front to back, was: Bunk Room; Sitting Room; Kitchen; Bedroom; Hallway lengthwise on south side, also accessible from Side Entrance.

The **original Board and Batten** wood walls exist and can be found now at the back of one closet in the very front room of 1746. The outside wall and the inside wall were one and the same, *identical to the construction by Julia Morgan at Asilomar* and at **1754 Hanscom**, which is identical to the construction at Asilomar.

The inside of the front-most room of 1746 Hanscom is built-in bunks. This is because 1746 originally would have housed the European artisans who worked full time for Julia Morgan and were primarily centered at the large Construction Compound area at Asilomar. These craftsmen, primarily Swiss and German, are the men who built the five different YWCA's built by Julia Morgan in Southern California during the twenties and who built Asilomar from 1913 to 1935. They knew Julia Morgan intimately, knew exactly how to interpret and realize her exacting drawings, and were indispensable to her drawings becoming the real buildings that are now her unrivaled legacy.

The interior supports are trees, not milled wood, the trees themselves, just like at Asilomar, and similar to Morgan's use of rare California timber such as used in the San Francisco Pierce House at 1650 the Alameda.

The interior architecture and detailing are pure Swiss. There are antique Swiss locks, 150 to 200 years old, and door and window fittings handmade of iron. The house originally was heated by wood-burning stove.

Ed Buhler himself added the outside stucco over the next 10 to 15 years. The stucco was added so that he could embed two Swiss Crests and the hand-sized rocks he and his wife carefully collected during walks and outings to the various beaches of Southern California. His hand-built rock walls and stucco-with-rocks carefully placed in it were built entirely by him and circulate throughout the grounds at both properties.

On the front outside wall of 1746 are two crests. The upper one, in blue and white, represents the City and Canton of Zurich and is the same as the flags of the City and Cantons of Zurich. The circular crest below that is the Crest of Switzerland, the Red Cross in the field of White, which is the same as the Flag of Switzerland.

Architectural Historical Research Buhler-1746 and 1750 Hanscom Dr

Edwin and Annemarie Buhler bought 1746 Hanscom Drive in late 1962 or early 1963. In the early 1980's they became owners of 1750 Hanscom Drive when it was bequeathed to them.

Page 1/2

When the Buhlers bought 1746 Hanscom in the early '60s it was "already old" (Amina Buhler). It was made entirely of wood: cedar Board and Batten. There was no stucco on it.

The **original Board and Batten** wood walls still exist and can be found now at the back of one closet in the very front room of 1746. The outside wall of the house and the inside wall were one and the same. This is identical to the construction by **Julia Morgan at Asilomar and 1754 Hanscom.**

Gradually, over the next 10 to 15 years, Ed Buhler *himself* added stucco on only certain outside walls. He used stucco to embed hand-sized rocks that he and his wife carefully collected during walks and outings to the various beaches of Southern California. His hand-built rock walls and stuccoed walls with similar-sized hand-sized rocks carefully placed in it were built entirely by him. They circulate throughout the grounds at both properties.

On the front outside wall of 1746 are two crests. The upper one, in blue and white, represents the City of Zurich and the Canton of Zurich. Its design is the same as the flags of the City of Zurich and Canton of Zurich. The lower, circular crest beneath is the Crest of Switzerland: a Red Cross in a field of White., which is the same as the Flag of Switzerland.

The inside of the front-most room of 1746 Hanscom has built-in bunks. This is because 1746 would have originally been used to house the European artisans who built the five different YWCA's built by Julia Morgan in Southern California from 1918 to 1929 and who built Asilomar itself between 1913 and 1932.

The interior supports immediately upon entry are trees. Not milled wood: the actual trees themselves. Just like trees were used by Julia Morgan at Asilomar and many other of her over 700 commissions throughout California. "Morgan's work is described to have high structural honesty and *tremendous use of indigenous materials.*" (Julia Morgan: From Wikipedia, the free encyclopedia.)

The interior architecture and detailing are pure Swiss. There are antique Swiss locks, 150 to 200 years old, and door and window fittings handmade of iron. The house originally was heated by wood-burning stove. Edwin Buhler was a blacksmith as well as an expert woodcarver, and forged the door and window fittings and the ornate steel Entry Gate and all window guards himself. (See photos.)

The interior supports are trees, not milled wood, the trees themselves, just like at Asilomar.

The interior architecture and detailing are pure Swiss. There are antique Swiss locks, 150 to 200 years old, and door and window fittings handmade of iron. Heat for the house was, at least upon demand/not necessarily exclusively, by wood-burning stove up to Sale of same.

There are is an iron bell inscribed with Jonas Furrer's name. (See Photos. See Historical Architecture/Buhler.)

In the mid to late 60's **Ed Buhler** got a job with the **City of South Pasadena**. His boss at the City was **Bob Berlin**, who lives - now - at 1733 Hanscom Drive (and is, I am honored and proud to say, a dear friend of mine of many years. - JF) Ed's job was **Head Gardener of Garfield Park**, under Bob Berlin's direction. In other words, Bob Berlin was his boss. He planted many trees and plants at Garfield Park that residents enjoy today.

Ed's daughter Amina Buhler writes:

"Ed Buhler studied plant identification at the Arboretum and at the Huntington Library Gardens, where he graduated from the class. He knew the Latine names. He planted many of the trees at **Garfield Park** where he was gardener. (Bob Berlin was his boss.) He **meticulously recorded** what trees he planted and when (in Garfield Park), with their Latin and common names. I found his notes on this and saved them in case anyone would want to know. They are in a locker, somewhere. [Regarding 1746 and 1750 Hanscom Drive]: He was very proud of his garden and plant collection."



In identical fashion to their collecting of smooth, hand-size rocks for the house and hardscape, cactic and other plants were collected carefully by both Annemarie and Ed Buhler during their travels throughout the world. The cacti were collected from frequent excursions to the deserts of Southern California such as Anza Borego, Mojave, and many others. They are *very rare cacti* and were collected carefully for their exotic-ness and representation of the genus. There are 16 different varieties, collected in the sixties and seventies, all legally, That was before there were any government restrictions on transporting plants.

The Buhlers collected plants for their **Essential Oils** and for use in the family business, Windrose Aromatics. In the kitchen, one can see the tiles above the stove representing the many different plants and flowers prized for their life-giving properties, and representing the essential ingredients of the Essential Oils used in their Phyto-Aromatherapy business.

These plants have medicinal qualities and uses. Each plant and tree was carefully chosen. Each plant and tree was carefully Sited, with extreme care, by **Master Gardener Edwin Buhler**. There was nothing random and nothing "jungle"-like about its design. The Gardens encompass both properties, but 1750 Hanscom holds the greater concentration of the **Buhler Collection's** individually selected, rare, and medicinal plants and trees. After being bequeathed 1750 Hanscom Drive in **1983**, the Gardens expanded exponentially and are a showpiece of that property.

Ed Buhler carefully recorded and named each plant and tree. He was, of course, already an expert in their names, Latin and Common,. He had personally transported many of them from around the world. His wife Annemarie Buhler was even more of an expert, in that of the "interior" properties of each for use in **PhytoAromaTherapy** she was world-famous for. **The Buhler Gardens** are, at their essence, the core, the very-most center of all Aromatherapy in the United States and Europe.

**The Gardens** include, among others:

The Collected Rare Cacti - 16, Plus:

Genus Fouquieria, 11 types: Octillo, native to the Sonoran and Chihuahuan Deserts

A Bay Laurel Tree - medicinal use

Pittisporum - used for Centuries in France to make perfume

Sapote, or Ironwood - has smooth skin and green fruit, sited in front area of 1750

A Philodendron selected and brought from Hawaii by Ed Buhler, behind 1746

A "Queen of the Night" plant, with Dragon Fruit

A rare "Fairy-like" plant 300 years old

From Annemarie's Grandmother in Switzerland, brought over by hand: a "Mutterplantze": a succulent native to Morocco brought from her Grandmother's garden in Switzerland

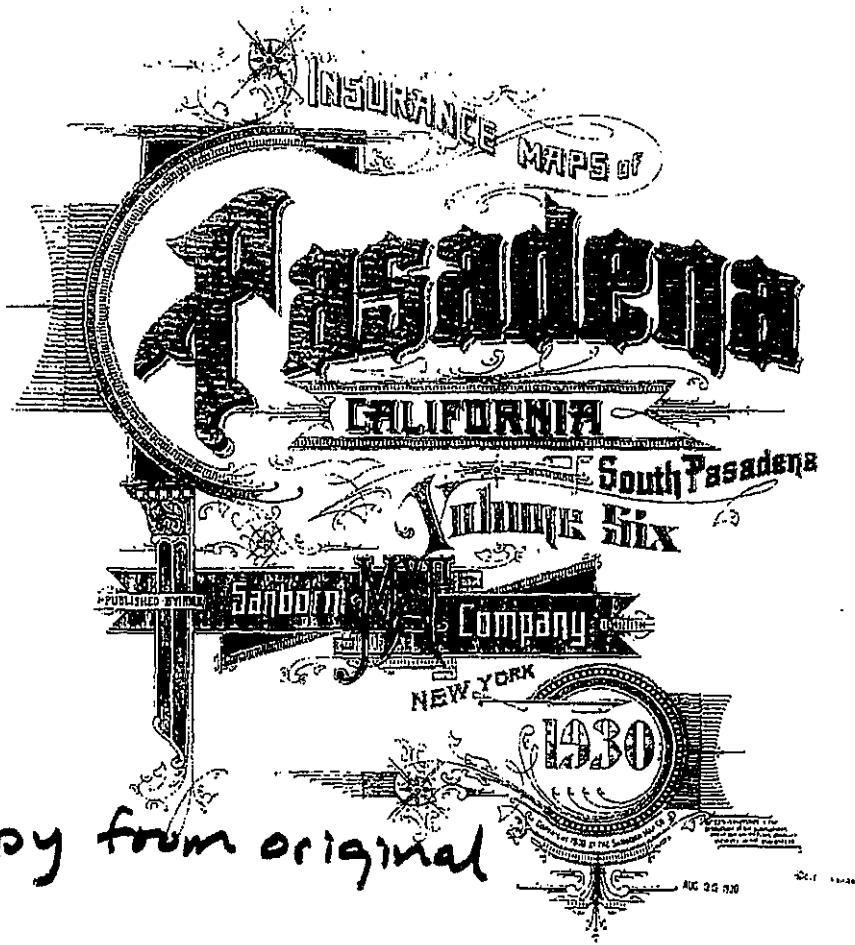
A plant called the "Wax Flower" plant

And many more.

A map of all the plants and trees of both gardens at 1746 and 1750 will be provided.

So it is apparent that *both* Mr and Mrs Buhler were experts in plants, experts in horticulture, experts in the life-giving /life-enhancing properties of all plants and trees.

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*copy from original*



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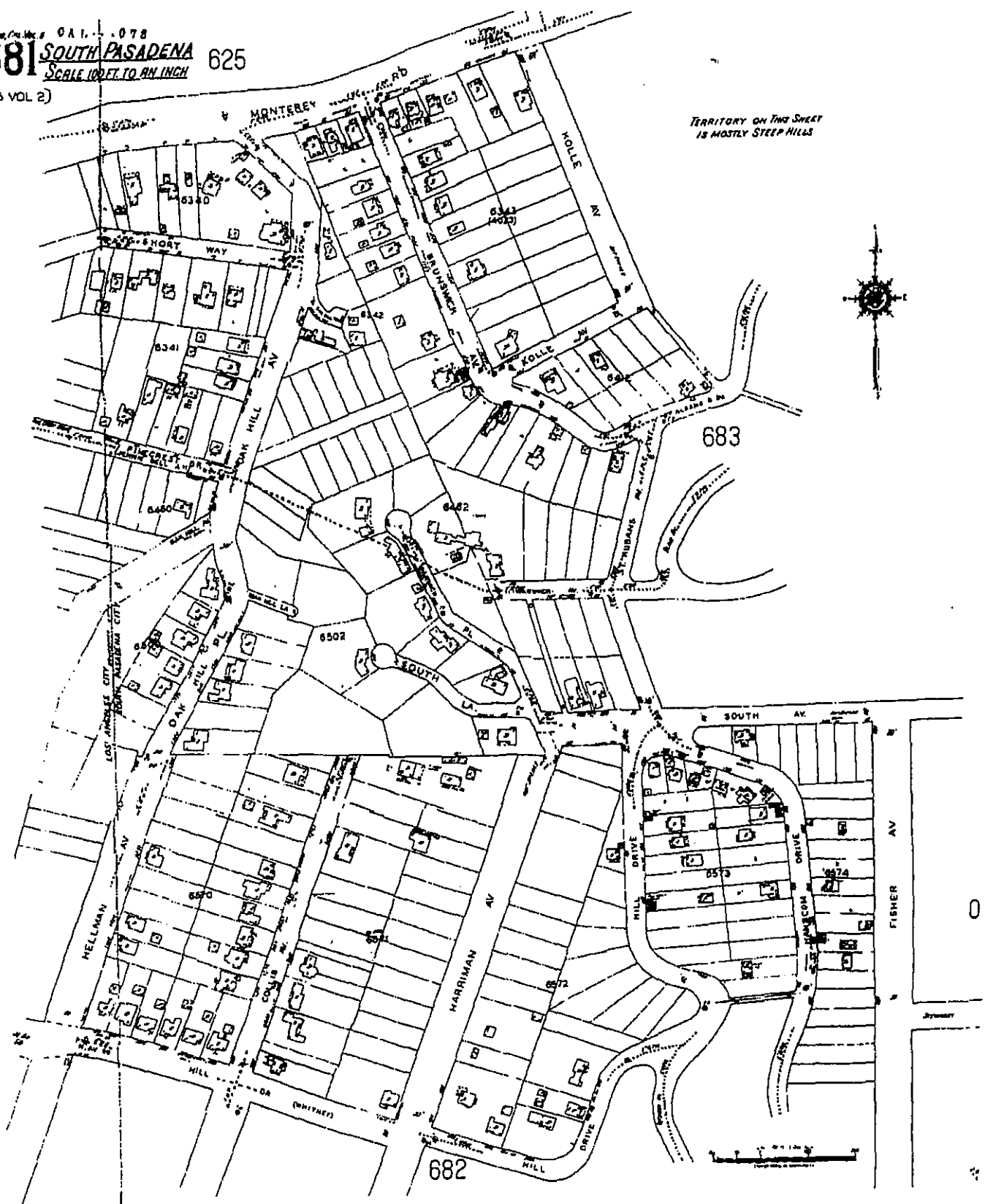
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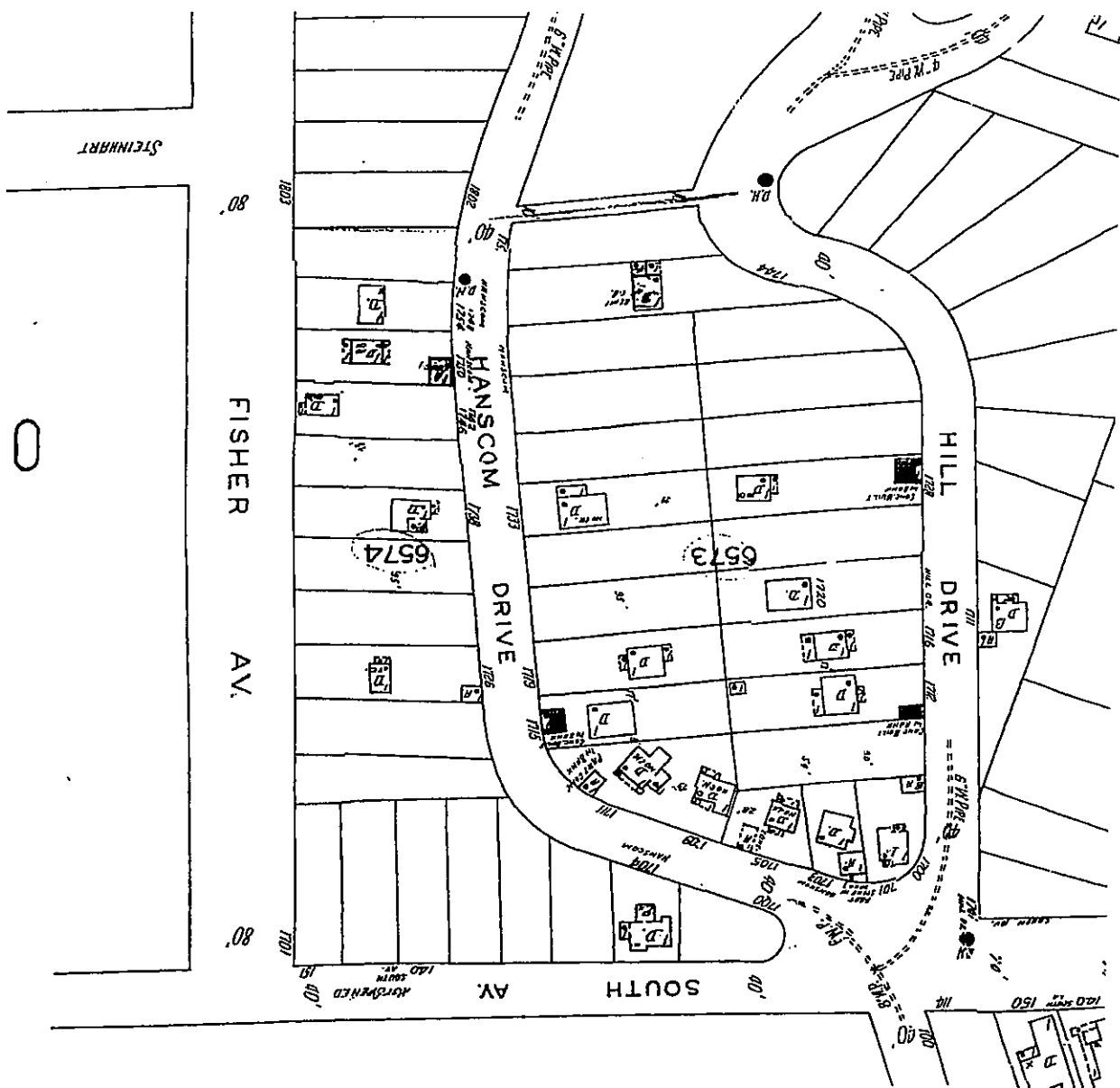
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(235 VOL 2)

TERRITORY ON THIS SHEET  
IS MOSTLY STEEP HILLS





**Annemarie Furrer Buhler**

Founded **Time Laboratories**, aka "**TimeLabs**," in Paris and Switzerland (Geneva and Zurich) in early 1960's. With which she:

Discovered, Developed and Patented **Time-Release Vitamins and Minerals** with her partner, an Italian doctor named Dr. Pacetti, from Italy.

Together, they sponsored and worked closely with the **Founders of Doctors Without Borders** in Paris and Switzerland, especially in Geneva, Switzerland, to encourage and spread the beneficial and medicinal use of **TimeLabs'** Time-Released Vitamins and Minerals around the world.

**First person** to bring to the U.S. the use of **PhytoAromatherapy in America**.

**Founder and First Chairperson** of the **American Phyto-Aromatherapy Association**. Was for many years the leader of that Association in the U.S.

The entire October **2016 International Conference of the American Phyto-Aromatherapy Association**, held in Philadelphia, was dedicated in its entirety to the **honor and memory of Annemarie Buhler**.

Developed and was **Sole Founder** of **TimeLaboratories' Division of Essential Oils**, in which she worked to concentrate plant oils into extremely high concentrations, such that 2 drops of an essential oil could be used as a medicine. Named that division **Windrose Aromatics**, which she brought to America.

CEO of **Windrose Aromatics**, a *multi-million dollar* enterprise with two large Production Facilities located in Alhambra CA and Pocatella ID for decades, employing many dozens of people for decades with full-time & benefits jobs.

Fluent in **Five Languages**: Swiss; German; Italian; French; and Spanish

Annemarie Furrer Buhler was born and raised in the **City of Zurich** in the **Canton of Zurich**, the daughter of Jonas and Anna Frank Furrer.

**Jonas Furrer** was high-ranking Council-Member, Financier and Prominent Citizen of Zurich.

Jonas Furrer required and was given the full-time protection of **Swiss Guards**. (See Photos. See Architectural Historical Research, 1746 and 1750.)

**Edwin Buhler**

Edwin Buhler was a **Swiss Guard** assigned to protect the life of Annemarie's father, Jonas Furrer.

**Edwin Buhler** was a member of the **Secret Service** (Swiss and American) and **Interpol** during WWII.

Annemarie's mother, **Anna Frank**, a Catholic (no relation to Anne Frank), learned Morse Code as a teenager and became a **telegraphist during World War 1**, ending up in rubble high in the Alps multiple times, but surviving. In her twenties she became a **Red Cross Nurse**. She married a man named Rudolph Furrer. They gave birth to daughter Annemarie.

Anna Frank Furrer lived just outside Zurich. At night the Germans would transmit who they had caught that day on transmissions that were very hard to detect. But she was very good at it, using the Morse Code. She made lists of the POW's caught by the Germans and then contacted their families. For this, she got in a lot of trouble with the Swiss Government. The Nazis came knocking on her family's door, but somehow she didn't get caught. Her duties as a Red Cross Nurse in World War II included tending to **refugee children** who had one item of clothing, like one sock, to share between three of them. These children had been subjected to **experiments** on their bodies by the Germans. She distinctly remembered having to empty a room that had held these children before the Nazis could get there.

Annemarie's father, Jonas Furrer, and mother sponsored refugees from Eastern Europe and literally gave them the clothes off their back.



**Edwin Buhler**, a primary member and leader of **the Resistance**, helped to build the secret tunnels through the Alps that held defensive arms and fortifications to fight the Nazis and that exist to this day. He was a **real-life James Bond**. His No.1 job was to protect Jonas Furrer, who had spoken out publicly against Hitler. Jonas Furrer was early on Hitler's Most Wanted List.

Annemarie Furrer's first remembrance of the Swiss Guard guarding her father was as a thirteen-year-old girl, when she developed a crush on the handsome guard.

She married Edwin Buhler at 18, thereby becoming Annemarie Buhler.

Annemarie, her brother and her husband, Ed, were at one point during the war holed up in a castle high in the Swiss Alps. It was **common practice** at the time for people to ask others, friends or family, to deliver a package from them to someone else. Someone asked Edwin to carry and deliver a package for them. For some reason, Ed decided to **mail it** instead of hand-delivering it (to America, where he and Annemarie were hoping to move).

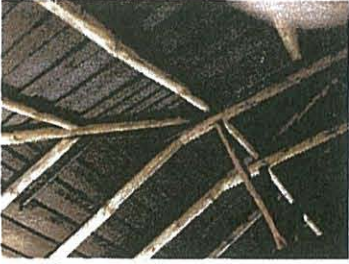
The next day the Nazis stormed their house and tore it apart, looking for that package.

They finally did reach America and opened it. It contained **Uranium**.

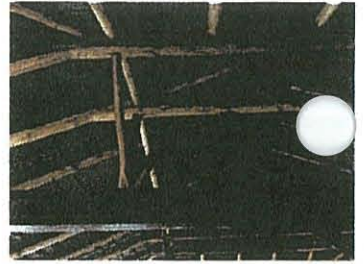
**Swiss Guard Edwin Buhler** successfully protected **Jonas Furrer** throughout the entire war. Three days after WWII ended, in 1945, Jonas Furrer pulled political strings and got his daughter Annemarie and son-in-law Edwin on the third ship out of Paris to the United States.

The Buhlers came to the U.S. on a temporary visa to **escape the Nazis**, hoping to stay in the U.S. Instead, they had to look for a country that would take them. After staying for a few weeks at the **Swiss Consulate** in Maryland, they got approval to go to Central America. They drove straight south all the way to **Nicaragua**, where their second child was born. After a time they went to **Canada** where they lived in a little town on the St Lawrence. Next, they were approved to emigrate to **Cuba**. Somehow they just missed the boat, and thereby missed being caught in Cuba for good because the Cuban Missile Crisis had just happened.

BETTERS OF ASILOMAR, 2nd BATCH



Re 1746



Re 1746



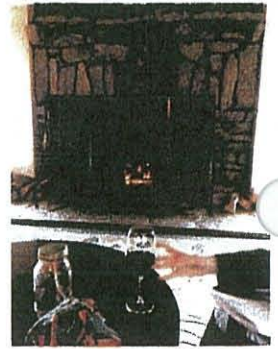
Re 1754



Board & Batten Interior



Re 1746



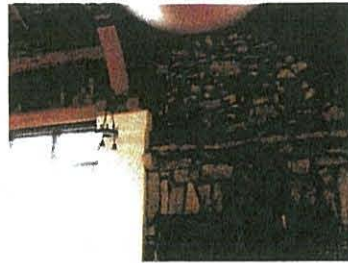
Re 1754



Re 1754



Re 1754



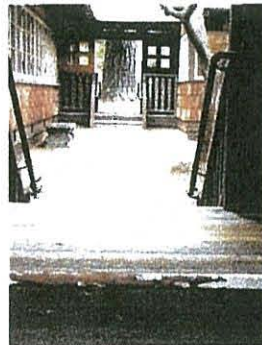
Re 1754



Re 1746 / 1746+50



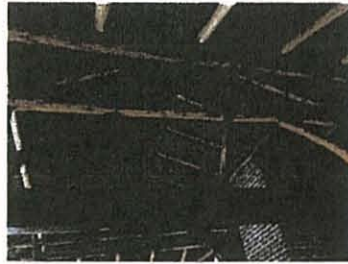
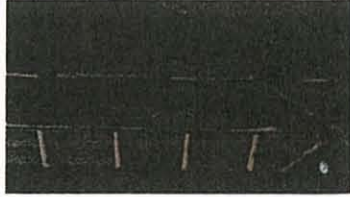
Re 1746 / 1750







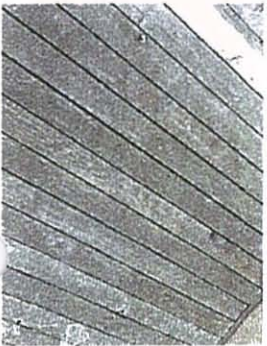
Re 1750 and 1746



Re 1746

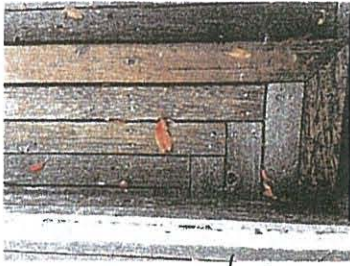


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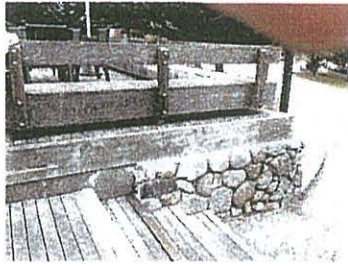


Research for 1754

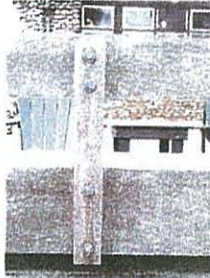




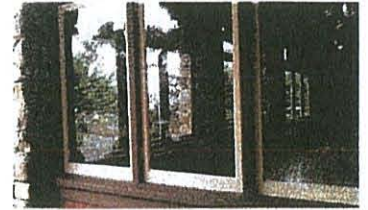
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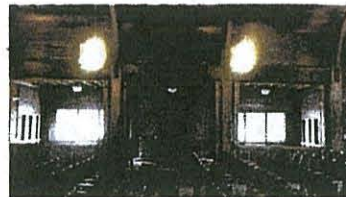
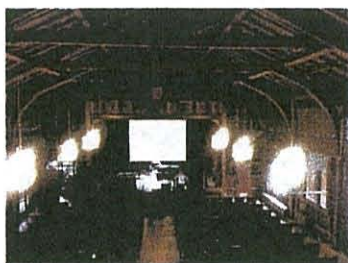
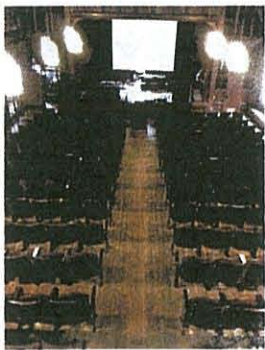
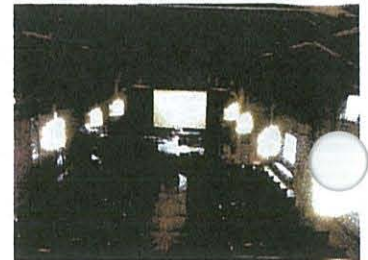
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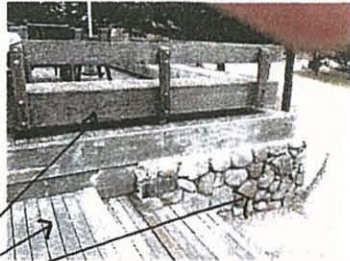
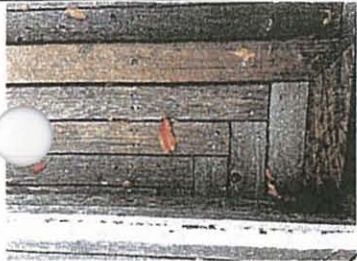
Re 1746



Re 1750 & 1746







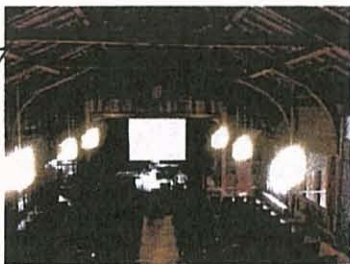
WHY I WENT



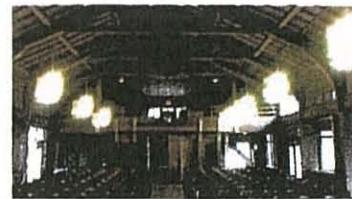
Re: 1746 1750 1754



Re 1746 exterior / Re 1750 windows

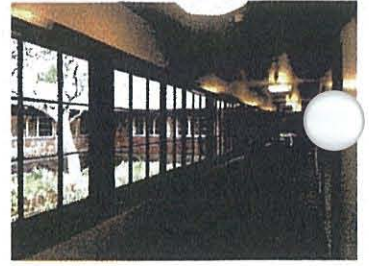


Re 1754



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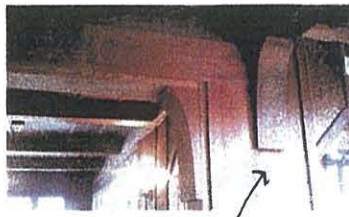


Re 1746 and 1750 Windows



Re 1746 Hanscom Drive

Isn't this so cool??!



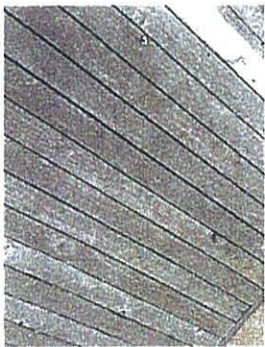
Re 1754

Windows - Re 1746



Re 1750

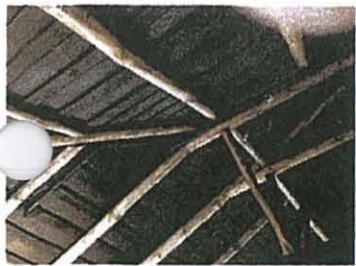
Use of Wood



Reason for Trip to Asilomar

Research for 1754





Re 1746



Interior Board & Batten



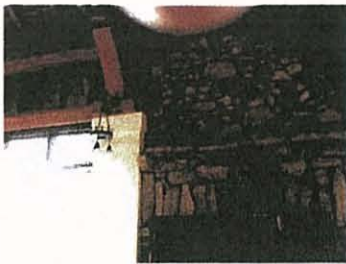
Re 1746 and 1754



Re 1746



Re 1754



Re 1746

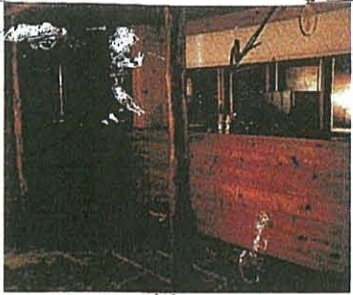


Re 1746

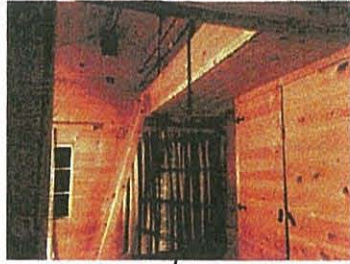




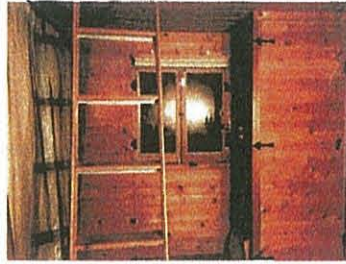
1746, Interior and Exterior



- 1746 - ORIGINAL FRONT ROOM & ENTRANCE/HALL



The Bunk Room



Re Pasadena YWCA



Re Zurich/Re Switzerland

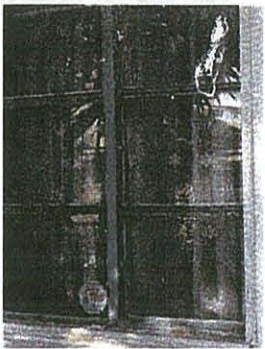
Re Asilomar



Hand-Forged, Ed Buhler



Re Asilomar/Switzerland



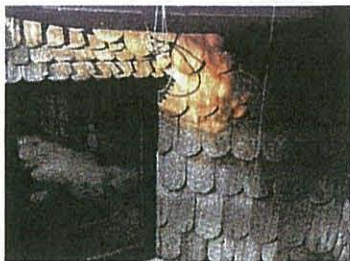
Re Pasadena YWCA



Arched



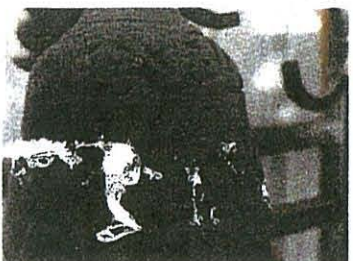
Hand-Forged Window Guards cladding: Asilomar



Re Asilomar



"JONAS FURRIER" INSCRIPTED



"Jonas Furrier" Bell



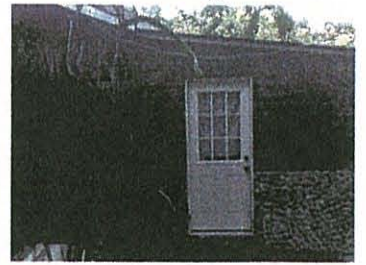
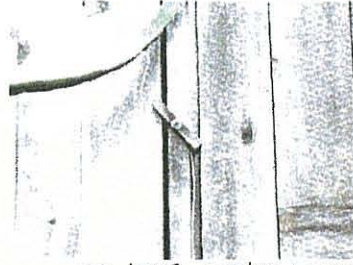
Re Use of later Stucco



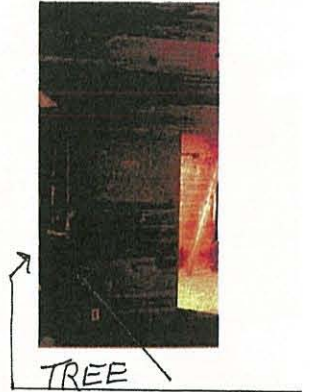
Re ASILOMAR/Switzerland



1746 INTERIOR/EXTERIOR



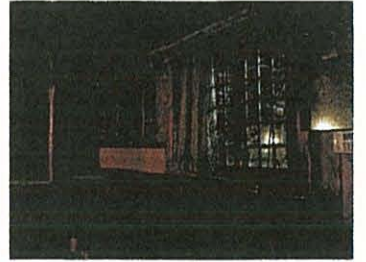
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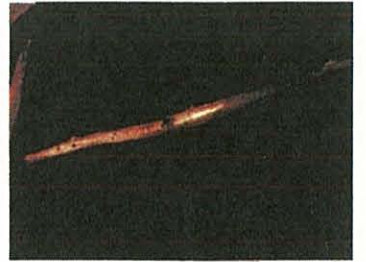
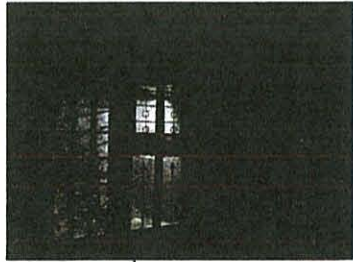
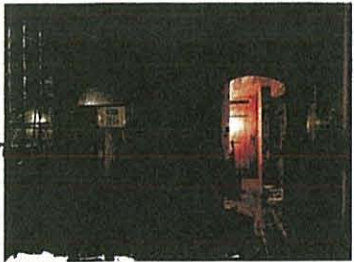
Arched / Pas WCA

ARCHES

TREE



Re 1750 and 1746 Re Gardens @ 1746 & 1750



Asilomar ARCHED

Re ASILOMAR

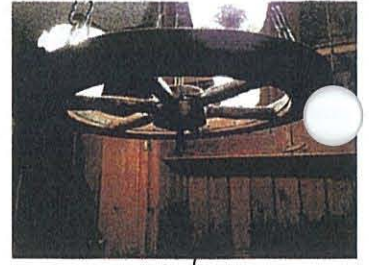
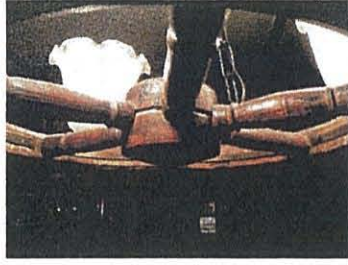
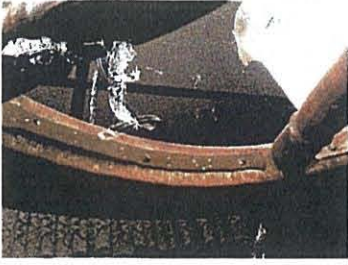
Re ASILOMAR



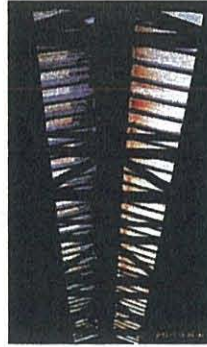
Greatgrandmother's Lace Tree as Support



1746 INTERIOR/EXTERIOR



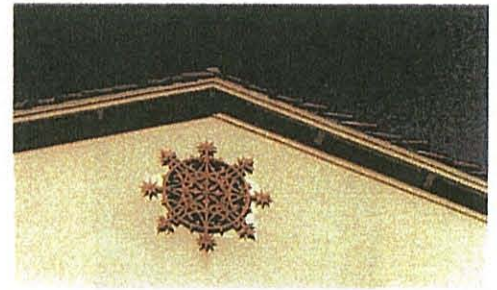
1746 Kitchen



PASADENA YWCA

Re ASILOMAR - Julia Morgan





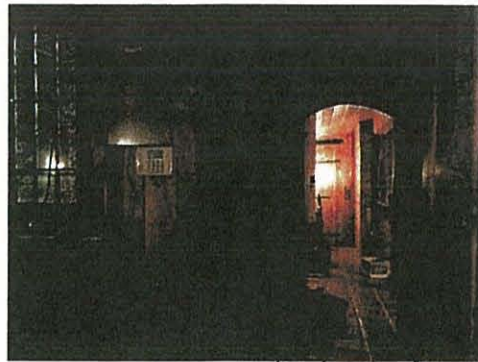
YWCA



Pasadena YWCA - Arches



1746 Arches

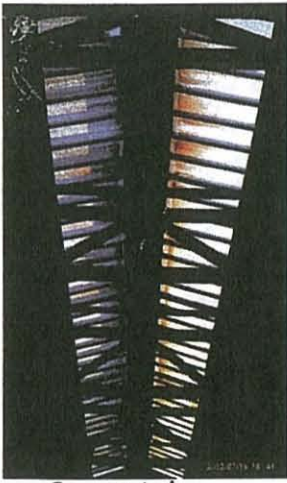


1746 Arch/Window

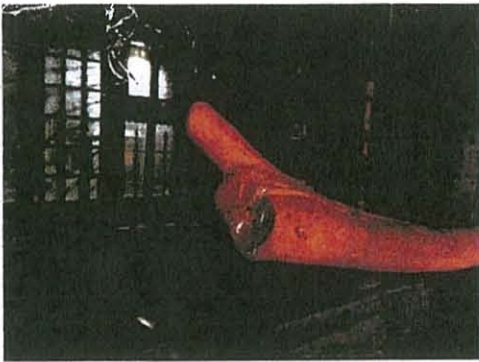
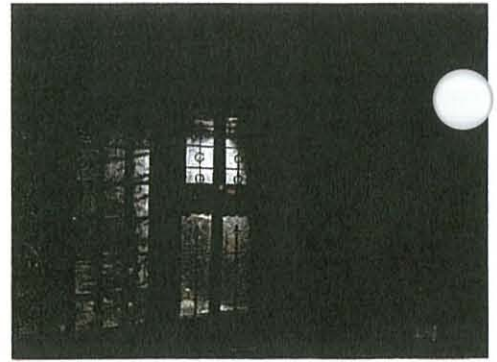
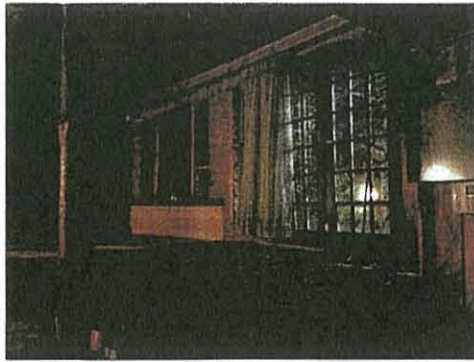


Arch 1746 - Pas. YWCA

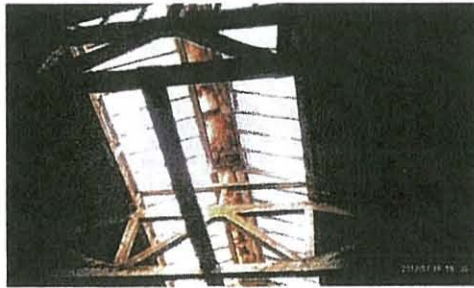
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Pas YWCA



Re Asilomar and Pas Y



Pasadena YWCA  
Same in Windows, 1750



YWCA  
Similar to 1754 & 1746



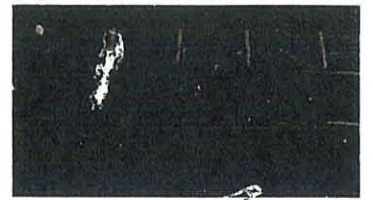
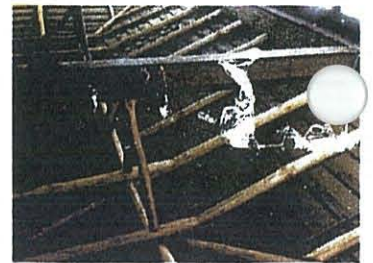
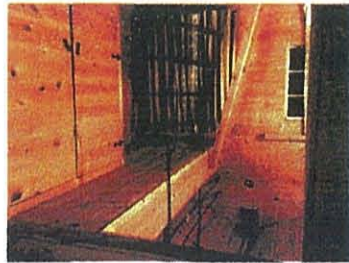
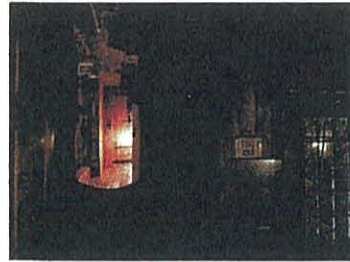
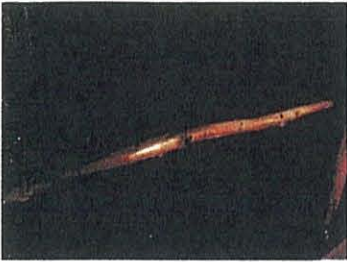
ARMY 200

Year 1900

ARMY 200

28 155

some of the COMPARISONS between Asilomar and 1746







Interior, 1746/1750

Pg 1/1



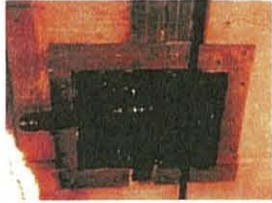
Re ASILOMAR



Re Asilomar/Julia Morgan



Antique Swiss



Antique Swiss/lock; apprx 150 to 200 YRS old



Copper

Copper; Original



Copper

INTERIOR FIXTURES, FITTINGS; 1746 and 1750 Hanscom Drive  
Hand Forged by Edwin Buhler, some of above

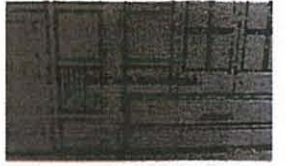
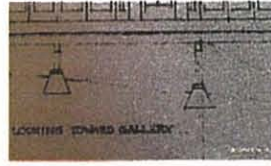
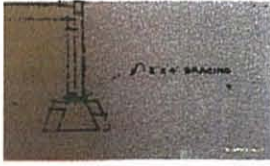
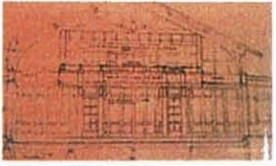
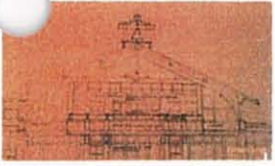
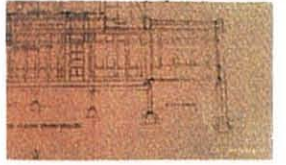
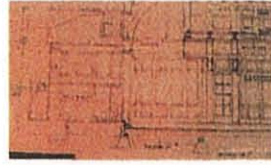
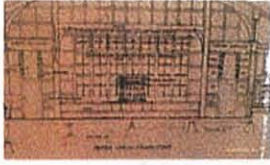
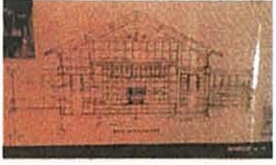
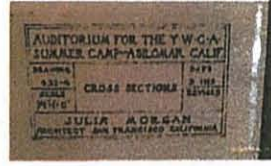
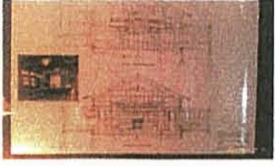
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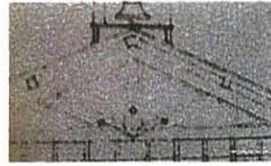
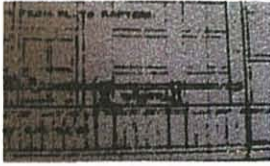
INTERIOR, Julia Morgan's Cabin, Asilomar



Auditorium 1913  
Asilomar



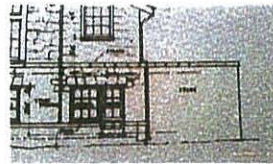
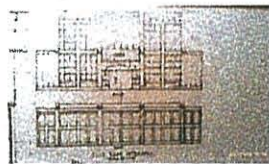
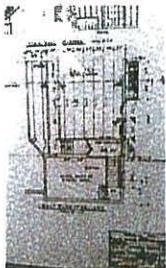
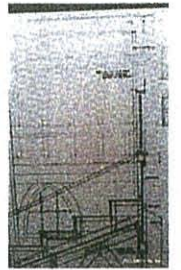
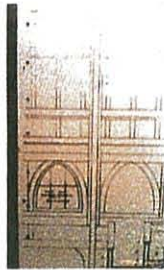
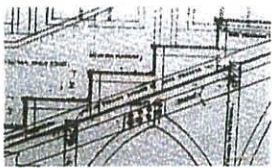
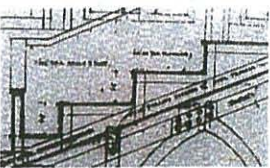
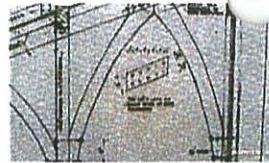
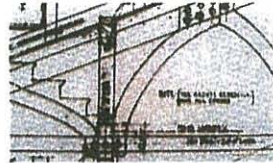
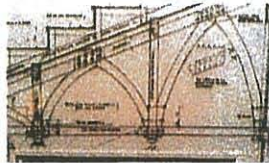
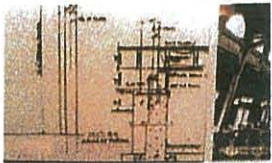
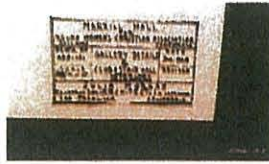
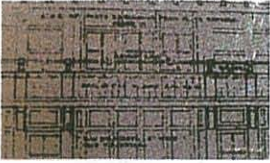
IDENTICAL to 1754 and 1750  
1746 - Do Not Know at this Time



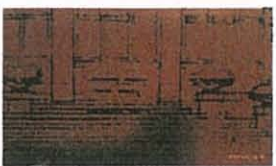
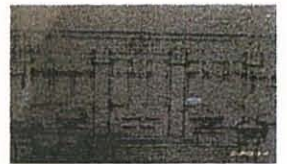
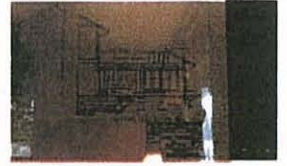
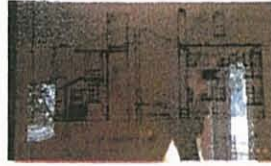
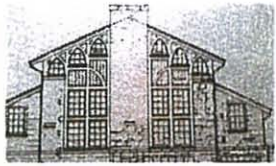
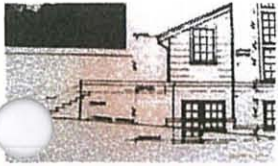
FRAMED ORIGINAL DRAWINGS of ASILOMAR

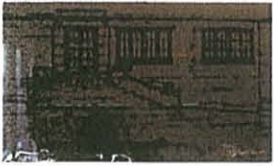
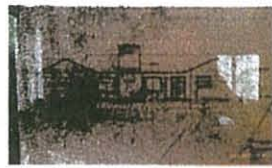
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Apprx Year/Date	Event	Style	Event	Style
1913	Asilomar Begins	Craftsman/Arts&Crafts		
1918	Harbor Area YWCA (San Pedro)	Craftsman/Arts&Crafts		
1921	Pasadena YWCA	Craftsman/Arts&Crafts		
1923			(1808 Hanscom Drive) Perhaps also stuccoed later	
1925	Long Beach YWCA	Italian Renaissance		
1926	Hollywood Studio Club YWCA	Craftsman/Arts&Crafts	1750 Hanscom Drive	Craftsman/Arts&Crafts
1929	Riverside YWCA	Craftsman/Arts&Crafts		
1930			Sanborn Map Co.: Shows 1746, 1750, 1754 Hansom	
1932	Asilomar Ends (Apprx)			



- [Home](#)

## Julia Morgan

Julia Morgan was the most important female architect during the early 20<sup>th</sup> century, and a legend in California architecture history. She was the first woman to graduate with a Civil Engineering degree from the University of California, and the first woman to be professionally trained at the Ecole de Beaux Arts in Paris. Morgan was a pioneer for women in the fields of engineering and architecture, overcoming diversity that many women faced during that period of time. Her love for architecture led her to design hundreds of buildings, many in hopes of advancing women in education and careers. The Julia Morgan Ballroom located in San Francisco at the Merchants Exchange Building was named in her honor.

### Early Life

Morgan was born on January 20, 1872 in San Francisco, California. As a child, she was naturally curious about art and the way that mechanical things worked. Morgan was raised in Oakland, and graduated in 1890, from Oakland High School. She first discovered her love for architecture from her cousin, Pierre LeBrun, an architect from New York. While other girls of her social class were getting married, Morgan convinced her mother to allow her to attend the University of California at Berkeley. In 1894, she graduated with a degree in Civil Engineering.

During her senior year in undergraduate school, Morgan had met friend and mentor, Bernard Maybeck. He convinced her to send an application to Ecole des Beaux-Arts, in Paris. Her application was denied twice, the first because the school did not yet accept women students, and the second due to a failing grade on the entrance exam. After two years, Morgan passed the exam in the architecture program and was admitted. Morgan became the first woman to graduate from the school of Paris with a degree in architecture.

### Career

After returning from Paris, Morgan gained employment from John Galen Howard, a San Francisco architect who had been supervising the University of California Master Plan at the time. She began her architectural career by working on several buildings located on the Berkeley University campus. She added many well-known decorative elements for both the Hearst Greek Theatre and the Hearst Mining Building. Morgan opened her own office in San Francisco in 1904. The North Star House located in Grass Valley, California was one of her earliest works, commissioned by Arthur Foote along with his wife, Mary, in 1906. The 1906 San Francisco earthquake provided Morgan with more commissions, and even more financial success.

One of Morgan's most famous clients was antique collector and newspaper tycoon, William Randolph Hearst. He had been introduced to Morgan by his mother, the chief patron of the University of California at Berkeley, Phoebe Apperson Hearst. In 1919, Hearst hired Morgan as the architect for Hearst Castle, or La Cuesta Encantada. Over the decades, Hearst's vision of the residence grew grander and later, included a private guest house known as The Hacienda. Morgan became Hearst's primary architect, and planned and constructed dozens of buildings for him, including the Phoebe Apperson Hearst's Wynton.

Morgan gained affiliation with the YWCA after she was recommended for the Asilomar conference, by Phoebe Apperson Hearst. The conference center, no longer YWCA, still stands today in Pacific Grove, California. Morgan went on to build additional YWCAs in Arizona, California, Hawaii, and Utah. Five of the YWCA buildings in Southern California that were designed by Morgan, are still there today, including the 1926

Hollywood Studio Club YWCA and the 1918 Harbor Area YWCA. She also designed YWCA buildings in Northern California, including those in Oakland and Chinatown.

## Projects

Much like her work for the YWCA, Morgan worked with Mills College, a women's college in Oakland, California, in hopes for new opportunities for women. Morgan created El Campanil, believed to be the first bell tower on a college campus in the United States. Her reputation as an architect grew when the tower was unscathed by the San Francisco earthquake in 1906. Morgan created other projects for Mills, including the Margaret Carnegie Library in 1906, the Ming Quong Home for Chinese girls in 1924, the Student Union in 1916, Kapiolani Cottage, and Mills original pool and gymnasium.

For more information on Julia Morgan, see the following references:

- [California Museum – Julia Morgan](#)
- [Landmark Heritage Foundation – Julia Morgan](#)
- [Hearst Castle – Julia Morgan](#)
- [Architect in the Spotlight – Julia Morgan](#)
- [Julia Morgan Papers, 1835-1958](#)
- [The North Star House](#)
- [Chinese Historical Society of America – Julia Morgan](#)
- [Architect Julia Morgan and the YWCA](#)
- [Generic Index of Buildings by Julia Morgan](#)
- [National Women's History Museum - Julia Morgan](#)

## • Historical Figures

- [John St. Augustine](#)
- [Mike Ditka: Iron Mike](#)
- [Andrew Carnegie](#)
- [Walt Disney](#)
- [Horatio Alger](#)
- [Dr. Benjamin S Carson Sr.](#)
- [Marva Collins](#)
- [O'Landa Draper](#)
- [Wayne Messmer](#)
- [Mimi Silbert](#)
- [Leland Stanford Sr.](#)
- [Joseph Sugarman](#)
- [Dr. Stanley Tam](#)
- [Mark Yarnell](#)
- [It's OK to Fail - Thomas Edison](#)
- [Henry Ford](#)
- [Benjamin Franklin](#)
- [Terry Giles](#)
- [Joe Girard](#)
- [Lee Greenwood](#)
- [Charles Laser](#)
- [Abraham Lincoln](#)
- [Bob Love](#)
- [Janes Lovell](#)
- [Tom Monaghan](#)



# Julia Morgan

From Wikipedia, the free encyclopedia

**Julia Morgan** (January 20, 1872 – February 2, 1957) was an American architect in California. She designed more than 700 buildings in California during a long and prolific career.<sup>[1]</sup> She is best known for her work on Hearst Castle in San Simeon, California.

Morgan was the first woman to be admitted to the architecture program at l'École nationale supérieure des Beaux-Arts<sup>[2]</sup> in Paris and the first woman architect licensed in California. She designed many buildings for institutions serving women and girls including YWCA buildings and buildings for Mills College.

Morgan embraced the Arts and Crafts Movement and used various producers of California pottery to adorn her buildings.

Julia Morgan is the first woman to receive the AIA Gold Medal, which she received posthumously in 2013.<sup>[3]</sup>

## Contents

- 1 Family background
- 2 Education
- 3 Career
  - 3.1 Hearst projects
  - 3.2 YWCA projects
  - 3.3 Mills College
- 4 Personal life
- 5 Other projects
- 6 Legacy
- 7 Further reading
- 8 See also
- 9 References
- 10 External links

## Family background

Morgan's father, Charles Bill Morgan, was born into a prominent East Coast family that included successful military men, politicians, and influential businessmen. He studied to be a mining engineer, then in 1867, he sailed for San Francisco, California, to speculate in mines and oil. He returned the next year to marry Eliza Woodland Parmelee, the favored daughter of Albert O. Parmelee, a cotton trader and self-made millionaire. The wedding was in Brooklyn, New York, where she had grown up. As a wedding present, Parmelee gave his daughter an envelope full of money so that she could raise a family in comfort. He indicated that more money would follow.<sup>[4]</sup>

## Julia Morgan

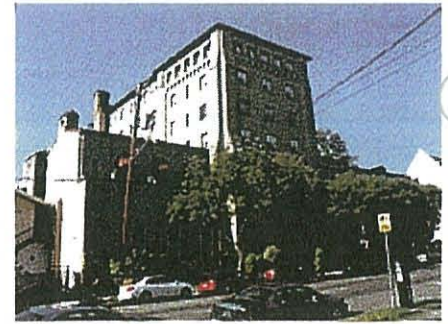


William Randolph Hearst and Julia Morgan in 1926

<b>Born</b>	January 20, 1872 San Francisco, California
<b>Died</b>	February 2, 1957 (aged 85)
<b>Nationality</b>	American
<b>Alma mater</b>	University of California, Berkeley
<b>Occupation</b>	Architect
<b>Awards</b>	AIA Gold Medal
<b>Buildings</b>	Los Angeles Examiner Building The YWCA in Chinatown, San Francisco Riverside Art Museum Asilomar Conference Grounds
<b>Projects</b>	Hearst Castle



The newlyweds traveled to San Francisco and settled downtown in a family-oriented but luxurious residential hotel. In April 1870, a son was born and named Parmelee Morgan. On January 20, 1872, Julia Morgan was born. Two years later, the Morgans moved across the San Francisco Bay to Oakland, to live in a large house they had built in the Stick-Eastlake style at 754 14th Street at its intersection with Brush Street at the downtown edge of what is now known as West Oakland. (This Victorian-era building has since been demolished.) Three more children were born to the family in Oakland. At every new birth, grandfather Parmelee paid for the Morgans to travel to the East Coast by transcontinental train so that the grandchild could be christened in the traditional family church in New York.<sup>[5]</sup>



Berkeley Women's City Club



Merrill Hall (1928) on the grounds of Asilomar Conference Center in Pacific Grove, California

Charles Morgan was not successful in any of his business ventures, so the family relied upon money from grandfather Parmelee. Eliza Morgan ran the household with a strong hand, providing young Julia with a role model of womanly competence and independence. In mid-1878, Eliza took the children to live near the Parmelees in New York for a year while Charles worked in San Francisco. In New York, Julia was introduced to her older cousin Lucy Thornton, who was married to successful architect Pierre Le Brun. After returning to Oakland, Julia kept in contact with Le Brun; he encouraged her to pursue a higher education. In New York, Julia also got sick with scarlet fever and was kept in bed for a few weeks. As a result of this illness, throughout her adult life she was prone to ear infections.<sup>[5]</sup>

In July 1880, grandfather Parmelee died. Soon, grandmother Parmelee moved into the Oakland house, bringing with her the Parmelee wealth. This reinforced Julia's impression that women provided the foundation of social means.<sup>[6]</sup>

Morgan resisted her mother's suggestion that she have a debutante party to celebrate her availability for marriage. She argued that she should first gain a career. Her parents were supportive of this wish.

## Education

Morgan graduated from Oakland High School in 1890 and enrolled in the University of California, in nearby Berkeley. At university, she was a member of the Kappa Alpha Theta sorority. After her graduation, Morgan became a member of the Association of Collegiate Alumnae, now the American Association of University Women.

One of the engineering lecturers of her senior year was Bernard Maybeck, an eccentrically dressed architect who designed buildings that Morgan admired for their respect for the surrounding topography and environment. Maybeck mentored Morgan, along with her classmates Arthur Brown, Jr., Edward H. Bennett and Lewis P. Hobart, in architecture at his Berkeley home. He encouraged Morgan to continue her studies at the prestigious École nationale supérieure des Beaux-Arts in Paris where he had distinguished himself. She graduated from Cal in 1894 with a degree in civil engineering; she was the only woman in her engineering class. Morgan gained a year of work experience building with Maybeck; then headed to Paris in 1896 to prepare for the Beaux-Arts entrance exam. The school had never before allowed a woman to study architecture, but in 1897, it opened its entry process to women applicants, largely because of pressure from a union of French women artists whom Morgan characterized as "bohemians".<sup>[6][7]</sup> Morgan met with these women and was exposed to their feminist views; they discussed how to increase the influence of women in professional careers.



In principle, the school admitted the top 30 candidates. It took Morgan three tries to get in: on the first try, she placed too low, while on her second try, in 1898, although she placed well into the top 30, the examiners "arbitrarily lowered" her marks.<sup>[7][8]</sup> After more than a year of further study, tutored by François-Benjamin Chaussemiche, a winner of the *Prix de Rome*, she finally passed the entrance exams in the Architecture Program, placing 13th out of 376 applicants, and was duly admitted.<sup>[7]</sup> However, she could study only until her 30th birthday as the school prohibited older scholars. In early 1902, as her birthday approached, Morgan submitted an outstanding design for a palatial theatre. This earned her a certificate in architecture, making her the first woman to receive one from the school; she did so in three years although the usual time of completion was five years (that was how long Maybeck took, for example).<sup>[6][7][9]</sup> She stayed in Paris long enough to collaborate with Chaussemiche on a project for Harriet Fearing, an ex-New Yorker who contracted for a "grand salon" design for her residence in Fontainebleau.<sup>[10]</sup>

## Career

Upon her return from Paris, Morgan took employment with San Francisco architect John Galen Howard, who was supervising the University of California Master Plan. Morgan worked on several buildings on the Berkeley campus, providing the decorative elements for the Hearst Mining Building and an early proposal for Sather Gate. She was the primary designer for the Hearst Greek Theatre.<sup>[6]</sup> Howard told a colleague that Morgan was "an excellent draftsman whom I have to pay almost nothing, as it is a woman."<sup>[10]</sup> She saved her money and made plans to work on her own, accepting important side projects.<sup>[6]</sup>

In 1904, Morgan was the first woman to obtain an architecture license in California. She opened her own office in San Francisco while living at the old family home in Oakland, where the staff knew her as 'J.M.'. Between the years of 1907 and 1910 she partnered with Ira Hoover, former draftsman of Howard. Morgan reestablished an individual private practice in late 1910. She was employed as the architect of many buildings at Mills College. Another of her earliest works was North Star House in Grass Valley, California, commissioned in 1906 by mining engineer Arthur De Wint Foote and his wife, the author and illustrator Mary Hallock Foote.

The many commissions following the 1906 San Francisco earthquake brought her financial success.<sup>[10]</sup>

## Hearst projects

Morgan's most famous patron was the newspaper magnate and antiquities collector William Randolph Hearst, who had been introduced to Morgan by his mother Phoebe Apperson Hearst, the chief patron of the University of California at Berkeley. It is believed that this introduction led to Morgan's first downstate commission by Hearst for the design of the Los Angeles Examiner Building (circa 1914), a Mission revival style project that included contributions by Los Angeles architects William J. Dodd and J. Martyn Haenkel. It is located at the southwest corner of Broadway and 11th Streets on a city block in Downtown Los Angeles, awaiting adaptive reuse.

In 1919, Hearst selected Morgan as the architect for *La Cuesta Encantada*, better known as Hearst Castle, which was built atop the family campsite overlooking San Simeon Harbor. Morgan employed tiles, designing many of them herself, from California Faience.<sup>[11]</sup>

The project proved to be her largest and most complex, as Hearst's vision for his estate grew ever grander over the decades of planning and construction. The project included *The Hacienda*, a residence-private guest house complex built in hybrid Mission Revival, Spanish Colonial Revival, and Moorish Revival styles. It was located a day's horseback ride inland from Hearst Castle next to the Mission San Antonio de Padua near Jolon, California. Her work on 'the Castle' and San Simeon Ranch continued until 1947, ended only by Hearst's declining health.



Morgan became William Randolph Hearst's principal architect, producing the designs for dozens of buildings, such as Phoebe Apperson Hearst's Wynton, which he inherited. The estate includes a castle and "Bavarian village" of four villas all on 50,000 acres (202 km<sup>2</sup>) of forest reserve that includes the McCloud River near Mount Shasta in Northern California. She also did studio and site work for the uncompleted *Babicora*, Hearst's 1,625,000-acre (6,580 km<sup>2</sup>) Chihuahua, Mexico cattle rancho and retreat.<sup>[12]</sup>

## YWCA projects

Julia Morgan's affiliation with the YWCA began when Phoebe Apperson Hearst recommended her for the organization's Asilomar summer conference center, a project she began in 1913. The Asilomar Conference Center, no longer YWCA but State-run, is still in Pacific Grove near Monterey, California. Morgan also designed YWCAs in California, Utah, Arizona, and Hawaii.

Five of the Southern California YWCA buildings were designed by Morgan.<sup>[13]</sup> The 1918 Harbor Area YWCA (San Pedro, CA) in a Craftsman building is still standing, as is the 1926 Hollywood Studio Club YWCA. Morgan's Riverside YWCA from 1929 still stands, but as the Riverside Art Museum. Her 1925 Long Beach Italian Renaissance branch has been demolished. The "gorgeous" Pasadena YWCA is being acquired by the City for restoration and public use after several decades of decay.<sup>[13]</sup>

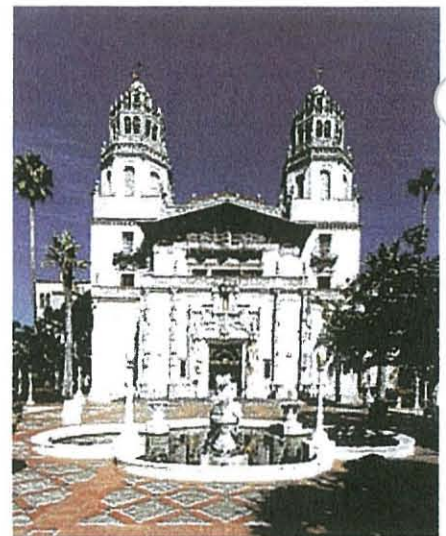
She also designed YWCAs in Northern California, including those in San Francisco's Chinatown and Oakland. The YWCA building in San Francisco presently is used as the museum and homebase of the Chinese Historical Society of America (CHSA).

## Mills College

Morgan made many architectural contributions to the women's college Mills College in the East Bay foothills of Oakland, California. Like her work for the YWCA, they were done in the hopes of advancing opportunities for women.

Mills president Susan Mills became interested in Morgan in 1904 because she wished to further the career of a female architect and because Morgan, just beginning her career, charged less than her male counterparts.<sup>[14]</sup> Morgan designed six buildings for the Mills campus, including El Campanil, believed to be the first bell tower on a United States college campus.<sup>[14]</sup> El Campanil should not be confused with *The Campanile*, a nickname for Sather Tower, the clock/bell tower of nearby UC Berkeley. Morgan helped draft parts of the UC Berkeley campus under John Galen Howard, but the Sather Tower was not her design.

Morgan's reputation grew when the tower was unscathed by the 1906 San Francisco earthquake.<sup>[14]</sup> The bells in the tower "were cast for the World's Columbian Exposition (Chicago-1893), and given to Mills by a trustee".<sup>[15]</sup>



The Hearst Castle facade.



Indoor pool on Hearst Castle grounds



Hearst Castle pool view



Morgan also designed the Margaret Carnegie Library (1906), named after Andrew Carnegie's daughter.<sup>[14]</sup> The Ming Quong Home for Chinese girls, built in 1924 and purchased for Mills in 1936.<sup>[15]</sup> It was eventually renamed Alderwood Hall before becoming the Julia Morgan School for Girls in 2004<sup>[14]</sup> (independent of the College). Morgan designed the Mills College Student Union in 1916.<sup>[14]</sup> Morgan's Kapiolani Cottage has served as an infirmary, faculty housing, and administration offices.<sup>[14][15]</sup> Morgan also designed the original gymnasium and pool, since replaced by the Tea Shop and Suzanne Adams Plaza<sup>[14]</sup> and the first reinforced concrete structure on the west coast.<sup>[15]</sup>



Oakland YWCA

## Personal life

Although highly respected as an architect, not much is known about her personal life. She was never married and had no known romances. She kept a low profile and lived modestly, in spite of her wealthy clientele. She gave no interviews and did not write about herself. She worked tirelessly on minimal sleep and food.<sup>[1]</sup> Intrigued with the gaps in Julia Morgan's life story, Belinda Taylor, wrote "Becoming Julia Morgan" a play in which Taylor imagines a plausible life story for Morgan. The play, which appeared in 2012, played to sold out audiences and standing ovations.<sup>[16]</sup>

## Other projects

Morgan's other projects include the redesign of the landmark Fairmont Hotel in San Francisco after it was damaged by the earthquake of 1906. She was chosen because of her then-rare knowledge of earthquake-resistant, reinforced concrete construction.

She considered St. John's Presbyterian Church her finest Craftsman-style building.<sup>[17]</sup> It is now the Berkeley Playhouse in Berkeley, California.<sup>[18]</sup>

Other projects include the Chapel of the Chimes in Oakland, the sanctuary of Ocean Avenue Presbyterian Church at 32 Ocean Avenue, San Francisco (where Mission Bay Community Church also meets) and the large Berkeley City Club adjacent to University of California. She designed the World War I YWCA Hostess House in Palo Alto, built in 1918 and later to become the site of the MacArthur Park Restaurant<sup>[19]</sup>



The former St. John's Presbyterian Church

Some of her residential projects, most of them located in the San Francisco Bay Area, are ultimate bungalows. The style is often associated with the work of Greene and Greene and some of Morgan's other contemporaries and teachers. The buildings represent the Arts and Crafts Movement and the American Craftsman style of architecture. Several houses are on San Francisco's Russian Hill. She lived further West in SF. In 1908, Julia Morgan designed the residence of James Henry Pierce at 1650 the Alameda that features rare California timber.<sup>[20]</sup> Another residence, the so-called Julia Morgan House, built for a wealthy client, is located in Sacramento.

## Legacy



Julia Morgan is buried in the Mountain View Cemetery in the hills of Oakland, California.<sup>[21]</sup>

California Governor Arnold Schwarzenegger and First Lady Maria Shriver announced on May 28, 2008 that Julia Morgan would be inducted into the California Hall of Fame, located at The California Museum for History, Women and the Arts. The induction ceremony took place on December 15 and her great-niece accepted the honor in her place.<sup>[22]</sup>

The Julia Morgan Ballroom at the Merchants Exchange Building in San Francisco was named in her honor.

Julia Morgan is the 2014 AIA Gold Medal recipient (posthumous). She is the first female architect to receive this honor.<sup>[23]</sup>

Morgan's work is described to have high structural honesty and tremendous use of indigenous materials.

## Further reading

### Books

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- Lewis, Anna M. (2014). *Women of Steel and Stone: 22 Inspirational Architects, Engineers, and Landscape Designers*. Chicago, Illinois: Chicago Review Press. ISBN 978-1-61374-511-3.
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- Morgan, J., Hearst, W. R., & Loe, N. E. (1987). *San Simeon revisited: the correspondence between architect Julia Morgan and William Randolph Hearst* ([http://worldcatlibraries.org/oclc/16866193&referer=brief\\_results](http://worldcatlibraries.org/oclc/16866193&referer=brief_results)). San Luis Obispo, Calif: Library Associates, California Polytechnic State University.
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### Reviews

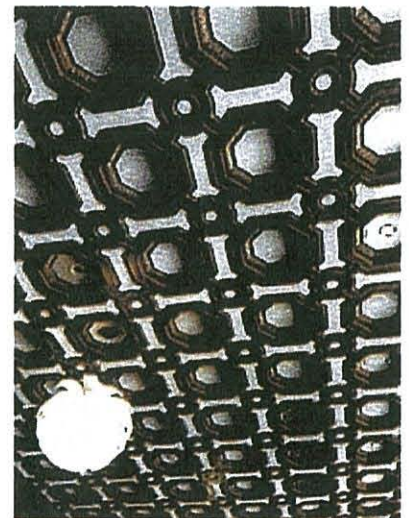
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- McNeill, Karen (Summer 2012) "Women Who Build: Julia Morgan & Women's Institutions." *California History*, pp.41-74. ([http://www.californiahistoricalsociety.org/publications/pdf/California\\_History\\_vol89\\_no](http://www.californiahistoricalsociety.org/publications/pdf/California_History_vol89_no)



Julia Morgan House



Hearst Building, San Francisco, redesign by Morgan



Ceiling at Julia Morgan Ballroom



**BACKGROUND**

- 06-20-16 The project applicant, Irene Acosta-Hershman (project designer) submitted applications for a project that involved the demolition of Craftsman style house (constructed in circa 1934) for the construction of a new 2,278 square foot one-story house with an attached carport at 1750 Hanscom Drive. Ms. Acosta-Hershman also filed a separate application for the demolition of a Spanish Colonial style house (constructed in 1930) in order to build a new two-story modern style home with an attached carport at 1746 Hanscom Drive.
- The original applications included a Hillside Development Permit (HDP); however, the applicant later submitted information about the steepness of the lot. The lot's slope calculation did not trigger an HDP. However, the project did require approval from the Design Review Board (DRB).
- 07-12-16 The application was deemed incomplete due to insufficient information on the plans and in the application materials.
- 10-06-16 The project designer presented the project for a "conceptual review" to hear comments on the proposed design. The DRB discussed the project, but did not make any final decisions on the application.
- 10-24-16 Staff received all of the pertinent information and the application was deemed complete.
- 11-03-16 The DRB held a public hearing and approved the proposed project at 1750 Hanscom Drive with a condition that the project returns to the DRB if the architecture needs to be altered in any way.
- 11-18-16 Janet Ferguson (of "Save the Hill") filed an appeal to the DRB's approval. The primary reasons for the appeal are based on her concerns that the Craftsman style home is historic and a desire to preserve the trees (Attachment 3).
- 01-12-17 The public hearing notice for the appeal was published in the South Pasadena Review advertising the January 23, 2017 Planning Commission hearing.
- Post cards advertising the January 23, 2017 public hearing were mailed to all property owners and residents of the Southwest Monterey Hills area of the City.
- 01-17-17 At printing time of this report, staff received no comments either verbally or in writing.

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**ATTACHMENT 12**

Janet Ferguson 2nd Letter (1750  
Hanscom), dated 02/08/17

Janet Ferguson  
1754 Hanscom Drive  
South Pasadena, CA 91030

Mr Steve Friedman, Chair  
Cultural Heritage Commission of South Pasadena  
Members at Large, Cultural Heritage Commission  
Deborah Howell  
Mark Gallatin  
James McClane  
West J. de Young  
Richard D. Schneider MD, Council Liaison

February 8, 2017

Dear Messrs/Ms Friedman, Howell, Gallatin, McClane, de Young, and Schneider:

I am writing this Cover Letter to this Submission to explain several important things to you.

First of all, I apologize to each one of you most sincerely for not being at your last meeting. However, I had no idea I was slated to be there. I would never have simply not shown up.

Next, I am sorry this Submission is reaching you at what seems like a late date. Reasons for this are the reasons this letter is even necessary. Still, I have given this Submission every bit of my all, every bit of my attention and energy for many many days, to the detriment of my personal needs and well-being; to the exclusion of sleep and doctors' appointments; and worst of all, to depriving my ailing aged "SPEF" dog of his weekly visits to the Vet for his hind legs and refilling his meds. poor guy.

Next next, I wish to extend to you my personal invitation to tour my property at 1754 Hanscom Drive.

I understand that you have been invited by the Applicant to tour the two properties next door to the North. I wish to invite you to come to my house at the same time, to my home next to the ones at 1750 and 1746. They are of a piece; they are of a place.

After you have studied the information in this packet you will begin to see how the three properties relate to one another.

I have concentrated first on getting to you the most important historical evidence that I have. Even then, some parts are not quite finished.

One unfinished part is primarily what the Staff Report calls "Background." Since that part is less vital to you than the historical basis of my Appeal, I have for you herewith the most important, the *historical*, informaton. A bit more still needs to be included.

But, to me personally and as a longtime Resident of the City of South Pasadena, the way I have been treated by Staff since last May is what I will put in my "Background." It is my contention that Staff has done everything in its considerable power, **including but not limited to**: obstruct me; delay me; keep me in the dark; keep relevant information from me *as well as from the Consultant*; feed me information designed to send me on the wrong track - Multiple times - until it's nearly too late; keep relevant information and developments from me; **TWICE** tell me dates NOT Corresponding To Their Day of the Week (Staff even did that to YOU, as a body!) on separate topics and occasions; threaten me with eviction; advise me on courses of action specifically designed to delay me for deadlines; give erroneous and misleading Titles to unofficial persons; clearly not explain to Applicant that I, as a Resident, have **every right** to follow procedures benefiting Citizens, procedures designed by the City for Residents' protection and welfare; **not advising** Applicant of that possibility and to be prepared to expect it; not send to *either* address of the two properties I own the Very Notices I PAID FOR in the \$2400 Appeals; use such tactics to obstruct my ability to garner participation from affected area's residents; and in one case, speak to me personally in a very, very intimidating and overbearing manner that seemed designed to scare me or to put me off, about which I commented upon at the time and which was witnessed by other Staff.



This litany does not cover all of what has happened to me. This litany is incomplete.


In toto, this experience has caused me great personal stress; tremendous expense that was completely avoidable; and sleepless nights and daily anxiety of the highest order.

I have been working on a detailed "Background" outlining the timeline of the above described. I will submit it to you as soon as I can, as well as to other City bodies.

Additionally, I hope City will email my packet to you in addition to making their black and white copies since I want each of you to see the photographs in color, as submitted. The photographs are under Copyright; All Rights Reserved.

Please accept my invitation to tour my house!

Most sincerely yours,



Janet Ferguson  
1754 Hanscom Drive  
South Pasadena, CA 91030  
818-554-4525  
goldnsilver@earthlink.net

Now I realize it is related to the fact that Julia Morgan never talked about herself, did not keep a diary, was extremely private about anything personal. She never married, did not keep personal records. Her whole thing was about her work, which she did constantly on very little sleep and very little food. But she and her consummately skilled Master Builders/Woodmaking Artisans had to have lived *somewhere*. And they would have wanted their families with them.

In 2012 I had gotten to the point in construction where I needed to finish the front, side and back decks out of permanent wood and remove the temporary plywood that had been there as we restored the rest of the house. I wanted to see, up close, how the walkways and decks were constructed by Julia Morgan at Asilomar so that I could replicate that. (See photos.)

Therefore I went up to Asilomar for 5 days or so in September 2012 and stayed in the old section, in one of the original buildings. (The Conference Center has many accommodations built much more recently in the general style of the rest of the grounds.) The building I stayed in had been one of the dormitories for the Y girls who came to Asilomar for the YWCA Camp. In my room, again, the construction was the same as at my house. The walls were so thin (just a single layer of 12x12 cedar as at 1754 and 1746) that I could clearly hear - really clearly! - the two women in the room next door, not to mention the people in the room directly below. Julia Morgan did not insulate walls or floors. Later on I discovered that 1746 and 1750's architecture and construction also are the same as that at Asilomar and 1754 Hanscom.

Photos attached.

#### Timeline

Nov/Dec 2011	Hours per day abed in Main Room of 1754 due to illness
July 2012	Pasadena Heritage Talks and Tour, Julia Morgan's 1921 Pasadena YWCA
Sept 2012	5 Days @ Julia Morgan's Asilomar, Pacific Grove, CA Specifically: To research decking for 1754 Construction

#### Timeline

2006;2008	Permits re Renovation of 1754 Hanscom Drive
July 2011	Renewed All Permits; Construction begins
2012	Construction
2013	Construction until October 2013
2014	Lawsuit; Construction suspended; Funds tied up
July 2016	Renewed Permits
Feb 2017	Lawsuit Pending, still

## Architectural Historical Research - Newman/Buhler 1750 Hanscom Dr

Page 1/2

The property at 1750 Hanscom Drive in South Pasadena CA is shown on the Original Sanborn Map of 1930 as certified in person to me and personally signed as "Original" by Mr Glen Creason, Curator of Maps in the History and Genealogy Department at the Central Public Library of Los Angeles. The Original 1930 Sanborn Map (included) shows all three neighboring properties located at 1746, 1750 and 1754 Hanscom Drive were already in existence at the time of the Sanborn Map Company's 1930 "snapshot in time" that was done by the Sanborn Map Company.

Additionally the Agent Detail Report lists Year Built as 1926.

Permit records of the City of South Pasadena present information that conflicts with both the 1930 Sanborn Map and Year Built written in the Agent Detail Report. However, these discrepancies melt away when the following is considered:

-Construction of a schoolhouse in 1926 would have left **no property tax history** since schools are exempt from County Tax Assessment.

-There is no evidence that Permits from the '30's held by the City indicate they were for New Construction; they could well have been used for a Rebuild or a tear down, with the new owner wanting to expand the garage and be the first on the block to have a **Two-Car Garage** rarely seen in this and the surrounding areas.

-Therefore it is entirely possible that the original structures within the 1750 property lines were indeed a schoolhouse for the children of Julia Morgan's artisans and a **One-Car Garage** designed to hold a Model T or Model A Ford, just like countless others of these small 1-car garages that dot the hills all around the area, including ones at 1808 and 1816 Hanscom Drive and Illinois Drive to this day.

-Photographic comparisons included herewith show numerous striking similarities in architectural detail between 1750 Hanscom Drive (1926) and the Julia Morgan Pasadena YWCA -(1921); and between 1750 Hanscom Drive (1926) and Julia Morgan's actual architectural drawings for the Asilomar structures (1913 to 1929) and cannot be ignored.

Detailed comparisons will be shown at the Cultural Heritage Commission meeting February 16 2017.

-Additionally, it is very unusual in this vicinity to see a Sequoia/Redwood. And yet, there it is: a Redwood/Sequoia placed directly in front of the 1926 house. It is so unusual and out of the norm. Even its placement is unusual and out the norm. Native to Northern California, Julia Morgan's workers or Julia Morgan herself could have brought a Sequoia with them from their base at Asilomar in Monterey, California to plant as a marker. While there are many Aleppo and other species of Pines covering this entire hill and all the surrounding hills, there are no other Sequoia. The Aleppo and other pines that blanket this region should be accepted as indigenous.

-1750's siting is indicative as well. First off, 1750 is a little close ("too close; a leetle too close...") to 1754. 1754 T's its head North laterally straight into 1750's side, creating a perfect East-West/North-South "T." This is not by accident. Not at all. One of the first and most telling signs of Julia Morgan's fingerprint on the Cabin at 1754 its siting. The centerpoint of the original Cabin is placed EXACTLY on a perfect North-South-East-West axis. Okay, it is off by about one and a half degrees. I'm tellin' you, when I first suspected this (the Sun's movements throughout the year told me a lot: my house is its own Sundial) and then *confirmed* it with a compass, it totally blew my mind. This kind of architecture-as-artistry gives you chills. In other words, the two small structures speak to each other, as does their brother Cabin to the North. Plus, it shows that Morgan either 1) sited 1750 carefully behind an existing Sequoia - which, if that was the case, must in itself have been a stroke of luck - O R ... 2) they themselves brought that Redwood/Sequoia with them from the Land of the Sequoias/Redwood up North and planted it squarely in front of Maybe It's A Schoolhouse as a living, breathing Cairn. A marker: Julia Morgan Was Here. We Were Here.

In any event, it is clear that Julia Morgan's Step No 1 in any project was not: No. 1. Bull-doze Site. Raze the trees, Boys! They are just In The Way.

To this very point: When 1754 was first built as just a small cabin in the woods, in addition to being carefully surveyed and sited according to the laws of Longitude and Latitude it was sited directly in front of the Mother of All Eucalypti. No kidding! Immediately, directly behind the back of the cabin was a Giant Eucalyptus whose trunk measured TWELVE FEET in DIAMETER. I know this because it was I who measured it and I who paid for it. My guy labored daily by hand for at least a week and a half to dig and cut out the remains of this mother (he must have called that stump that endearment under his breath - in Spanish - a million times...) and it was August & over a hundred every single day. Brutal.

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"Tree" even appears as a very large circle in the back center of Mr 1963's drawings for his addition. In which he made no effort whatsoever to spare what must have been an AMAZING tree. The Mommy Eucalyptus had a partial revenge though: in the rear of 1760 one door South two now very tall, mature Eucalyptus Babies look out over the valley East and stand sentinel to their mother's memory. They are a reminder of what must have been a truly magnificent specimen. And talk about Essential Oils: as the trunk was cut out in large chunks (trunk chunks), the aroma of Eucalyptus was overwhelming. You couldn't even leave a small bit in the house without calling HazMat.

I saved a few of the larger pieces, but was mildly stupid: I failed to put them in plastic. :( So now they have no smell.

-Further investigation at Asilomar itself will yield photographic evidence and rosters. Plus, the "lore" about the house at 1750 originally being a schoolhouse emanates via one degree of separation: Mrs C M Newman relating that directly to Amina Buhler, who was born at 1746 Hanscom and raised in both houses, as was her daughter, Crystal, knowing Mrs Newman as an extra grandmother of sorts. [Indeed, the only reason the Buhler's ever got 1750 Hanscom was because of Mrs Newman's kindness to them. Mrs Newman was repaying the kindness Mr and Mrs Buhler had shown *her* over the final three years of her life: they nursed her and took care of her up until her death. In return, Mrs Newman bequeathed 1750, with its special, beloved Sequoia and other pines, to them as a way of saying "Thank you."]

Therefore:

It is *assumption only* that Permits from the City regarding 1750 issued in 1933 or '34 were for new construction. Those permits could very well have been used for a rebuild: to rebuild over existing structures, which included expanding the smaller garage into a Two-Car Garage: hence the specific wording "*Two-car Garage*." This explains apparent discrepancies that in actuality do not exist: discrepancy between the permits and the 1930 Sanborn, and discrepancy between the permits and the architectural Julia Morgan evidence of the actual mid-Twenties construction time period for all three structures.

Additionally, a smaller, 1-car garage hand-dug between 1921 and 1926 allowed room for the *already existing* large Aleppo Pine located directly behind it, two feet in diameter, to grow unimpeded and not be killed by construction of either garage. As evidenced throughout the extensive grounds of Asilomar in Pacific Grove, Julia Morgan respected trees. Just imagine Switzerland with no trees. Imagine the Black Forest with no forest. A huge region famous for hand-carved wooden Christmas ornaments of incredible intricacy. In just these two examples, it is clear that a place's **cultural heritage is *inextricably* woven into its natural environment.**

While it is the case that 1750 Hanscom is not a Sears Kit Schoolhouse, **the structure closely matches the style of specific drawings Julia Morgan made at Asilomar and existing Julia Morgan structures.** See Photos. Detailed comparisons will be presented at hearing.



Re 1750 Hanscom Dr Packet

JULIA MORGAN in SOUTHERN CALIFORNIA				
Apprx Year/Date	Event	Style	Event	Style
1913	Asilomar Begins	Craftsman/Arts&Crafts		
1918	Harbor Area YWCA (San Pedro)	Craftsman/Arts&Crafts		
1921	Pasadena YWCA	Craftsman/Arts&Crafts	1754 Hanscom Dr: Apprx 1921-1926 at the latest	Craftsman/Arts&Crafts
1923			1808 Hanscom Drive; perhaps also stuccoed later	
1925	Long Beach YWCA	Italian Renaissance		
1926	Hollywood Studio Club YWCA	Craftsman/Arts&Crafts	1750 Hanscom Drive (or earlier)	Craftsman/Arts&Crafts
1926			1746 Hanscom Dr (or earlier)	Craftsman/Arts&Crafts
1929	Riverside YWCA	Craftsman/Arts&Crafts		
1930			Sanborn Map Co: The <i>original</i> 1930 Sanborn Map shows 1746, 1750, 1754 Hanscom Drive <u>already existing</u> in the 1930 "Snapshot in Time." Does not mean nor "prove" they were <i>built</i> in 1930.	
1932	Asilomar Ends (Apprx)			

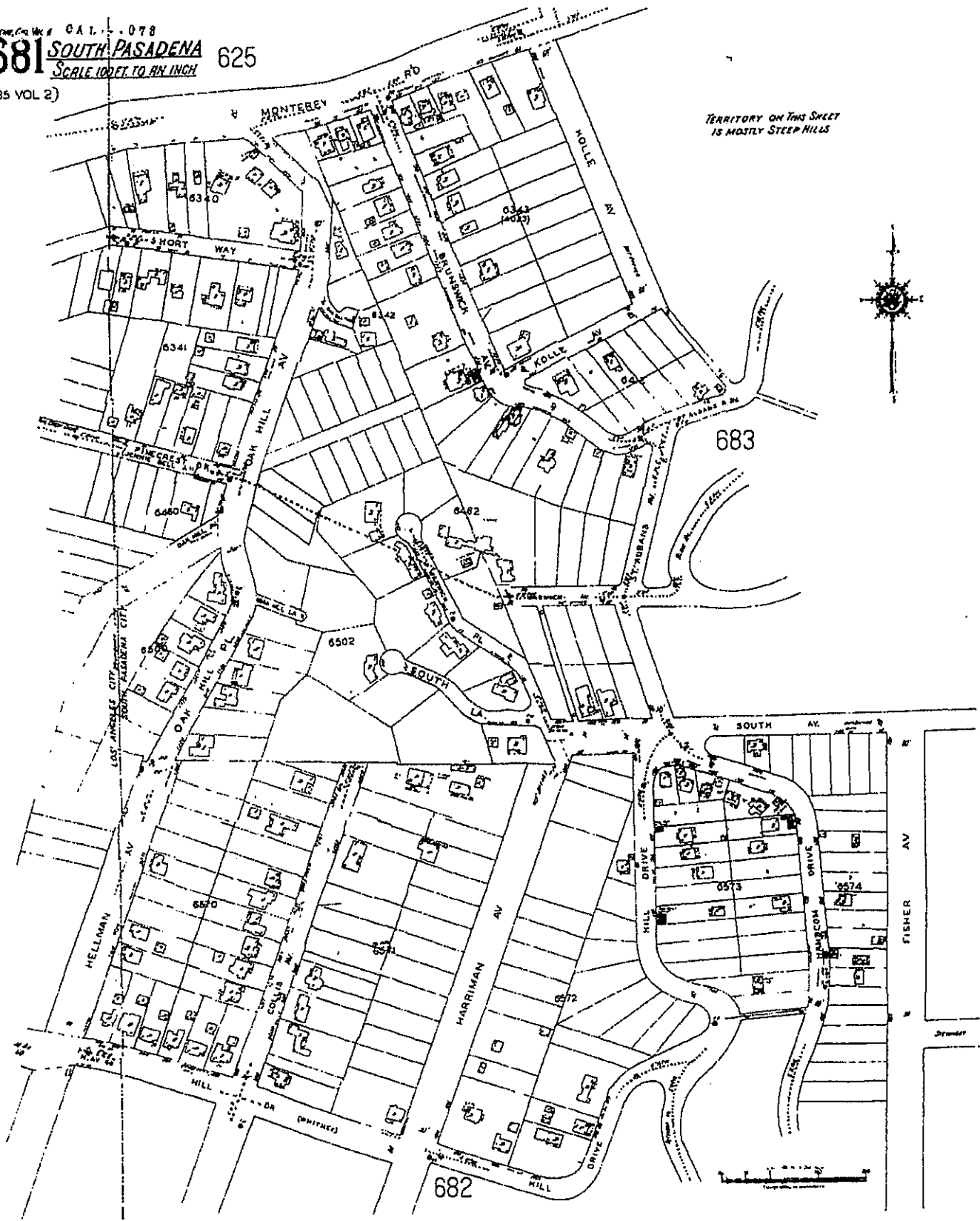
Copyright 2017 Janet Ferguson All Rights Reserved

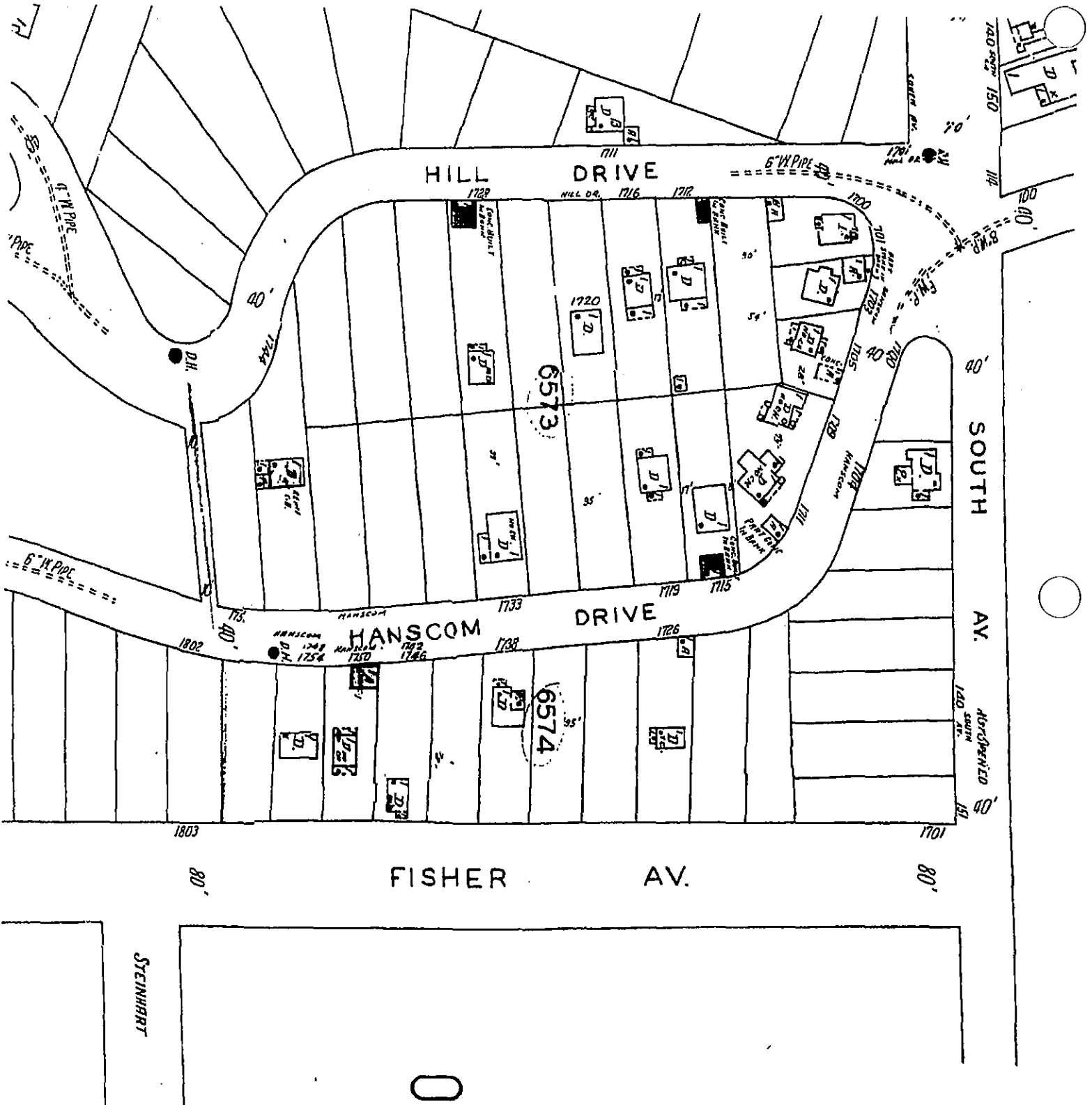
See Note; 1746 Packet Addendum



681 SOUTH PASADENA 625  
SCALE 100 FT. TO AN INCH  
(235 VOL 2)

TERRITORY ON THIS SHEET  
IS MOSTLY STEEP HILLS







# Agent Detail Report

Listings as of 01/21/16 at 10:25am

<b>Active 01/20/16 Listing # 316000636</b>		1750 Hanscom Dr, South Pasadena, CA 91030		<b>Listing Price: \$599,000</b>
County: Los Angeles		Cross St: Saint Albans		<b>Original Price: \$599,000</b>
<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family	
<b>Area</b>	South Pasadena	<b>Subdiv/Tract</b>	Not Applicable-658	
<b>Beds</b>	1	<b>Approx Square Feet</b>	760 Public Records	
<b>Baths(FTHQ)</b>	1 (1 0 0 0)	<b>Price/Sq Ft</b>	\$788.16	
<b>Garage Space</b>	2	<b>Lot Sq Ft (approx)</b>	6512 ((Public Records))	
<b>Year Built</b>	1926	<b>Lot Acres (approx)</b>	0.1495	
<b>APN/Tax ID</b>	5308017050			
<b>DIM</b>	1			

**Marketing Remark** Fixer in the hills of South Pasadena offering mountain and sunset views. First time on the market since 1926.  
**Agent-Only Rmrks** Offers due 2/1/16 by 5:00PM. Please email offers in one PDF to laurietumer@coldwellbanker.com with pre-approval, proof of funds. Property being sold AS IS, no repairs, no credits, termite report only. Buyer to do their own investigations. Can be sold with 1746 Hanscom Drive APN 5308-017-049.

**Listing Agent** Laurie Tumer (ID:P19698) Primary:626-483-5269 Secondary:626-584-0050 x153, FAX: 626-440-0455  
**Listing Office** Coldwell Banker Residential Brokerage Company (ID:P069) Phone: 626-584-0050, FAX: 626-440-0455  
**Agreement Type** Excl Rt Sell/Lease **Listing Date** 01/20/16 **Expiration Date** 06/13/16

**Commission Amount** 2.50% **Variable Rate** No

<b>State</b> CA	<b>Country</b> USA
<b>Contact Order 1</b> Agent Cell Ph	<b>Contact Phone 1</b> 626-483-5269
<b>Selling Office Comp</b> 2,500	<b>Commission Type</b> Percent
<b>Variable Rate/SCAN</b> No	<b>Year Built Source</b> Assessor
<b>Cross Streets</b> Saint Albans	<b>Service Level</b> Full Service
<b>Special Conditions</b> Standard Sale	<b>Terms</b> Cash, Cash To New Loan
<b>Possession</b> Close Of Escrow	<b>Will Consider Lease</b> No
<b>Land Lease Type</b> Fee Simple	<b>Zoning</b> SPR110000*
<b>Showing Access</b> Appointment Only, Call Listing Agent	<b>Showing Contact Name</b> Laurie Tumer
<b>Showing Contact Phone</b> (626) 483-5269	<b>Showing Contact Type</b> Agent
<b>Lock Box Type</b> No Lockbox	<b>Lock Box Location</b> No Lockbox
<b>Sign On Property</b> Yes	<b>Tax Mello Roos</b> Unknown
<b>Lot Location</b> Hillside	<b>View</b> Yes
<b>View Type</b> Mountain View, City Lights View	<b>Property Condition</b> Fixer
<b>Disclosures</b> Trust/Conservator	<b>Building Style</b> Bungalow, Cabin
<b>Common Walls</b> Detached	<b>Stories/Levels</b> One Level
<b>Entry Location</b> Living Room	<b>Front of House Faces</b> Faces West
<b>Ext Construction</b> Wood	<b>Flooring</b> Carpet
<b>Pool Y/N</b> No	<b>Spa Y/N</b> No
<b>Fireplace Y/N</b> No	<b>Volt 220 Location</b> 220V Throughout
<b>Roofing</b> Asphalt Shingle	<b>Sewer</b> Unknown
<b>Number of Remotes</b> 0	<b>Total Covered Spaces</b> 2
<b>Parking Type</b> Garage - 1 Door	<b>HOA</b> No

Presented By: Laurie Tumer CalBRE: 01919000 / Coldwell Banker Residential Brokerage Company Phone: 626-483-5269 Office Lic.: 00616212

Featured properties may not be listed by the office/agent presenting this brochure.  
 All information herein has not been verified, is not guaranteed, and is subject to change.

1746 Architectural Historical Research - Buhler: 1750 Architectural/Gardens Historical Research - Buhler

Re. 1746 HANSCOM DRIVE

Page 1/4

Edwin and Annemarie Buhler bought 1746 Hanscom Drive in late 1962 or early 1963. In the early 1980's they became owners of 1750 Hanscom Drive when it was bequeathed to them.

When the Buhlers bought 1746 Hanscom in the early '60s it was "already old" (Amina Buhler). It was made entirely of wood: cedar Board and Batten. There was no stucco on it.

The **original Board and Batten** wood walls still exist and can be found now at the back of one closet in the very front room of 1746. The outside wall of the house and the inside wall were one and the same. This is identical to the construction by **Julia Morgan** at **Asilomar** and **1754 Hanscom**.

Gradually, over the next 10 to 15 years, Ed Buhler *himself* added stucco on only certain outside walls. He used stucco to embed hand-sized rocks that he and his wife carefully collected during walks and outings to the various beaches of Southern California. His hand-built rock walls and stuccoed walls with similar-sized hand-sized rocks carefully placed in it were built entirely by him. They circulate throughout the grounds at both properties.

On the front outside wall of 1746 are two crests. The upper one, in blue and white, represents the City of Zurich and the Canton of Zurich. Its design is the same as the flags of the City of Zurich and Canton of Zurich. The lower, circular crest beneath is the Crest of Switzerland: a Red Cross in a field of White., which is the same as the Flag of Switzerland.

The inside of the front-most room of 1746 Hanscom has built-in bunks. This is because 1746 would have originally been used to house the European artisans who built the five different YWCA's built by Julia Morgan in Southern California from 1918 to 1929 and who built Asilomar itself between 1913 and 1932.

The interior supports immediately upon entry are trees. Not milled wood: the actual trees themselves. Just like trees were used by Julia Morgan at Asilomar and many other of her over 700 commissions throughout California. "Morgan's work is described to have high structural honesty and *tremendous use of indigenous materials*." (Julia Morgan: From Wikipedia, the free encyclopedia.)

The interior architecture and detailing are a seamless melding of Julia Morgan's Arts&Crafts /American Craftsman ethos with hundreds-of-years-old traditional Swiss architecture. Which is perfectly obvious: the men (sorry, ladies) who came to America with their wives and children to flee a Europe flattened by the War to End All Wars (would that it had...) could not have separated the workmanship pounded into their hands and minds (pardon the pun...) by countless grandparents and pictures and stories and hikes - in the mountainous woods, surrounded by ... **P i n e T r e e s !** - had they tried. But they Fit. They Fit Julia Morgan. They fit Julia Morgan's aesthetic artistically, her work ethic? -- effort to effort. Those mens' hands, heads and hearts can be physically seen and felt throughout the original footprint of 1754 Hanscom Drive.

Swiss. 1746 is *Swiss*. There are antique Swiss locks, 150 to 200 years old, and door and window fittings handmade of iron. The house originally was heated by wood-burning stove. Living there starting in 1920 for Pasadena's 1921 YWCA must have made them feel "Home." Like home was in the Old Country. And they would have stayed awhile, because more Y commissions followed flooding Julia Morgan with opportunity for ALL of them, her crew and her, to make their mark on the New World in five other nearby cities over the next 8 years. In point of fact, the first room added onto my Cabin in the Woods at 1754 was covered inside with original, old Swiss wallpaper. I kept a bit of it (somewhere, now...; will search for it) to show you in person.

Edwin Buhler was a blacksmith as well as an expert woodcarver, and forged the door and window fittings and the ornate steel Entry Gate and all window guards himself. (See photos.)

The interior supports are trees, not milled wood, the trees themselves, just like at Asilomar. The interior architecture and detailing are pure Swiss. There are antique Swiss locks, 150 to 200 years old, and door and window fittings handmade of iron. Heat for the house was, at least upon demand/not necessarily exclusively, by wood-burning stove up to Sale of same.

There are is an iron bell inscribed with Jonas Furrer's name. (See Photos. See Historical Architecture/Buhler.)

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**Re 1750 HANSCOM DRIVE**

In the mid to late 60's Ed Buhler got a job with the **City of South Pasadena**. His boss at the City was **Bob Berlin**, who lives - now - at 1733 Hanscom Drive (and is, I am honored and proud to say, a dear friend of mine of many years. - JF) Ed's job was **Head Gardener of Garfield Park**, under Bob Berlin's direction. In other words, Bob Berlin was his boss. He planted many trees and plants at Garfield Park that residents enjoy today.

Ed's daughter Amina Buhler writes:

"Ed Buhler studied plant identification at the Arboretum and at the Huntington Library Gardens, where he graduated from the class. He knew the Latine names. He planted many of the trees at **Garfield Park** where he was gardener. (Bob Berlin was his boss.) He **meticulously recorded** what trees he planted and when (in Garfield Park), with their Latin and common names. I found his notes on this and saved them in case anyone would want to know. They are in a locker, somewhere. [Regarding 1746 and 1750 Hanscom Drive]: He was very proud of his garden and plant collection." (See Attached - Texts)

In identical fashion to their collecting of smooth, hand-size rocks for the house and hardscape, cactic and other plants were collected carefully by both Annemarie and Ed Buhler during their travels throughout the world. The cacti were collected from frequent excursions to the deserts of Southern California such as Anza Borego, Mojave, and many others. They are **very rare cacti** and were collected carefully for their exotic-ness and representation of the genus. There are 16 different varieties, collected in the sixties and seventies, all legally, That was before there were any government restrictions on transporting plants.

The Buhlers collected plants for their **Essential Oils** and for use in the family business, Windrose Aromatics. In the kitchen, one can see the tiles above the stove representing the many different plants and flowers prized for their life-giving properties, and representing the essential ingredients of the Essential Oils used in their Phyto-Aromatherapy business.

These plants have medicinal qualities and uses. Each plant and tree was carefully chosen. Each plant and tree was carefully Sited, with extreme care, by **Master Gardener Edwin Buhler**. There was nothing random and nothing "jungle"-like about its design. The Gardens encompass both properties, but 1750 Hanscom holds the greater concentration of the **Buhler Collection's** individually selected, rare, and medicinal plants and trees. After being bequeathed 1750 Hanscom Drive in **1983**, the Gardens expanded exponentially and are a showpiece of that property.

Ed Buhler carefully recorded and named each plant and tree. He was, of course, already an expert in their names, Latin and Common. He had personally transported many of them from around the world. His wife Annemarie Buhler was even more of an expert, in that of the "interior" properties of each for use in **PhytoAromaTherapy** she was world-famous for. **The Buhler Gardens** are, at their essence, the core, the very-most center of all Aromatherapy in the United States and Europe.

**The Gardens** include, among others:

The Collected Rare Cacti - 16, Plus:

Genus Fouquieria, 11 types: Octillo, native to the Sonoran and Chihuahuan Deserts

A Bay Laurel Tree - medicinal use

Pittisporum - used for Centuries in France to make perfume

Sapote, or Ironwood - has smooth skin and green fruit, sited in front area of 1750

A Phildendron selected and brought from Hawaii by Ed Buhler, behind 1746

A "Queen of the Night" plant, with Dragon Fruit

A rare "Fairy-like" plant 300 years old

From Annemarie's Grandmother in Switzerland, brought over by hand: a "Mutterplantze": a succulent native to Morocco brought from her Grandmother's garden in Switzerland

A plant called the "Wax Flower" plant

And many more.

A map of all the plants and trees of both gardens at 1746 and 1750 will be provided.

So it is apparent that *both* **Mr** and **Mrs** Buhler were experts in plants, experts in horticulture, experts in the life-giving /life-enhancing properties of all plants and trees.

Mon Jan 30, 2017

Pittosporum perfume ingredient, Pittos...



This is a link which shows some of the perfumes made from the pittosporum tree

Bay Laurel, medicinal Tree Latin: Laurus nobilis

Please read in full, maybe real important. The Bay Laurel & Pittosporum were deliberately planted & took a long time to find. Mom was so proud of them. The Sapote was also planted. As was the orange tree which my dad & I planted w a

Under it-that's why I thought it was so sweet. The cacti were collected from deserts over > 20 yr pd. My father studied plant identification at the Arboretum or Huntington library. He graduated the class. He knew the Latin names. He planted many of the trees at Garfield Park where he was gardener. (Bob Berlin was his boss). He meticulously recorded what trees he planted & when ( in GPark) with their Latin & common names. I found his notes on this & saved them in case anyone in So Pas would want to know. They r in a locker somewhere. He was very proud of his garden & plant collection.

My dad was head Gardner at Garfield Park 4 many yrs. u can ask bob about it

The Berlin crew told me earlier today that Bob was his boss.

He planted things deliberately & sought out many hard to find species of plants, trees & cacti for example. The philodendron is a very nice example of its kind. After he died, things mostly grew on their own. Mom didn't know how 2 garden.

We will fight to preserve this legacy



http://wildlifeofhawaii.com/images/flowers/Monstera-deliciosa-1.jpg My dad brought it back from Hawaii!

Amina Buhler

Recognize it? There is also a very primitive & rare that has long skinny, spiny branches. In rainy yrs it has leaf that sprout out. It's to the left of the stairs w railing b4 the philly

Oh yes: I recognize the Hawaiian

He carried it back w him

Amina Buhler



http://society.bcss.org.uk/coolcacti/assets/pics/pereskia.jpg Looks similar, but another species

It's only 2-3 ft tall, but wider.



https://cdn.pixabay.com/photo/2016/02/22/23/31/desert-1216712\_960720.jpg Without leaves. This look closely at 'stem' 2 c it pattern matches



http://www.tucsonazrealestateblog.com/images/ocotilloleaves.jpg With leaves in rainy peric J



Amina Buhler

Ocotillo - Fouquieria splendens - Dese...

I'm pretty sure it's in the genus fouquieria which has 11 species It may be an octillo native 2 the Sonoran & Chihuahuan desert. The octillo is the northern most growing of the genus. That is why it never gained the height, 2 far N

But read about it

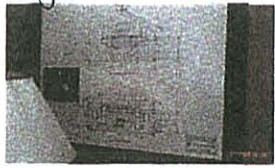
Mon Jan 30, 2017

The Hawaiian philly is more then 40yrs old. The navel orange is 50.. The lemon tree was already fully mature(over 10 ft tall) & baring fruit in the early 60's-it must have been there (Mature) when they bought the house in the late 50's. it may be the oldest tree @1746. The redwood was over 100 yrs old from what I was told from Carmen Newman. She came over the grapevine when it was redwood planks. She was a part of the 'I Am' movement. Thinking about it, the 2 pines in front & the big one out back r quite old 2.

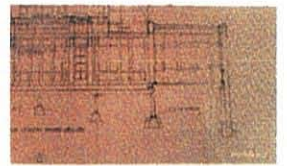
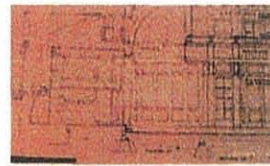
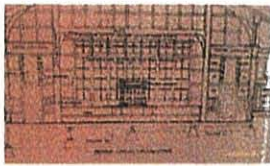
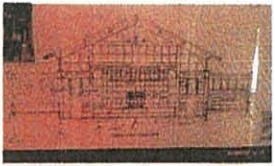
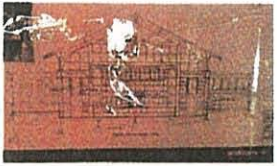
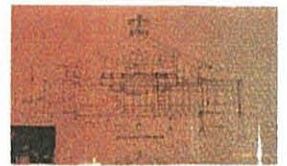
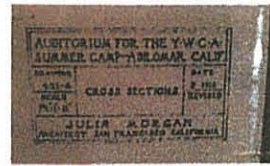
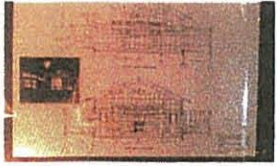


INTERIOR, Julia Morgan's Cabin, Asilomar

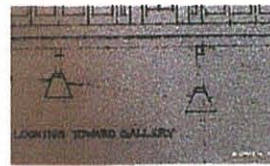
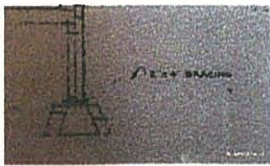
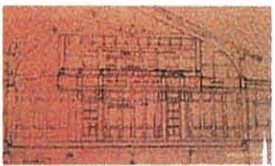
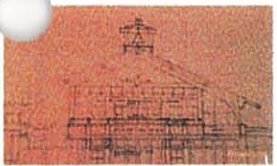
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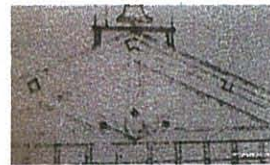
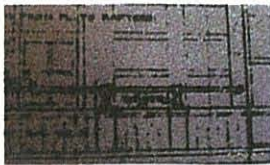
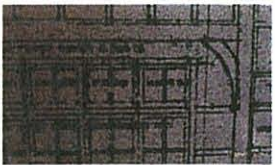
Auditorium 1913  
Asilomar



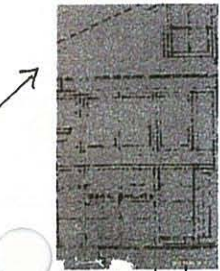
Re 1750 & 1746 -  
Roof line "V"



IDENTICAL to 1754 and 1750;  
re. 1746 - Do Not Know at this Time



Re 1750

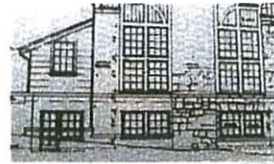
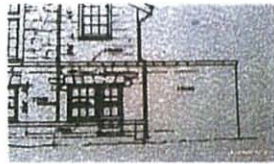
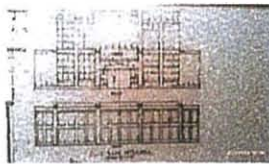
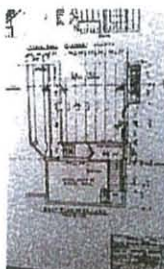
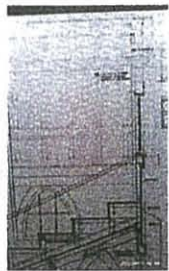
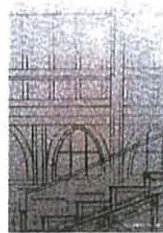
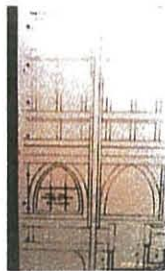
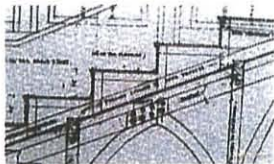
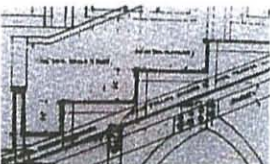
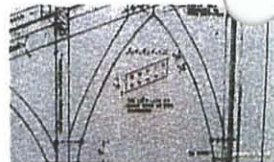
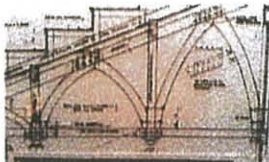
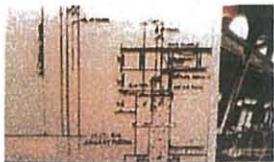
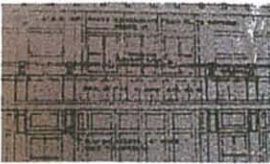


FRAMED ORIGINAL DRAWINGS of ASILOMAR

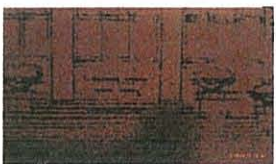
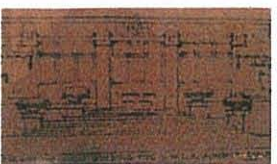
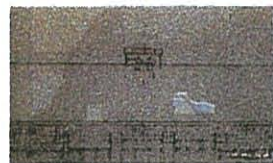
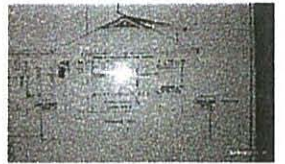
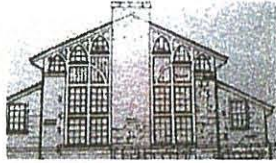
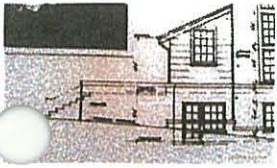
Re 1750 west elevation

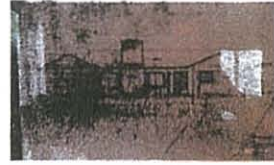
ALL PHOTOS COPYRIGHTED, Janet Ferguson 2017 ON DISPLAY INSIDE JULIA MORGAN'S HOME/  
CABIN @ ASILOMAR











Re 1750



Re 1746, Windows





Julia Morgan's Pasadena YWCA (1921)



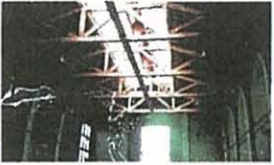
Re 1754



↑ 1746/1754



Re 1754/1746/



re 1754



E.g., (others exist as well) →



1750 Hanscom Dr



Pasadena Y



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Pasadena YWCA, 1921



Pg 2/2



YWCA  
1750



Asilomar Detail

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Foundation  
Detail: Julia Morgan's Drawings @ Asilomar



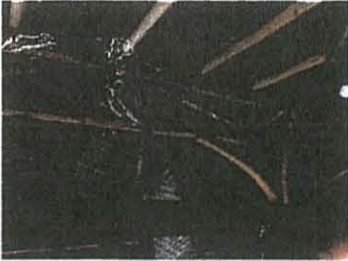
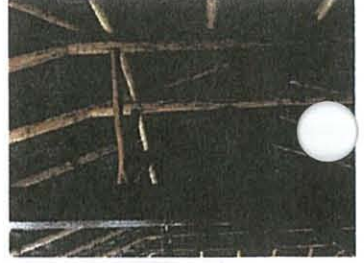
Foundation, 1754 Hanscom (above)

Same @ 1750; Haven't seen @ 1746





Re 1746



Re 1746



Re 1754



Board & Batten Interior



Re 1746



Re 1754



Re 1754



Re 1754



Re 1754



Re 1746 / 1746 & 50



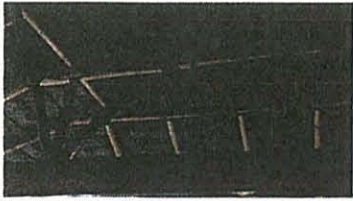
Re 1746 / 1750







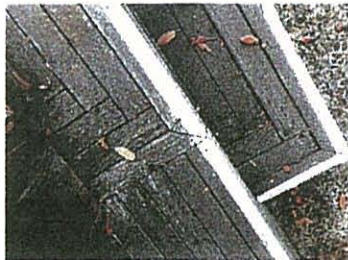
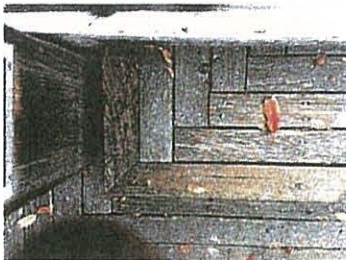
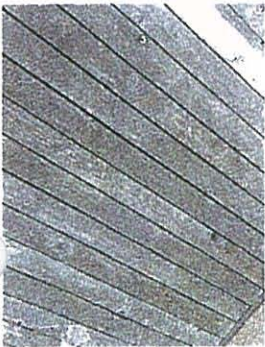
Re 1750 and 1746



Re 1746

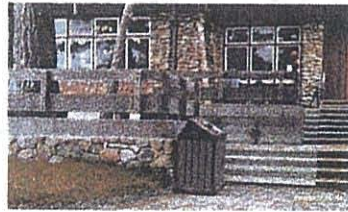
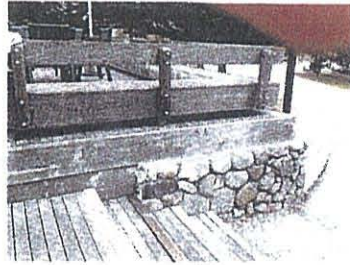
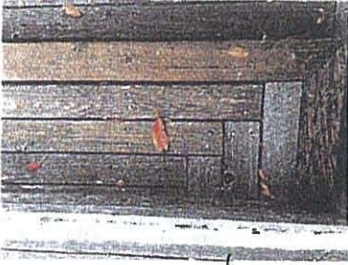


Re 1750 and 1746



Research for 1754



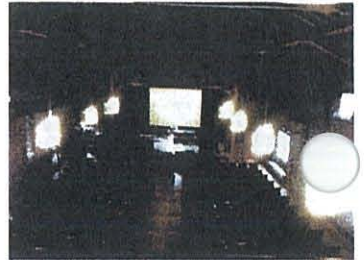


Research for 1754

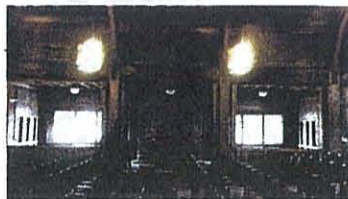
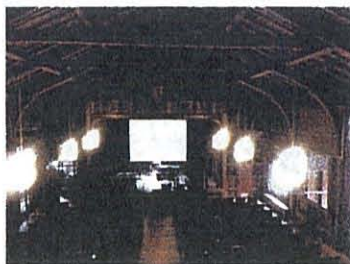


Re 1746 / 1750

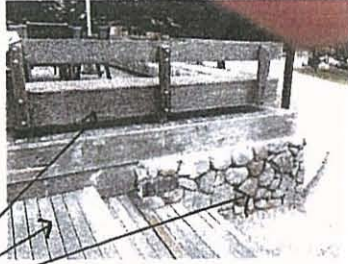
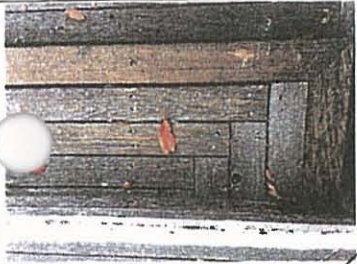
Re 1746



Re 1750 & 1746



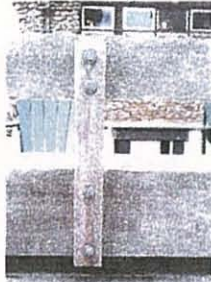




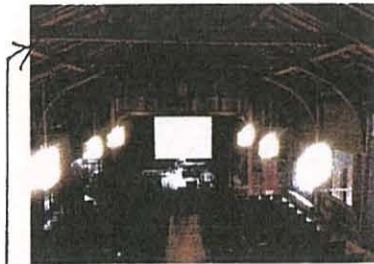
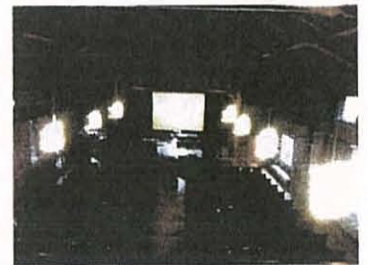
WHY I WENT



Re: 1746 1750 1754



Re 1746 exterior / Re 1750 windows



Re 1754

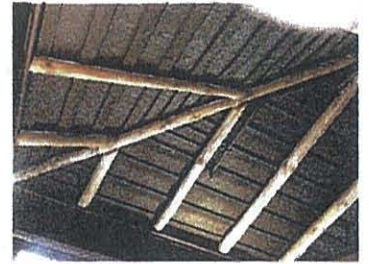


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Re 1746 and 1750 Windows



Re 1746 Hanscom Drive

Isn't this so cool??!



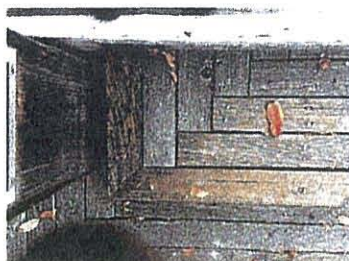
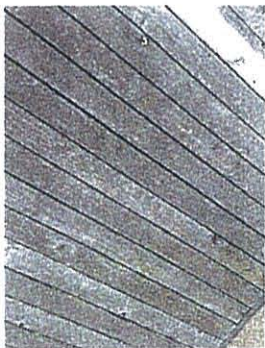
Re 1754

Windows - Re 1746



Re 1750

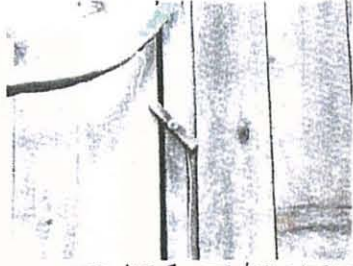
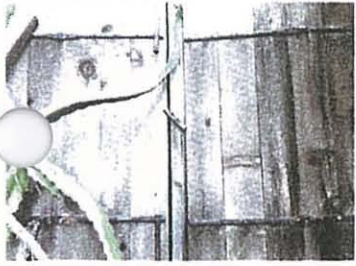
Use of Wood



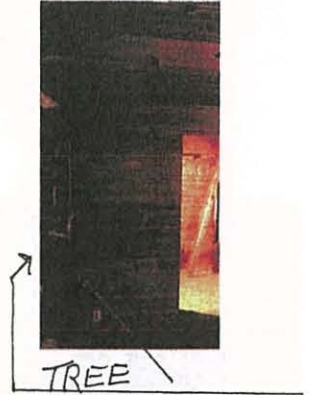
Reason for Trip to Asilomar

Research for 1754





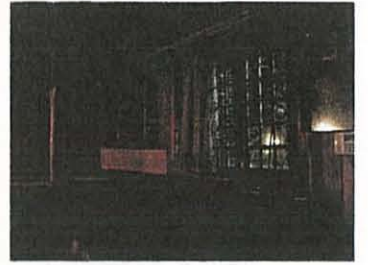
SWISS INFLUENCE



Arched / Pas YWCA

ARCHES

TREE



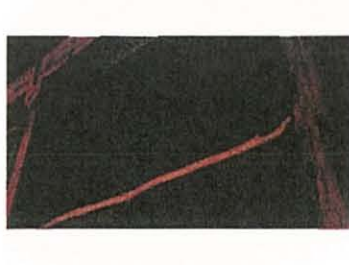
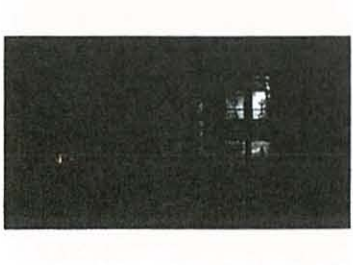
Re 1750 and 1746 Re Gardens @ 1746 & 1750



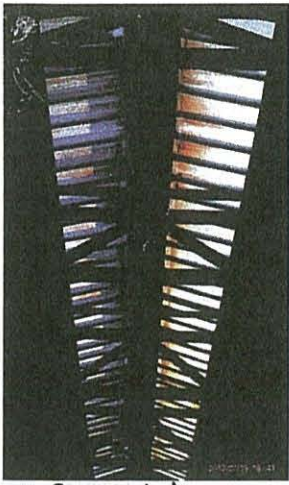
Asilomar ARCHED

Re ASILOMAR

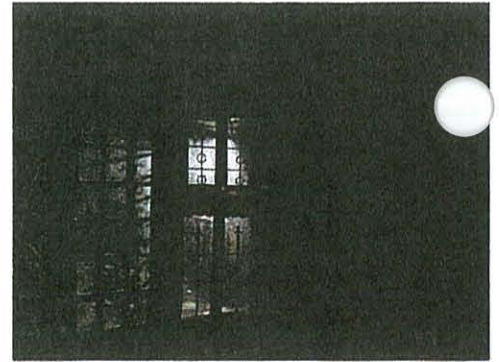
Re ASILOMAR



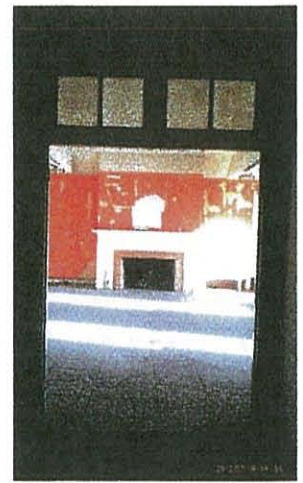
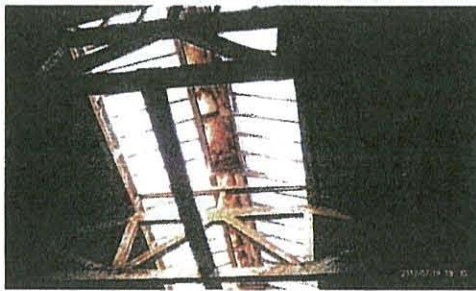




Pas YWCA



Re Asilomar and Pas Y



Pasadena YWCA  
Same in Windows, 1750



YWCA  
Similar to 1754 & 1746

Interior, 1746/1750

Pg 1/1



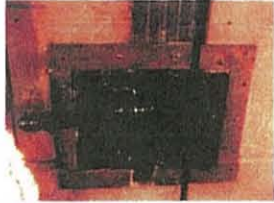
Re ASILOMAR



Re Asilomar/Julia Morgan



Antique Swiss



Antique Swiss Lock; approx 150 to 200 YRS old



Copper

Copper; original



Copper

INTERIOR FIXTURES, FITTINGS; 1746 and 1750 Hanscom Drive  
Hand Forged by Edwin Buhler; some of above

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Persons Who Lived There Historical Research/Newman, 1750 Hanscom Drive

Page 1/1

The woman who lived at 1750 Hanscom Drive for over 40 years, one C.M. Newman, was an **original disciple** in the innermost circle of Guy Ballard, Founder of the **"I AM" Movement**, [NOTE: Because of the plethora of obviously genuine and significant physical evidence of the I AM Movement remaining on site; and because of distinct similarities in their physical appearances as evidenced in two side-by-side photographs, I originally surmised this woman may have been Ballard's wife Edna Ballard living at 1750 under an assumed name (after Guy Ballard's death in 1939). This turned out not to be the case, as I subsequently found out.]

Guy Ballard founded the "I AM MOVEMENT" in the early 1930's. This movement is also called the **"Ascended Masters Teachings Movement."** Mrs Newman was an original Channeler as well as a trusted transcriber of messages Ballard was receiving after having encountered St. Germaine on Mt Shasta during a hike in 1932. Mrs Newman was one of the original individuals in the tiny group of his initial adherents. She dedicated the remainder of her life to the I AM Teachings.

This movement revered **1.) Nature**, especially Trees, even more especially and specifically, **Redwood/Sequoia trees** - because of their standing (at the time) as the oldest living trees on the Planet (some 2.5 Million years old; more recently, Redwoods/Sequoia were usurped in the Race to Oldest by the Bristle Cone Pines of the Rocky Mountains, clocking in at 4.5 Million years old); **2.) the American Flag and by extension, the United States;** and **3.) "Ascended Masters":** people who are taken straight up to heaven from earth when they die, **such as Jesus, and Enoch** of the Old and New Testaments. Guy and Edna Ballard had well over one million followers during the 30's alone; held gatherings at the Shrine Auditorium; had a famous lawsuit that ended up in the U.S., Supreme Court; and are credited with igniting the **New Age Movement** in California.

Mrs C M (Carmen) Newman was an original member, a disciple, in the innermost circle of the "I AM Movement," a brand new religion that quickly spread into a movement of **over a million people** in the U.S. in the 1930's. She both transcribed Guy Ballard's "channeled" messages from Saint Germaine and did channeling. A sample of her transcribed messages is included here, are called **"Discourses"** and are the backbone of the Movement's teachings to this day. All of the Discourses were published in Ballard's many books. (See Photos)

Mrs Newman received and recorded countless pages of divine messages from St Germaine. These writings that she made over a 40-year period while living at 1750 were collected and preserved and sent back to the I AM Temple in Schaumburg, IL., one of the oldest I AM Temples and the primary headquarters of the worldwide **I AM Movement**. To this day there are I AM Temples located in major metropol, such as Seattle, throughout the United States and the world. Carmen Newman's small, tight, fledgling group of followers of Guy Ballard met regularly in Pasadena beginning in the mid-to early '30s to receive messages from Saint Germaine. The I AM Movement began right here in Pasadena and South Pasadena and is credited as being the start of the New Age Movement in California.

The I AM Movement was/is also called the **"Ascended Masters" Movement**.

An entire large box full of Newman's **"Discourses"** was retrieved from 1750 Hanscom Drive one year ago. They are enough to fill an entirely new book of "Discourses" as yet unpublished and as such, extremely valuable.

Evidence of her involvement is included here. See Photos. See Actual Physical Evidence as follows: Writings sample of "Discourses; Framed "I AM" Flag, Emblem of Movement, 1932, Rare; Actual Swiss Shingles - used in/left from 1750 Hanscom original structure and 1746 original structure; Stone in stucco sample; Avian artifacts; and possibly more.





# I AM movement

AMERICAN RELIGIOUS MOVEMENT

WRITTEN BY: John Gordon Melton

**I AM movement**, [theosophical](#) movement founded in [Chicago](#) in the early 1930s by Guy W. Ballard (1878–1939), a mining engineer, and his wife, Edna W. Ballard (1886–1971). The name of the movement is a reference to the Bible verse in which God replies to [Moses](#), “I am who I am” (Exodus 3:14). Despite legal and public relations difficulties, the movement thrived and inspired a number of subsequent movements based on its teachings.

Ballard claimed that in 1930 during a visit to [Mount Shasta](#) (a dormant volcano in northern California), he was contacted by St. Germain, one of the Ascended Masters of the Great White Brotherhood. Many occultists believe that this order of spiritual beings guides the overall destiny of humankind and speaks through human messengers. The first modern contact with the Masters was allegedly made in the 19th century by Madame [Helena Blavatsky](#) (1831–91), one of the founders of the Theosophical Society.



Helena Blavatsky, detail of an oil painting by Hermann Schmiechen, 1884; in a private collection.  
*Encyclopædia Britannica, Inc.*

Writing under the name Godfrey Ray King, Ballard compiled his experiences in a book, *Unveiled Mysteries*, published in 1934, and he afterward claimed to receive regular messages, termed “discourses,” from St. Germain and other Masters. Because one of the Masters from whom Ballard received dictations was [Jesus](#), members of the I AM movement consider themselves Christian. The Ballards claimed to have received more than 3,000 messages, which formed the body of the movement’s teachings.

The Ballards incorporated the I AM movement in 1932. Following Guy Ballard’s death, Edna Ballard became the movement’s leader and revealed the messages she had received from St. Germain. With her death in 1971, the Board of Directors, which had been established at the movement’s incorporation in 1932, took control of the movement. Since then, no further dictations from the Masters have been received, because no new messenger has been appointed to succeed the Ballards.

The [Masters’](#) discourses emphasized ways for individuals to become aware of their “I AM,” or “God Presence,” which flows from God, the mighty Creative Fire at the centre of the universe. Ultimately, each person hopes to ascend into the divine realms, as the Ballards are

Listening to the messages recorded by the Ballards is the central activity of I AM gatherings.

The I AM movement also promotes American patriotism. The messages received by Ballard suggested that the [United States](#) had a special role in the Masters' world plan, and members of the movement believe that Ballard was a reincarnation of [George Washington](#). The group sponsors special programs on patriotic holidays.

The growing movement was disrupted by Ballard's sudden death in 1939. Soon afterward, several former members accused the Ballards of teaching a sham religion, which led to the indictment and conviction of Edna Ballard and other movement leaders for mail fraud. In 1946 the U.S. Supreme Court overturned the conviction.

As a result of the lengthy judicial process and the subsequent bad publicity, the movement assumed a very low profile in the 1950s, and many thought that it had died. During the second half of the 20th century it experienced steady growth, and in the early 21st century it reported more than 300 chartered I AM sanctuaries in the United States and around the world. The most prominent group inspired by the I AM movement was the [Church Universal and Triumphant](#). Others, such as the Aetherius Society, pictured the Masters as officials of an extraterrestrial government who offer guidance from [unidentified flying objects](#) (UFOs).

*John Gordon Melton*

**LEARN MORE** in these related articles:



[in theosophy: Assessment](#)

[READ MORE](#)

[in Church Universal and Triumphant](#)

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[theosophy](#)

[READ MORE](#)

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**MORE ABOUT I AM movement**

**2 REFERENCES FOUND IN BRITANNICA ARTICLES**

**Assorted References**

- influence on Church Universal and Triumphant ([in Church Universal and Triumphant](#))
- influenced by theosophy ([in theosophy: Assessment](#))

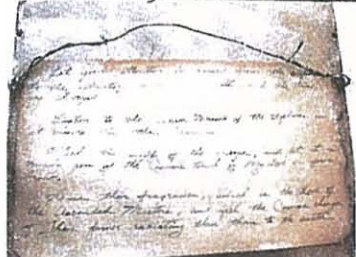
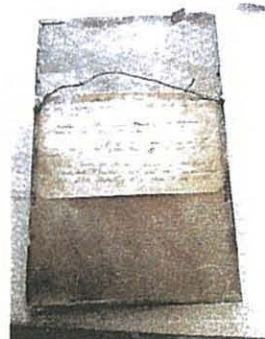
Rel'd to "I AM" Movement



Extremely Rare Original Emblem; Faded



Reverse side, w/ Seal



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"I AM" Movement; History of 1750



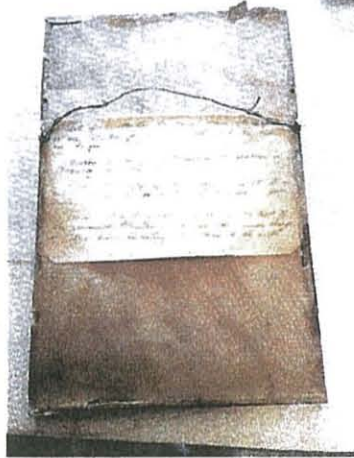
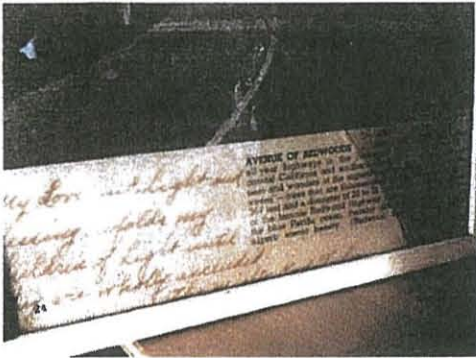
"1943" inscribed on back, w/  
name of "Carmen Newman"



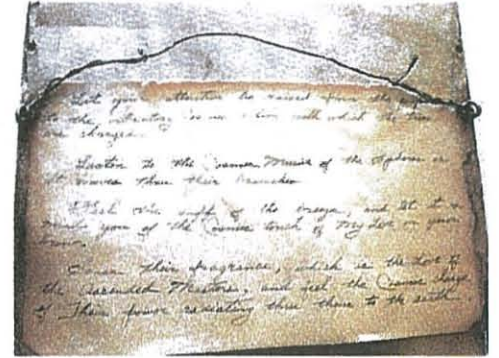
Reverse; Fragile/Old



Seal on Reverse Side;  
says "De Land"



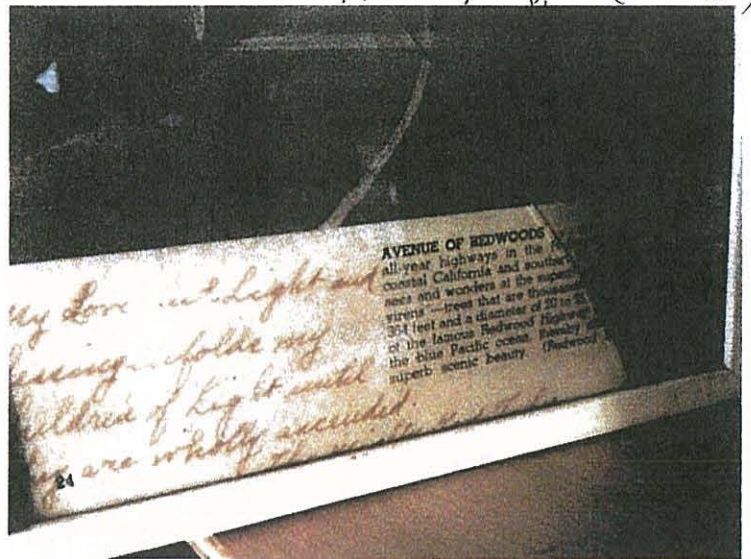
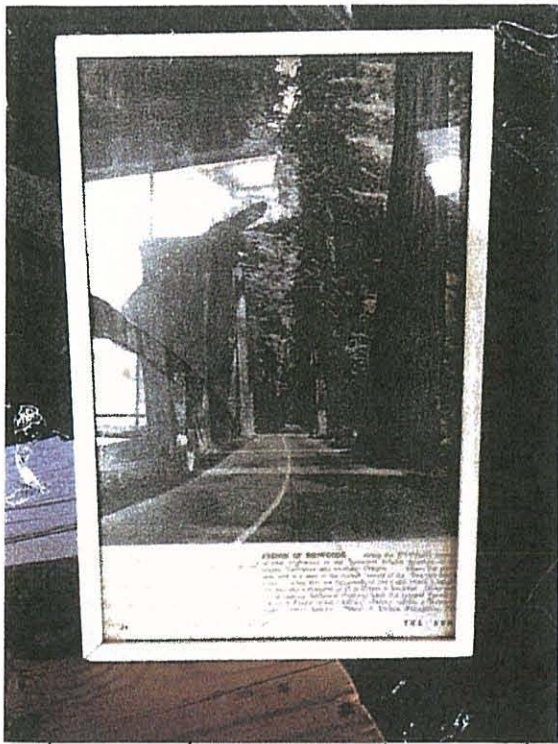
"Discourse" on Reverse



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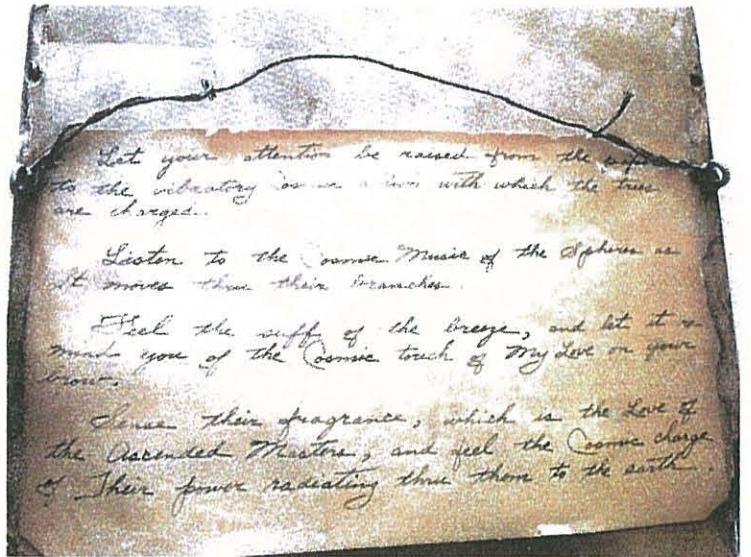
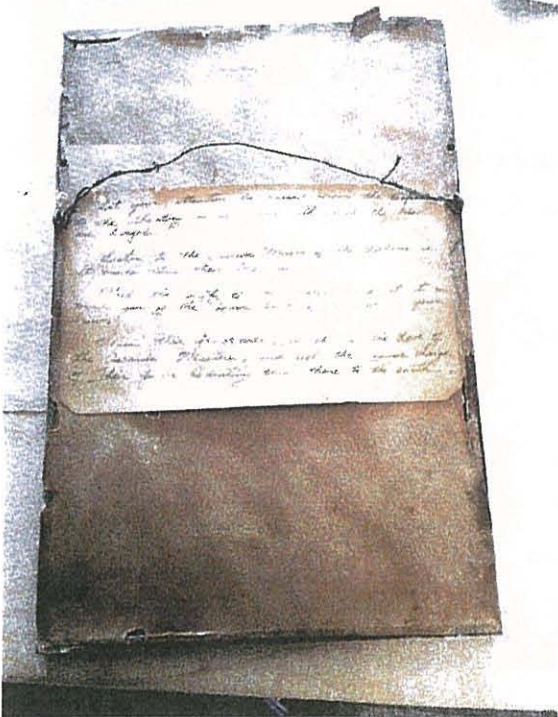


"I AM" Movement & C.M. Newman, Disciple/Writer  
 Bought 1750 because of Redwood/Sequoia (Amina B.)



Channeled Message on Redwood Photo

Hung on Wall @ 1750 Hanscom Dr.



A "Discourse"

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From Walls in 1750 Hanscom Drive  
by CM Newman

Let your attention be raised from the paper  
to the vibratory Cosmic action with which the trees  
are charged.

Listen to the Cosmic Music of the Spheres as  
it moves thru their branches.

Feel the suff of the breeze, and let it re-  
mind you of the Cosmic touch of My Love on your  
brow.

Sense their fragrance, which is the Love of  
the Ascended Masters, and feel the Cosmic charge  
of Their power radiating thru them to the earth.

A "Discourse"

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An "I AM" Discourse Channeled/and  
Transcribed by C. Newman @ 1750 Hanscom Drive sometime between  
c. 1938 - 1940

Let your attention be raised from the paper  
to the vibratory sound a ton with which the trees  
are charged.

Sister to the Cosmic Music of the Spheres as  
it moves thru their branches.

Feel the soft of the breeze, and let it re-  
mind you of the Cosmic touch of My Love on your  
brow.

Draw their fragrance, which is the Love of  
the Ascended Masters, and feel the Cosmic charge  
of Their power radiating thru them to the earth.





Stone in Stucco

June 17 1:17 PM M 57:00  
Amina Buhler  
Their was no 'we'  
We implied that I had  
a Say in the matter. I  
did not tho I  
expressed that  
Their was a  
movement I save the  
old homes & that I  
hoped that someone  
like that would buy  
that place. My  
brother told me that  
he thought that the  
Armenian family  
would.  
That's not a  
gentlemen  
agreement

Text - Amina Buhler,  
re. understanding  
generally accepted  
by Family members;  
verbal.



"Avenue of the  
Redwoods"

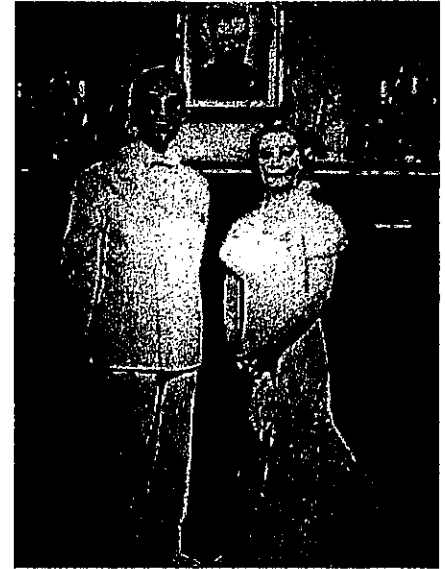
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# "I AM" Activity

From Wikipedia, the free encyclopedia

The **"I AM" Movement** is the original Ascended Master Teachings religious movement founded in the early 1930s by Guy Ballard (1878–1939) and his wife Edna (1886–1971) in Chicago, Illinois.<sup>[1]</sup> It is an offshoot of theosophy and a major precursor of several New Age religions including the Church Universal and Triumphant.<sup>[2]</sup> The movement had up to a million followers in 1938<sup>[3]</sup> and is still active today on a smaller scale. According to the official website of the parent organization, the Saint Germain Foundation, its worldwide headquarters is located in Schaumburg, Illinois, and there are approximately 300 local groups worldwide under several variations of the names "I AM" Sanctuary, "I AM" Temple, and other similar titles.<sup>[4]</sup> As of 2007, the organization states that its purpose is "spiritual, educational and practical," and that no admission fee is charged for their activities.<sup>[5]</sup> The term "I AM" is a reference to the ancient Sanskrit mantra "So Ham", meaning "I Am that I Am".<sup>[6]</sup> See also the entry "I Am that I Am".



Guy and Edna Ballard

## Contents

- 1 Overview
- 2 History
  - 2.1 Founding
  - 2.2 Popularity
  - 2.3 Guy Ballard's death
  - 2.4 Fraud trial of Edna and Donald Ballard
  - 2.5 Relocation to Santa Fe and Edna Ballard's death
  - 2.6 Recent history and present day
- 3 Teachings
- 4 See also
- 5 References
- 6 Partial bibliography
- 7 External links

## Overview

The movement believes in the existence of a group called the Ascended Masters, a hierarchy of supernatural beings that includes the original Theosophical Masters such as Jesus Christ, El Morya Khan, Maitreya, and in addition several dozen more beyond the original 20 Masters of the Ancient Wisdom of the original Theosophists as described by Helena Petrovna Blavatsky.

These "Ascended Masters" are believed to be humans who have lived in a succession of reincarnations in physical bodies. Over time they became highly advanced souls, able to move beyond the cycles of "re-embodiment" and karma, and attained their "Ascension", becoming immortal. The Ascended Masters are believed to communicate to

humanity through certain trained messengers per Blavatsky, including Guy and Edna Ballard.<sup>[1][2]</sup> Because Jesus is believed to be one of the Ascended Masters, making the "Christ Light" available to seekers who wish to move out of darkness, many of the members of the "I AM" Activity consider it to be a Christian religion.<sup>[6]</sup> According to the *Los Angeles Magazine*, Ballard said he was the re-embodiment of George Washington, an Egyptian priest, and a noted French musician.<sup>[7]</sup>

The "I AM" Activity was the continuation of the teachings received by H. P. Blavatsky and William Quan Judge. Ballard was always guided and inspired by the writings of William Quan Judge (1851-1896), who used the pseudonym David Lloyd due to the persecution of his enemies in the Theosophical Society. Then Ballard came in contact with the Mahatma called "Ascended Master" Saint Germain.

Ballard died in 1939. In 1942 his wife and son were convicted of fraud,<sup>[4][7]</sup> a conviction which was overturned in a landmark Supreme Court decision, ruling that the question of whether the Ballards believed their religious claims should not have been submitted to a jury.<sup>[4]</sup>

## History

### Founding

The "I AM" Activity was founded by Guy Ballard (pseudonym Godfre Ray King) in the early 1930s. Ballard was well-read in theosophy and its offshoots, and while hiking on Mount Shasta looking for a supposed Esoteric Brotherhood, he said that he had encountered a man who introduced himself as Saint Germain, (as indicated in a historic account in the published book *Unveiled Mysteries*). Saint Germain is also known as the Comte de Saint-Germain, a historical 18th-century alchemist and a regular component of theosophical religions.<sup>[3]</sup>

The Ballards said they began talking to the Ascended Masters regularly. They founded a publishing house, *Saint Germain Press*, to publish their books and began training people to spread their messages across the United States. These training sessions and "Conclaves" were held throughout the United States and were open to the general public and free of charge.<sup>[8]</sup> A front page story in a 1938 edition of the *Chicago Herald and Examiner* noted that the Ballards "do not take up collections or ask for funds".<sup>[9]</sup> Some of the original members of I AM were recruited from the ranks of William Dudley Pelley's organization the Silver Shirts. Meetings became limited to members only after hecklers began disrupting their open meetings.<sup>[2][3]</sup> Over their lifetimes, the Ballards recorded nearly 4,000 Live dictations, which they said were from the Ascended Masters.<sup>[1]</sup> Guy Ballard, his wife Edna, and later his son Donald became the sole "Accredited Messengers" of the Ascended Masters.<sup>[3]</sup>

### Popularity

The Ballards' popularity spread, including up to a million followers in 1938.<sup>[3]</sup> They accepted donations (called "love gifts") from their followers across the country, though no such donation or dues were required.<sup>[9]</sup>

The first of many "Conclaves" held in scores of cities in their national tours was Philadelphia, Pennsylvania, October 10–19, 1934.<sup>[1]</sup> According to a *Los Angeles Magazine* article, in August 1935, the Ballards hosted a gathering at the Shrine Auditorium in Los Angeles that drew a crowd of 6,000.<sup>[7]</sup> Guy Ballard spoke under the pseudonym he used in authoring his books, Godfre Ray King, and his wife used the pseudonym Lotus. The meeting

included teachings they described as being received directly from the Ascended Masters. They led the audience in prayers and affirmations that they called decrees, including adorations to God and invocations for abundance of every good thing, including love, money, peace, and happiness.<sup>[1]</sup>

## **Guy Ballard's death**

At the height of his popularity, Guy Ballard died from arteriosclerosis at 5:00 A.M. on December 29, 1939, in Los Angeles, in the home of his son Donald. On December 31 his body was cremated. On New Year's Day during the annual *Christmas Class*, Edna Ballard stated that Guy had completed his Ascension at midnight December 31, 1939, from the "Royal Teton Retreat".<sup>[1]</sup>

Students of the "I Am" Activity believe in death as a change, not an ending. The "I AM" activity believe *Ascension* can mean Entering heaven alive, that is, to "raise one's body"—physically translating to a higher form of existence, as in the Ascension of Jesus. This is what Guy Ballard had claimed his followers would be able to do if they followed his instructions. Recorded in a dictation prior to Guy W Ballard's death a new dispensation to make the Ascension after the passing of death and cremation was given, and is recorded at the Saint Germain Foundation.<sup>[10]</sup> Students using this more traditional definition would have to conclude that Mrs. Ballard lied or was mistaken, since Mr. Ballard had died a quite ordinary death and his body had been cremated. There had also been questions raised about devout members who had died without entering heaven alive. At this time, Edna Ballard redefined "Ascension" as dying an ordinary death, but going to a higher level of heaven than a normal person because one has balanced "51% of one's karma".<sup>[11]</sup> This modified and more practical definition of "ascension" is used by all Ascended Master Teachings religions today, although they still believe that a select few, the higher level Ascended Masters such as Jesus and St. Germain, entered heaven alive.

## **Fraud trial of Edna and Donald Ballard**

In 1942, Edna Ballard and her son Donald were charged with eighteen counts of mail fraud on the basis of claims made in books sent through the mail. The presiding judge instructed the jury not to consider the truth or falsity of the religious beliefs, but only whether the Ballards sincerely believed the claims or did not, and the jury found them guilty.<sup>[4][4][7]</sup> The Ninth Circuit overturned the conviction on the grounds that the judge improperly excluded the credibility of their religious beliefs from consideration, and the government appealed to the Supreme Court. In *United States v. Ballard*, the Supreme Court in a 5-4 landmark decision held that the question of whether Ballards believed their religious claims should not have been submitted to the jury, and remanded the case back to the Ninth Circuit, which affirmed the fraud conviction. Interpreting this decision, the Ninth Circuit later found that the Court did not go so far as to hold that "the validity or veracity of a religious doctrine cannot be inquired into by a Federal Court."<sup>[12]</sup>

On a second appeal, the Supreme Court in 1946 vacated the fraud conviction, on the grounds that women were improperly excluded from the jury panel.<sup>[13]</sup>

## **Relocation to Santa Fe and Edna Ballard's death**

In March 1942, Edna Ballard moved the western branch of the *Saint Germain Press* and her residence to Santa Fe, where she recorded live before an audience thousands more dictations she said were from the Ascended Masters.<sup>[1]</sup>

Despite the ultimate dismissal of the court cases, it was not until 1954 that the organization's right to use the mail was restored. The Internal Revenue Service revoked their tax-exempt status in 1941, stating it did not recognize the movement as "a religion". A court ruling in 1957 overturned the ruling of the IRS and re-established the group's

tax-exempt status.<sup>[2][14]</sup>

## Recent history and present day

As of 2007, Saint Germain Foundation maintains a reading room in Mount Shasta, California, and its headquarters in Schaumburg, Illinois. Several annual conclaves are held at their 12 story "*I AM Temple*" at 176 West Washington Street in downtown Chicago. Among the hundreds attending, there are usually dozens of "I AM" students from other nations.<sup>[1]</sup> Classes and conclaves are regularly held in approximately 300 locations in America, Europe, Latin America, Australia, and Africa.<sup>[15]</sup> Choirs and orchestras at the summer conclaves at Shasta Springs. The *Saint Germain Press*, a subsidiary of the *Saint Germain Foundation*, publishes the historical books and related artwork and audio recordings of the Ballards' teachings, and a monthly magazine available by subscription, titled "*The Voice of the 'I AM'*".<sup>[16]</sup> It has been estimated that the *Saint Germain Press* has printed and put into circulation over one million books.<sup>[1]</sup>

The Saint Germain Foundation presents the "*I AM*" *COME!* Pageant every August at Mount Shasta, and has done so each year since 1950. Their website states that the performance is open to the public at no cost, and describes the Pageant as a portrayal of "the life of Beloved Jesus, focusing on His Miracles of Truth and Healing, and the example of the Ascension which He left to the world."<sup>[17]</sup>

## Teachings

According to the group's teachings, Ascended Masters are believed to be individuals who have left the reincarnation cycle of reembodiment.

The "I AM" Activity calls itself Christian, because Jesus is considered to be one of the more important Ascended Masters. It also refers to itself as patriotic because Ascended Master St. Germain is believed to have inspired and guided the Declaration of Independence and the Constitution. Followers claim that St. Germain belonged to the same Masonic Lodge as George Washington and Benjamin Franklin. However, Guy Ballard tended to downplay any relation of his ideas to Freemasonry because of his great discordance with Franklin Delano Roosevelt, a famous Freemason. Thus the notion that Saint-Germain belonged to a Masonic Lodge was more part of general occult lore than part of Ballard's emphasis.<sup>[18]</sup>

The movement teaches that the omnipotent, omniscient and omnipresent creator God ('I AM' – Exodus 3:14) is in all of us as a spark from the Divine Flame, and that we can experience this presence, love, power and light – and its power of the Violet Consuming Flame of Divine Love – through quiet contemplation and by repeating 'affirmations' and 'decrees'. By affirming something one desires, one may cause it to happen.<sup>[3]</sup>

The group teaches that the "Mighty I AM Presence" is God existing in and as each person's Higher Self, and that a light known as the "Violet Flame" is generated by the "I AM Presence" and may surround each person who calls forth the action of the Holy Spirit for expression of mercy or forgiveness. The group believes that by tapping into these internalized powers in accordance with the teachings of the Ascended Masters, one can use one's relationship to the "Presence" to amplify the expressions of virtue such as justice, peace, harmony, and love; to displace or abate the expression of evil (relative absence of good) in the world; and to minimize personal difficulties in one's life.<sup>[19]</sup>



The spiritual goal of the teachings is that, through a process of self-purification, the believer may attain the perfected condition of the saints, or become an Ascended Master when leaving their body, contrasted to common concepts of 'ordinary death'. The process of attaining these results includes one or another of interior practices to facilitate resonance and alignment with the "I AM Presence": self-assessment in light of saintly exemplars such as Jesus, care in the use of language, devotion (to the Divine), gratitude, meditation, affirmations; and external practices such as "decrees" (repeated prayers given aloud with conviction) and invocations such as for the Violet Flame, all of which amplify the energetic presence of the divine in one's experience, resulting in the desired positive changes.<sup>[6]</sup> The science behind decrees and affirmations has received extensive attention in medical and other fields. The 'hidden side' of human life is explored, largely with the view of releasing consciousness from burden and error so that it may seek to be more fully engaged in higher purpose, inspired by divine guidance, to serve the Greater Good of All.<sup>[20]</sup>

The group also emphasizes personal freedom, embracing patriotic symbols, and often displays American flags in its Temples or other offices.<sup>[6]</sup>

These "positive thinking" beliefs overlap with several other New Age movements such as Religious Science and the Human Potential Movement.<sup>[3]</sup>

## See also

- Ascended master
- Exaltation
- Church Universal and Triumphant
- Robert LeFevre
- Mirra Alfassa
- Supermind
- Theosophy
- I Am that I Am

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## External links

- Official website of the Saint Germain Foundation (<http://www.saintgermainfoundation.org/>), original publisher of Ascended Master Teachings beginning in 1934.
- Unveiled Mysteries (<http://www.sacred-texts.com/eso/um/index.htm>), full text of Guy Ballard's first book, available online at no cost
- Psychic Dictatorship in America (<http://www.orgonelab.org/PsychDict.pdf>), a collection of a series of monographs or chapters by a former member, Gerald Bryan.

Retrieved from "[https://en.wikipedia.org/w/index.php?title=%22I\\_AM%22\\_Activity&oldid=763292801](https://en.wikipedia.org/w/index.php?title=%22I_AM%22_Activity&oldid=763292801)"

Categories: Ascended Master Teachings New Age

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Annemarie Furrer Buhler

Founded **Time Laboratories**, aka "TimeLabs," in Paris and Switzerland (Geneva and Zurich) in early 1960's. With which she:

Discovered, Developed and Patented **Time-Release Vitamins and Minerals** with her partner, an Italian doctor named Dr. Pacetti, from Italy.

Together, they sponsored and worked closely with the **Founders of Doctors Without Borders** in Paris and Switzerland, especially in Geneva, Switzerland, to encourage and spread the beneficial and medicinal use of **TimeLabs'** Time-Released Vitamins and Minerals around the world.

**First person** to bring to the U.S. the use of **PhytoAromatherapy in America.**

**Founder and First Chairperson** of the **American Phyto-Aromatherapy Association.** Was for many years the leader of that Association in the U.S.

The entire October 2016 **International Conference of the American Phyto-Aromatherapy Association**, held in Philadelphia, was dedicated in its entirety to the **honor and memory of Annemarie Buhler.**

Developed and was **Sole Founder** of **TimeLaboratories' Division of Essential Oils**, in which she worked to concentrate plant oils into extremely high concentrations, such that 2 drops of an essential oil could be used as a medicine. Named that division **Windrose Aromatics**, which she brought to America.

CEO of **Windrose Aromatics**, a multi-million dollar enterprise with two large Production Facilities located in Alhambra CA and Pocatella ID for decades, employing many dozens of people for decades with full-time & benefits jobs.

Fluent in Five Languages: Swiss; German; Italian; French; and Spanish

Annemarie Furrer Buhler was born and raised in the **City of Zurich** in the **Canton of Zurich**, the daughter of Jonas and Anna Frank Furrer.

**Jonas Furrer** was high-ranking Council-Member, Financier and Prominent Citizen of Zurich.

Jonas Furrer required and was given the full-time protection of **Swiss Guards.** (See Photos. See Architectural Historical Research, 1746 and 1750.)

Edwin Buhler

Edwin Buhler was a **Swiss Guard** assigned to protect the life of Annermarie's father, Jonas Furrer.

**Edwin Buhler** was a member of the **Secret Service** (Swiss and American) and **Interpol** during WWII.

Annemarie's mother, **Anna Frank**, a Catholic (no relation to Anne Frank), learned Morse Code as a teenager and became a **telegraphist during World War 1**, ending up in rubble high in the Alps multiple times, but surviving. In her twenties she became a **Red Cross Nurse.** She married a man named Rudolph Furrer. They gave birth to daughter Annemarie.

Anna Frank Furrer lived just outside Zurich. At night the Germans would transmit who they had caught that day on transmissions that were very hard to detect. But she was very good at it, using the Morse Code. She made lists of the POW's caught by the Germans and then contacted their families. For this, she got in a lot of trouble with the Swiss Government. The Nazis came knocking on her family's door, but somehow she didn't get caught. Her duties as a Red Cross Nurse in World War II included tending to **refugee children** who had one item of clothing, like one sock, to share between three of them. These children had been subjected to **experiments** on their bodies by the Germans. She distinctly remembered having to empty a room that had held these children before the Nazis could get there.

Annemarie's father, Jonas Furrer, and mother sponsored refugees from Eastern Europe and literally gave them the clothes off their back.

**Edwin Buhler**, a primary member and leader of **the Resistance**, helped to build the secret tunnels through the Alps that held defensive arms and fortifications to fight the Nazis and that exist to this day. He was a **real-life James Bond**. His No.1 job was to protect Jonas Furrer, who had spoken out publicly against Hitler. Jonas Furrer was early on Hitler's Most Wanted List.

Annemarie Furrer's first remembrance of the Swiss Guard guarding her father was as a thirteen-year-old girl, when she developed a crush on the handsome guard.

She married Edwin Buhler at 18, thereby becoming Annemarie Buhler.

Annemarie, her brother and her husband, Ed, were at one point during the war holed up in a castle high in the Swiss Alps. It was **common practice** at the time for people to ask others, friends or family, to deliver a package from them to someone else. Someone asked Edwin to carry and deliver a package for them. For some reason, Ed decided to **mail it** instead of hand-delivering it (to America, where he and Annemarie were hoping to move).

The next day the Nazis stormed their house and tore it apart, looking for that package.

They finally did reach America and opened it. It contained **Uranium**.

**Swiss Guard Edwin Buhler** successfully protected **Jonas Furrer** throughout the entire war. Three days after WWII ended, in 1945, Jonas Furrer pulled political strings and got his daughter Annemarie and son-in-law Edwin on the third ship out of Paris to the United States.

The Buhlers came to the U.S. on a temporary visa to **escape the Nazis**, hoping to stay in the U.S. Instead, they had to look for a country that would take them. After staying for a few weeks at the **Swiss Consulate** in Maryland, they got approval to go to Central America. They drove straight south all the way to **Nicaragua**, where their second child was born. After a time they went to **Canada** where they lived in a little town on the St Lawrence. Next, they were approved to emigrate to **Cuba**. Somehow they just missed the boat, and thereby missed being caught in Cuba for good because the Cuban Missile Crisis had just happened.





# Julia Morgan

From Wikipedia, the free encyclopedia

**Julia Morgan** (January 20, 1872 – February 2, 1957) was an American architect in California. She designed more than 700 buildings in California during a long and prolific career.<sup>[1]</sup> She is best known for her work on Hearst Castle in San Simeon, California.

Morgan was the first woman to be admitted to the architecture program at l'École nationale supérieure des Beaux-Arts <sup>[2]</sup> in Paris and the first woman architect licensed in California. She designed many buildings for institutions serving women and girls including YWCA buildings and buildings for Mills College.

Morgan embraced the Arts and Crafts Movement and used various producers of California pottery to adorn her buildings.

Julia Morgan is the first woman to receive the AIA Gold Medal, which she received posthumously in 2013.<sup>[3]</sup>

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## Family background

Morgan's father, Charles Bill Morgan, was born into a prominent East Coast family that included successful military men, politicians, and influential businessmen. He studied to be a mining engineer, then in 1867, he sailed for San Francisco, California, to speculate in mines and oil. He returned the next year to marry Eliza Woodland Parmelee, the favored daughter of Albert O. Parmelee, a cotton trader and self-made millionaire. The wedding was in Brooklyn, New York, where she had grown up. As a wedding present, Parmelee gave his daughter an envelope full of money so that she could raise a family in comfort. He indicated that more money would follow.<sup>[4]</sup>

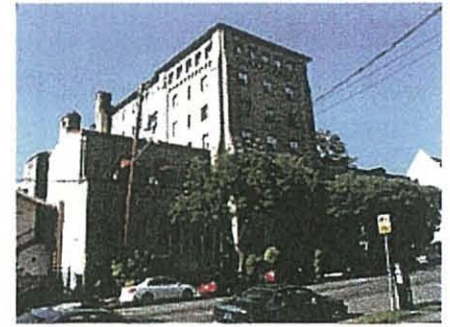
Julia Morgan



William Randolph Hearst and Julia Morgan in 1926

<b>Born</b>	January 20, 1872 San Francisco, California
<b>Died</b>	February 2, 1957 (aged 85)
<b>Nationality</b>	American
<b>Alma mater</b>	University of California, Berkeley
<b>Occupation</b>	Architect
<b>Awards</b>	AIA Gold Medal
<b>Buildings</b>	Los Angeles Examiner Building The YWCA in Chinatown, San Francisco Riverside Art Museum Asilomar Conference Grounds
<b>Projects</b>	Hearst Castle

The newlyweds traveled to San Francisco and settled downtown in a family-oriented but luxurious residential hotel. In April 1870, a son was born and named Parmelee Morgan. On January 20, 1872, Julia Morgan was born. Two years later, the Morgans moved across the San Francisco Bay to Oakland, to live in a large house they had built in the Stick-Eastlake style at 754 14th Street at its intersection with Brush Street at the downtown edge of what is now known as West Oakland. (This Victorian-era building has since been demolished.) Three more children were born to the family in Oakland. At every new birth, grandfather Parmelee paid for the Morgans to travel to the East Coast by transcontinental train so that the grandchild could be christened in the traditional family church in New York.<sup>[5]</sup>



Berkeley Women's City Club



Merrill Hall (1928) on the grounds of Asilomar Conference Center in Pacific Grove, California

Charles Morgan was not successful in any of his business ventures, so the family relied upon money from grandfather Parmelee. Eliza Morgan ran the household with a strong hand, providing young Julia with a role model of womanly competence and independence. In mid-1878, Eliza took the children to live near the Parmelees in New York for a year while Charles worked in San Francisco. In New York, Julia was introduced to her older cousin Lucy Thornton, who was married to successful architect Pierre Le Brun. After returning to Oakland, Julia kept in contact with Le Brun; he encouraged her to pursue a higher education. In New York, Julia also got sick with scarlet fever and was kept in bed for a few weeks. As a result of this illness, throughout her adult life she was prone to ear infections.<sup>[5]</sup>

In July 1880, grandfather Parmelee died. Soon, grandmother Parmelee moved into the Oakland house, bringing with her the Parmelee wealth. This reinforced Julia's impression that women provided the foundation of social means.<sup>[6]</sup>

Morgan resisted her mother's suggestion that she have a debutante party to celebrate her availability for marriage. She argued that she should first gain a career. Her parents were supportive of this wish.

## Education

Morgan graduated from Oakland High School in 1890 and enrolled in the University of California, in nearby Berkeley. At university, she was a member of the Kappa Alpha Theta sorority. After her graduation, Morgan became a member of the Association of Collegiate Alumnae, now the American Association of University Women.

One of the engineering lecturers of her senior year was Bernard Maybeck, an eccentrically dressed architect who designed buildings that Morgan admired for their respect for the surrounding topography and environment. Maybeck mentored Morgan, along with her classmates Arthur Brown, Jr., Edward H. Bennett and Lewis P. Hobart, in architecture at his Berkeley home. He encouraged Morgan to continue her studies at the prestigious École nationale supérieure des Beaux-Arts in Paris where he had distinguished himself. She graduated from Cal in 1894 with a degree in civil engineering; she was the only woman in her engineering class. Morgan gained a year of work experience building with Maybeck; then headed to Paris in 1896 to prepare for the Beaux-Arts entrance exam. The school had never before allowed a woman to study architecture, but in 1897, it opened its entry process to women applicants, largely because of pressure from a union of French women artists whom Morgan characterized as

"bohemians".<sup>[6][7]</sup> Morgan met with these women and was exposed to their feminist views; they discussed how to increase the influence of women in professional careers.



In principle, the school admitted the top 30 candidates. It took Morgan three tries to get in: on the first try, she placed too low, while on her second try, in 1898, although she placed well into the top 30, the examiners "arbitrarily lowered" her marks.<sup>[7][8]</sup> After more than a year of further study, tutored by François-Benjamin Chaussemiche, a winner of the *Prix de Rome*, she finally passed the entrance exams in the Architecture Program, placing 13th out of 376 applicants, and was duly admitted.<sup>[7]</sup> However, she could study only until her 30th birthday as the school prohibited older scholars. In early 1902, as her birthday approached, Morgan submitted an outstanding design for a palatial theatre. This earned her a certificate in architecture, making her the first woman to receive one from the school; she did so in three years although the usual time of completion was five years (that was how long Maybeck took, for example).<sup>[6][7][9]</sup> She stayed in Paris long enough to collaborate with Chaussemiche on a project for Harriet Fearing, an ex-New Yorker who contracted for a "grand salon" design for her residence in Fontainebleau.<sup>[10]</sup>

## Career

Upon her return from Paris, Morgan took employment with San Francisco architect John Galen Howard, who was supervising the University of California Master Plan. Morgan worked on several buildings on the Berkeley campus, providing the decorative elements for the Hearst Mining Building and an early proposal for Sather Gate. She was the primary designer for the Hearst Greek Theatre.<sup>[6]</sup> Howard told a colleague that Morgan was "an excellent draftsman whom I have to pay almost nothing, as it is a woman."<sup>[10]</sup> She saved her money and made plans to work on her own, accepting important side projects.<sup>[6]</sup>

In 1904, Morgan was the first woman to obtain an architecture license in California. She opened her own office in San Francisco while living at the old family home in Oakland, where the staff knew her as 'J.M.'. Between the years of 1907 and 1910 she partnered with Ira Hoover, former draftsman of Howard. Morgan reestablished an individual private practice in late 1910. She was employed as the architect of many buildings at Mills College. Another of her earliest works was North Star House in Grass Valley, California, commissioned in 1906 by mining engineer Arthur De Wint Foote and his wife, the author and illustrator Mary Hallock Foote.

The many commissions following the 1906 San Francisco earthquake brought her financial success.<sup>[10]</sup>

## Hearst projects

Morgan's most famous patron was the newspaper magnate and antiquities collector William Randolph Hearst, who had been introduced to Morgan by his mother Phoebe Apperson Hearst, the chief patron of the University of California at Berkeley. It is believed that this introduction led to Morgan's first downstate commission by Hearst for the design of the Los Angeles Examiner Building (circa 1914), a Mission revival style project that included contributions by Los Angeles architects William J. Dodd and J. Martyn Haenkel. It is located at the southwest corner of Broadway and 11th Streets on a city block in Downtown Los Angeles, awaiting adaptive reuse.

In 1919, Hearst selected Morgan as the architect for *La Cuesta Encantada*, better known as Hearst Castle, which was built atop the family campsite overlooking San Simeon Harbor. Morgan employed tiles, designing many of them herself, from California Faience.<sup>[11]</sup>

The project proved to be her largest and most complex, as Hearst's vision for his estate grew ever grander over the decades of planning and construction. The project included *The Hacienda*, a residence-private guest house complex built in hybrid Mission Revival, Spanish Colonial Revival, and Moorish Revival styles. It was located a day's horseback ride inland from Hearst Castle next to the Mission San Antonio de Padua near Jolon, California. Her work on 'the Castle' and San Simeon Ranch continued until 1947, ended only by Hearst's declining health.



Morgan became William Randolph Hearst's principal architect, producing the designs for dozens of buildings, such as Phoebe Apperson Hearst's Wynton, which he inherited. The estate includes a castle and "Bavarian village" of four villas all on 50,000 acres (202 km<sup>2</sup>) of forest reserve that includes the McCloud River near Mount Shasta in Northern California. She also did studio and site work for the uncompleted *Babicora*, Hearst's 1,625,000-acre (6,580 km<sup>2</sup>) Chihuahua, Mexico cattle rancho and retreat.<sup>[12]</sup>

## YWCA projects

Julia Morgan's affiliation with the YWCA began when Phoebe Apperson Hearst recommended her for the organization's Asilomar summer conference center, a project she began in 1913. The Asilomar Conference Center, no longer YWCA but State-run, is still in Pacific Grove near Monterey, California. Morgan also designed YWCAs in California, Utah, Arizona, and Hawaii.

Five of the Southern California YWCA buildings were designed by Morgan.<sup>[13]</sup> The 1918 Harbor Area YWCA (San Pedro, CA) in a Craftsman building is still standing, as is the 1926 Hollywood Studio Club YWCA. Morgan's Riverside YWCA from 1929 still stands, but as the Riverside Art Museum. Her 1925 Long Beach Italian Renaissance branch has been demolished. The "gorgeous" Pasadena YWCA is being acquired by the City for restoration and public use after several decades of decay.<sup>[13]</sup>

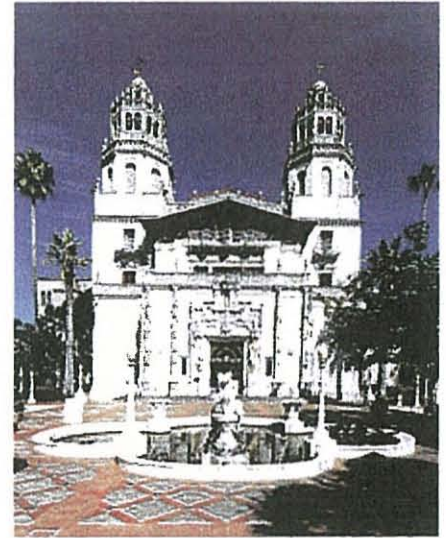
She also designed YWCAs in Northern California, including those in San Francisco's Chinatown and Oakland. The YWCA building in San Francisco presently is used as the museum and homebase of the Chinese Historical Society of America (CHSA).

## Mills College

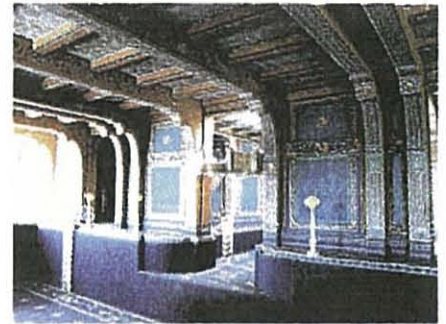
Morgan made many architectural contributions to the women's college Mills College in the East Bay foothills of Oakland, California. Like her work for the YWCA, they were done in the hopes of advancing opportunities for women.

Mills president Susan Mills became interested in Morgan in 1904 because she wished to further the career of a female architect and because Morgan, just beginning her career, charged less than her male counterparts.<sup>[14]</sup> Morgan designed six buildings for the Mills campus, including El Campanil, believed to be the first bell tower on a United States college campus.<sup>[14]</sup> El Campanil should not be confused with *The Campanile*, a nickname for Sather Tower, the clock/bell tower of nearby UC Berkeley. Morgan helped draft parts of the UC Berkeley campus under John Galen Howard, but the Sather Tower was not her design.

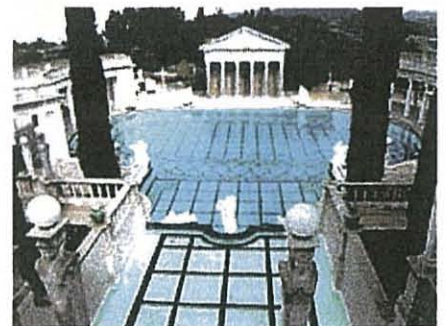
Morgan's reputation grew when the tower was unscathed by the 1906 San Francisco earthquake.<sup>[14]</sup> The bells in the tower "were cast for the World's Columbian Exposition (Chicago-1893), and given to Mills by a trustee".<sup>[15]</sup>



The Hearst Castle facade.



Indoor pool on Hearst Castle grounds



Hearst Castle pool view



Morgan also designed the Margaret Carnegie Library (1906), named after Andrew Carnegie's daughter.<sup>[14]</sup> The Ming Quong Home for Chinese girls, built in 1924 and purchased for Mills in 1936.<sup>[15]</sup> It was eventually renamed Alderwood Hall before becoming the Julia Morgan School for Girls in 2004<sup>[14]</sup> (independent of the College). Morgan designed the Mills College Student Union in 1916.<sup>[14]</sup> Morgan's Kapiolani Cottage has served as an infirmary, faculty housing, and administration offices.<sup>[14][15]</sup> Morgan also designed the original gymnasium and pool, since replaced by the Tea Shop and Suzanne Adams Plaza<sup>[14]</sup> and the first reinforced concrete structure on the west coast.<sup>[15]</sup>



Oakland YWCA

## Personal life

Although highly respected as an architect, not much is known about her personal life. She was never married and had no known romances. She kept a low profile and lived modestly, in spite of her wealthy clientele. She gave no interviews and did not write about herself. She worked tirelessly on minimal sleep and food.<sup>[11]</sup> Intrigued with the gaps in Julia Morgan's life story, Belinda Taylor, wrote "Becoming Julia Morgan" a play in which Taylor imagines a plausible life story for Morgan. The play, which appeared in 2012, played to sold out audiences and standing ovations.<sup>[16]</sup>

## Other projects

Morgan's other projects include the redesign of the landmark Fairmont Hotel in San Francisco after it was damaged by the earthquake of 1906. She was chosen because of her then-rare knowledge of earthquake-resistant, reinforced concrete construction.

She considered St. John's Presbyterian Church her finest Craftsman-style building.<sup>[17]</sup> It is now the Berkeley Playhouse in Berkeley, California.<sup>[18]</sup>

Other projects include the Chapel of the Chimes in Oakland, the sanctuary of Ocean Avenue Presbyterian Church at 32 Ocean Avenue, San Francisco (where Mission Bay Community Church also meets) and the large Berkeley City Club adjacent to University of California. She designed the World War I YWCA Hostess House in Palo Alto, built in 1918 and later to become the site of the MacArthur Park Restaurant<sup>[19]</sup>



The former St. John's Presbyterian Church

Some of her residential projects, most of them located in the San Francisco Bay Area, are ultimate bungalows. The style is often associated with the work of Greene and Greene and some of Morgan's other contemporaries and teachers. The buildings represent the Arts and Crafts Movement and the American Craftsman style of architecture. Several houses are on San Francisco's Russian Hill. She lived further West in SF. In 1908, Julia Morgan designed the residence of James Henry Pierce at 1650 the Alameda that features rare California timber.<sup>[20]</sup> Another residence, the so-called Julia Morgan House, built for a wealthy client, is located in Sacramento.

## Legacy



Julia Morgan is buried in the Mountain View Cemetery in the hills of Oakland, California.<sup>[21]</sup>

California Governor Arnold Schwarzenegger and First Lady Maria Shriver announced on May 28, 2008 that Julia Morgan would be inducted into the California Hall of Fame, located at The California Museum for History, Women and the Arts. The induction ceremony took place on December 15 and her great-niece accepted the honor in her place.<sup>[22]</sup>

The Julia Morgan Ballroom at the Merchants Exchange Building in San Francisco was named in her honor.

Julia Morgan is the 2014 AIA Gold Medal recipient (posthumous). She is the first female architect to receive this honor.<sup>[23]</sup>

Morgan's work is described to have high structural honesty and tremendous use of indigenous materials.

## Further reading

### Books

- Boutelle, Sara Holmes (1988). *Julia Morgan, Architect*. New York: Abbeville Press.
- Lewis, Anna M. (2014). *Women of Steel and Stone: 22 Inspirational Architects, Engineers, and Landscape Designers*. Chicago, Illinois: Chicago Review Press. ISBN 978-1-61374-511-3.
- Morgan, J. (1976). Architectural drawings by Julia Morgan: beau-arts assignments and other buildings ([http://worldcatlibraries.org/oclc/58882003&referer=brief\\_results](http://worldcatlibraries.org/oclc/58882003&referer=brief_results)). Oakland, Calif: Oakland Museum, Art Dept.
- Morgan, J., Hearst, W. R., & Loe, N. E. (1987). *San Simeon revisited: the correspondence between architect Julia Morgan and William Randolph Hearst* ([http://worldcatlibraries.org/oclc/16866193&referer=brief\\_results](http://worldcatlibraries.org/oclc/16866193&referer=brief_results)). San Luis Obispo, Calif: Library Associates, California Polytechnic State University.
- Morgan, J. (1987). *Berkeley houses by Julia Morgan* ([http://worldcatlibraries.org/oclc/19479144&referer=brief\\_results](http://worldcatlibraries.org/oclc/19479144&referer=brief_results)). Berkeley, California: The Association.

### Reviews

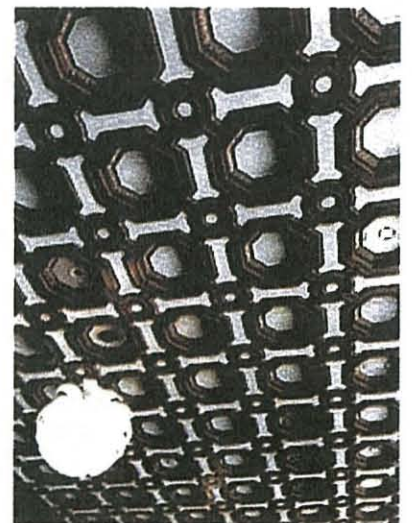
- Longstreth, R. W. (1977). *Julia Morgan, architect*. Berkeley Architectural Heritage publication series, no. 1 ([http://worldcatlibraries.org/oclc/3446933&referer=brief\\_results](http://worldcatlibraries.org/oclc/3446933&referer=brief_results)). Berkeley, California: Berkeley Architectural Heritage Association.
- McNeill, Karen (May 2007) "Julia Morgan: Gender, Architecture, and Professional Style." (<http://www.jstor.org/discover/10.1525/phr.2007.76.2.229?uid=3739560&uid=2129&uid=2&uid=70&uid=4&uid=3739256&sid=21101099987461>) *Pacific Historical Review*, pp. 229–267.
- McNeill, Karen (Summer 2012) "Women Who Build: Julia Morgan & Women's Institutions." *California History*, pp.41-74. ([http://www.californiahistoricalsociety.org/publications/pdf/California\\_History\\_vol89\\_no](http://www.californiahistoricalsociety.org/publications/pdf/California_History_vol89_no)



Julia Morgan House



Hearst Building, San Francisco, redesign by Morgan



Ceiling at Julia Morgan Ballroom



- [Home](#)

## Julia Morgan

Julia Morgan was the most important female architect during the early 20<sup>th</sup> century, and a legend in California architecture history. She was the first woman to graduate with a Civil Engineering degree from the University of California, and the first woman to be professionally trained at the Ecole de Beaux Arts in Paris. Morgan was a pioneer for women in the fields of engineering and architecture, overcoming diversity that many women faced during that period of time. Her love for architecture led her to design hundreds of buildings, many in hopes of advancing women in education and careers. The Julia Morgan Ballroom located in San Francisco at the Merchants Exchange Building was named in her honor.

### Early Life

Morgan was born on January 20, 1872 in San Francisco, California. As a child, she was naturally curious about art and the way that mechanical things worked. Morgan was raised in Oakland, and graduated in 1890, from Oakland High School. She first discovered her love for architecture from her cousin, Pierre LeBrun, an architect from New York. While other girls of her social class were getting married, Morgan convinced her mother to allow her to attend the University of California at Berkeley. In 1894, she graduated with a degree in Civil Engineering.

During her senior year in undergraduate school, Morgan had met friend and mentor, Bernard Maybeck. He convinced her to send an application to Ecole des Beaux-Arts, in Paris. Her application was denied twice, the first because the school did not yet accept women students, and the second due to a failing grade on the entrance exam. After two years, Morgan passed the exam in the architecture program and was admitted. Morgan became the first woman to graduate from the school of Paris with a degree in architecture.

### Career

After returning from Paris, Morgan gained employment from John Galen Howard, a San Francisco architect who had been supervising the University of California Master Plan at the time. She began her architectural career by working on several buildings located on the Berkeley University campus. She added many well-known decorative elements for both the Hearst Greek Theatre and the Hearst Mining Building. Morgan opened her own office in San Francisco in 1904. The North Star House located in Grass Valley, California was one of her earliest works, commissioned by Arthur Foote along with his wife, Mary, in 1906. The 1906 San Francisco earthquake provided Morgan with more commissions, and even more financial success.

One of Morgan's most famous clients was antique collector and newspaper tycoon, William Randolph Hearst. He had been introduced to Morgan by his mother, the chief patron of the University of California at Berkeley, Phoebe Apperson Hearst. In 1919, Hearst hired Morgan as the architect for Hearst Castle, or La Cuesta Encantada. Over the decades, Hearst's vision of the residence grew grander and later, included a private guest house known as The Hacienda. Morgan became Hearst's primary architect, and planned and constructed dozens of buildings for him, including the Phoebe Apperson Hearst's Wynton.

Morgan gained affiliation with the YWCA after she was recommended for the Asilomar conference, by Phoebe Apperson Hearst. The conference center, no longer YWCA, still stands today in Pacific Grove, California. Morgan went on to build additional YWCAs in Arizona, California, Hawaii, and Utah. Five of the YWCA buildings in Southern California that were designed by Morgan, are still there today, including the 1926



Hollywood Studio Club YWCA and the 1918 Harbor Area YWCA. She also designed YWCA buildings in Northern California, including those in Oakland and Chinatown.

## Projects

Much like her work for the YWCA, Morgan worked with Mills College, a women's college in Oakland, California, in hopes for new opportunities for women. Morgan created El Campanil, believed to be the first bell tower on a college campus in the United States. Her reputation as an architect grew when the tower was unscathed by the San Francisco earthquake in 1906. Morgan created other projects for Mills, including the Margaret Carnegie Library in 1906, the Ming Quong Home for Chinese girls in 1924, the Student Union in 1916, Kapiolani Cottage, and Mills original pool and gymnasium.

For more information on Julia Morgan, see the following references:

- [California Museum – Julia Morgan](#)
- [Landmark Heritage Foundation – Julia Morgan](#)
- [Hearst Castle – Julia Morgan](#)
- [Architect in the Spotlight – Julia Morgan](#)
- [Julia Morgan Papers, 1835-1958](#)
- [The North Star House](#)
- [Chinese Historical Society of America – Julia Morgan](#)
- [Architect Julia Morgan and the YWCA](#)
- [Generic Index of Buildings by Julia Morgan](#)
- [National Women's History Museum - Julia Morgan](#)

## • Historical Figures

- [John St. Augustine](#)
- [Mike Ditka: Iron Mike](#)
- [Andrew Carnegie](#)
- [Walt Disney](#)
- [Horatio Alger](#)
- [Dr. Benjamin S Carson Sr.](#)
- [Marva Collins](#)
- [O'Landa Draper](#)
- [Wayne Messmer](#)
- [Mimi Silbert](#)
- [Leland Stanford Sr.](#)
- [Joseph Sugarman](#)
- [Dr. Stanley Tam](#)
- [Mark Yarnell](#)
- [It's OK to Fail - Thomas Edison](#)
- [Henry Ford](#)
- [Benjamin Franklin](#)
- [Terry Giles](#)
- [Joe Girard](#)
- [Lee Greenwood](#)
- [Charles Laser](#)
- [Abraham Lincoln](#)
- [Bob Love](#)
- [Janes Lovell](#)
- [Tom Monaghan](#)

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**ATTACHMENT 13**  
Appeal Application Letter,  
dated 11/18/16



November 18, 2016

We, on behalf of "Save the Trees; Save the Schoolhouse; SAVE THE HILL," (hereafter known as "SAVE THE HILL") appeal the Design Review Board's approval of Project 1933-DRX and the subsequent demolition of 27 trees and a historic structure at 1750 Hanscom Drive.

We provided information to the City of South Pasadena Planning Department on May 3, 2016 that was not adequately addressed or assessed, and not adequately studied, regarding the historic nature of this property. Had we the residents been informed of action threatening this property (and therefore all surrounding properties and the character of the hill, as well as environmental impact) there would have been plenty of time for residents to organize and gather information to protect same.

As approved, Project 1933-DRX takes out the trees, the urban forest, and the structure, despite the information that was provided to the City about the historical nature 1750 Hanscom Drive. Therefore, we lost precious time necessary to effectively mount any opposition to the proposed project, or to advance research necessary to defend our position.

This Appeal demands that Project 1933-DRX, 1750 Hanscom Drive, be thoroughly examined and reviewed by the NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION. As it stands, Project 1933-DRX will destroy 27 trees, including 6 mature, irreplaceable Pine Trees over 150' tall. We appeal this destruction of the environment and its subsequent destruction of our quality of life and character of our neighborhood. We, SAVE THE HILL, object to the *irreversible* removal of these 150 to 200 year-old trees comprising our Urban Forest, and we strongly object to the replacement of them with small, young trees either on the property, or worse, "elsewhere in the City."

This project would badly affect the environment - not to mention the very character of the hill - by threatening the existence of four or five mature 150'-tall pine trees. Already this developer has killed a 100' mature Sequoia by digging 15' deep for bedrock, without a permit, and then not watering either property for nearly one year.

This appeal demands that all Categorical Exemptions from CEQA Guide 15301 (Class 1 (1)(1)) and 15303 (Class 3 (a)) be rescinded until PROJECT 1933-DRX is put before the NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION; the CULTURAL HERITAGE COMMISSION; and is re-reviewed by the DESIGN REVIEW BOARD.

This Appeal demands that Project 1933-DRX be reviewed by CULTURAL HERITAGE COMMISSION.

The process itself was flawed. The Notices of Public Hearing that were mailed to us were inaccurate, inadequate, and misleading.

Two sets of contradictory, confusing and flawed "Notices of Public Hearing" were sent to residents. One set said Cultural Heritage Commission had reviewed one of the properties, 1746, but not 1750. The other set made no mention of Cultural Heritage Commission.

Residents are legally required to receive accurate notifications and this Appeals Action requests this be remedied.

Staff sent out two sets of Notice of Public Hearing to residents. Only the second set even mentioned the Cultural Heritage Commission, and that was for Project 1932-DRX, 1746 Hanscom Drive. Presumably the Cultural Heritage Commission was consulted re Project #1932. However, Project 1933-DRX at 1750 Hanscom Drive skipped any Cultural Heritage Commission approval of the demolition of 1750 Hanscom, choosing instead to put forth said demolition under Design Review Board aegis only.

City had direct knowledge for over 7 months that 1750 Hanscom is a pristine example of a Sears Kit Schoolhouse circa 1920. It was built by Julia Morgan. Additionally, evidence exists that a famous person lived there for over 40 years. No thorough review by an architectural historian has been done on 1750 Hanscom Drive, as there should have been.

It is misleading to residents for Design Review Board and City Staff to have listed in Notices of Public Hearing re. Project 1933-DRX property 1750 Hanscom as "non-historic." This must also be repaired in future Notices of Public Hearings. Actually printing "non-historic" makes any comment from residents who DO care about preservation virtually impossible and must be rectified. Such an adjective needn't have been used.

This Appeal contests the assertion by Staff that 1750 Hanscom Drive is "easily seen from the street." It is not. This Appeal also decries the death of a 100' Sequoia that contributed to the coverage in front of 1750, by the non-permitted digging of a 15' deep manhole three feet from its base, and the concomitant lack of any watering by current owner for almost one year.

This Appeal demands that Project 1933-DRX, 1750 Hanscom Drive, be carefully examined, with enough time allowed for such examination, by the CULTURAL HERITAGE COMMISSION regarding possible inclusion in The Approved List of Historic Structures. We attest that a historical review done by an historical architectural consultant to the City was not made available to the public, and for 1750 Hanscom, not thoroughly done.

This Appeal also states that the new dwelling approved by Design Review Board and Staff would completely block both the light into and view from my residence at 1754 Hanscom Drive. It would plunge my house's living room and two bedrooms into permanent semi-darkness. Therefore I oppose the construction of a proposed new design that does not blend in at all with the surrounding neighborhood's existing homes, looking more like office building than a residence.

This Appeal demands that the approval process for Project 1933-DRX be restarted from scratch, with all proper channels being followed ethically and honestly; appropriate review by Preservation entities that already exist in South Pasadena and nation-wide; with residents being given enough time and opportunity to respond effectively before such a drastic, irreversible action as demolition of trees and structures becomes a "done deal."

This Appeal demands that all future correspondence between Staff and residents be free of misleading information such as days and dates of the week being in conflict with each other, thereby citing days that *do not exist* in a current calendar year being given to the Public as well as directly to me in emails from Senior Staff, thereby causing confusion and the high probability of Residents missing important meetings of the above-mentioned entities.

The process puts unfair burden on the citizens of South Pasadena who want to preserve, to save, their neighborhoods and quality of life.

This Appeal states for the Record that the above-referenced actions by Staff have resulted in me, the writer, having to pay \$2,380 in order to file this Appeal. This Appeal decries both the size of the fees and the actions by Staff that have resulted in a huge expense that is unexpected; could have been completely avoided; and may have been intentional by Staff as a means of preventing any opposition to the destruction of trees and property and neighborhood and residents' quality of life. This is an unfair burden on the Citizens of South Pasadena.

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# City of South Pasadena/ Redevelopment Successor Agency Agenda Report

Michael A. Cacciotti, Mayor  
Richard D. Schneider, M.D., Mayor Pro Tem  
Robert S. Joe, Councilmember  
Marina Khubesian, M.D., Councilmember  
Diana Mahmud, Councilmember

Evelyn G. Zneimer, City Clerk  
Gary E. Pia, City Treasurer

COUNCIL AGENDA: April 19, 2017  
TO: Honorable Mayor/Chair and City Council/Agency Members  
VIA: Sergio Gonzalez, City Manager/Executive Director *JA*  
FROM: David Batt, Finance Director *DB*  
SUBJECT: **Adoption of a Resolution Approving the Last and Final  
Recognized Obligation Payment Schedule**

## Recommendation

It is recommended that the City Council, seated as the Successor Agency to the South Pasadena Community Redevelopment Agency (Successor Agency), adopt a resolution approving the Last and Final Recognized Obligation Payment Schedule (ROPS).

## Fiscal Impact

Approval of these resolutions does not in itself create obligations and has no financial impact.

## Commission Review and Recommendation

This matter was not reviewed by a Commission.

## Background

AB X1 26, the Dissolution Act, required all successor agencies to formulate Recognized Obligation Payment Schedules under which the Successor Agency would make payments for eligible obligations of the former Redevelopment Agency. The Recognized Obligation Payment Schedules (ROPS) shall be reviewed and approved by the Oversight Board to the Successor Agency (Oversight Board) and subsequently by the State Department of Finance (DOF).

As part of the Fiscal Year 2012-13 State budget package, on June 27, 2012, the Legislature passed, and the Governor signed, Assembly Bill (AB) 1484. The primary purpose of this bill was to make technical and substantive amendments to the Dissolution Act. As a budget "trailer bill," AB 1484 took immediate effect upon the signature by the Governor. AB 1484 clarified certain items that may properly be included in the ROPS. AB 1484 added Section 34177 (m) to the Health and Safety Code, which requires the Successor Agency to submit the ROPS to the DOF, the State Controller's Office, the Los Angeles County (County) Administrator's Office, and the County Auditor-Controller at the same time it submits the ROPS to the Oversight Board for approval.

On September 22, 2015, Governor Brown signed Senate Bill (SB) 107 which made further substantive amendments to the Dissolution Act. Among these changes were procedures for the filing of an Agency's Last and Final ROPS.



To date, the following ROPS have been submitted to the DOF:

ROPS	Period covered	Approved by Successor Agency	Approved by Oversight Board	Approved by DOF
First ("Initial") ROPS	January-June 2012	April 18, 2012	May 9, 2012	May 25, 2012
Second ROPS	July-December 2012	April 18, 2012	May 9, 2012	May 25, 2012
Third ROPS	January-June 2013	August 15, 2012	August 22, 2012	December 18, 2012
ROPS 13-14A	July-December 2013	February 6, 2013	February 13, 2013	April 5, 2013
ROPS 13-14B	January-June 2014	September 18, 2013	September 25, 2013	October 28, 2013
ROPS 14-15A	July-December 2014	February 19, 2014	February 26, 2014	April 11, 2014
ROPS 14-15B	January-June 2015	September 2, 2014	September 10, 2014	November 10, 2014
ROPS 15-16A	July-December 2015	February 4, 2015	February 24, 2015	April 2, 2015
ROPS 15-16B	January-June 2016	September 2, 2015	September 9, 2015	October 28, 2015
ROPS 16-17	July 2016-June 2017	January 20, 2016	January 27, 2016	March 16, 2016
ROPS 17-18	July 2017-June 2018	December 21, 2016	January 11, 2017	February 14, 2017

**Analysis**

Staff recommends adoption of the attached resolution approving the ROPS (Exhibit A to the resolution). The ROPS is scheduled to be considered by the Oversight Board at its next regular meeting on May 10, 2017. Once approved by the Oversight Board, the ROPS will be submitted to the DOF. As a Last and Final ROPS may be submitted at any time once certain conditions are met, there are no deadlines or penalties associated with the submission.

Since the DOF approved the Agency's Bond Expenditure Agreement allowing the transfer of the 2000 Tax Allocation Bond proceeds (Bonds) to the City of South Pasadena (City), and the transfer of the parking lot parcel to the City for governmental purposes, the only remaining obligation of the Successor Agency is the debt service on the Bonds. Once the ROPS is approved by the DOF, there will be no further need to hold meetings of the Oversight Board until 2025, when the Bonds will be paid off, and the Successor Agency may be dissolved.

**Legal Review**

Successor Agency Counsel has reviewed this item.

**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 and/or notice in the *South Pasadena Review* and/or the *Pasadena Star-News*.

Attachment: Resolution approving Last and Final ROPS

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE SUCCESSOR AGENCY  
TO THE COMMUNITY REDEVELOPMENT AGENCY  
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,  
ADOPTING A LAST AND FINAL RECOGNIZED  
OBLIGATION PAYMENT SCHEDULE**

**WHEREAS**, pursuant to Health and Safety Code Section 34173(d), on January 4, 2012, the City of South Pasadena elected to become the Successor Agency to the South Pasadena Redevelopment Agency (Successor Agency) on January 4, 2012, and the Successor Agency is a separate legal entity from the City of South Pasadena; and

**WHEREAS**, Health and Safety Code Section 34177, as modified by Senate Bill 107, authorizes the Successor Agency to prepare a Last and Final Recognized Obligation Payment Schedule (ROPS); and

**WHEREAS**, Health and Safety Code Section 34177 requires the Successor Agency to submit the ROPS to the Successor Agency's Oversight Board (Oversight Board) for its approval, and simultaneously, the Successor Agency is required to submit a copy of the ROPS to the Los Angeles County Auditor-Controller, the Los Angeles County Administrator's Office, and the State of California Department of Finance (DOF), and once approved by the Oversight Board, to post the ROPS on the Successor Agency's website and resubmit the ROPS to the DOF and the Los Angeles County Auditor-Controller; and

**WHEREAS**, all other legal prerequisites to the adoption of this resolution have occurred.

**NOW THEREFORE, THE SUCCESSOR AGENCY TO THE  
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF SOUTH  
PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND  
ORDER AS FOLLOWS:**

**SECTION 1. Recitals.** The recitals set forth above are true and correct and are incorporated into this resolution by this reference.

**SECTION 2. Approval of the ROPS.** The Successor Agency hereby approves and adopts the ROPS in substantially the form attached to this resolution as "Exhibit A," as required by Health and Safety Code Section 34177.

**SECTION 3. Transmittal of the ROPS.** The Executive Director is hereby authorized to take all actions necessary under the Dissolution Act to post the ROPS on the Successor Agency's website; transmit the ROPS to the Los Angeles County Auditor-Controller, the Los Angeles County Administrator, the DOF, and any other relevant agencies; submit the ROPS to the Oversight Board for its consideration and approval; and

to take any other actions necessary to ensure the approval and validity of the ROPS and the validity of any enforceable obligation approved by the Successor Agency in this resolution. In addition, the Successor Agency authorizes and directs the Successor Agency staff to make such non-substantive revisions to the ROPS as may be necessary to submit the ROPS in any modified form required by the DOF, and the ROPS as so modified shall thereupon constitute the ROPS as approved by the Successor Agency pursuant to this resolution.

**SECTION 4.** The Agency Secretary shall certify to the passage and adoption of this resolution and its approval by the Successor Agency and shall cause the same to be listed in the records of the City.

**PASSED, APPROVED AND ADOPTED ON** this 19<sup>th</sup> day of April, 2017.

\_\_\_\_\_  
Michael A. Cacciotti, Agency Chair

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Evelyn G. Zneimer, Agency Secretary  
(seal)

\_\_\_\_\_  
Teresa L. Highsmith, Agency Counsel

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the Successor Agency to the South Pasadena Community Redevelopment Agency of the City of South Pasadena, California, at a regular meeting held on the 19<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_  
Evelyn G. Zneimer, Agency Secretary  
(seal)

**Last and Final Recognized Obligation Payment Schedule (ROPS) - Summary  
Filed for the July 1, 2017 through June 30, 2025 Period**

<b>Successor Agency:</b>	<b>South Pasadena</b>
<b>County:</b>	<b>Los Angeles</b>
<b>Initial ROPS Period</b>	<b>ROPS 17-18A</b>
<b>Final ROPS Period</b>	<b>ROPS 24-25B</b>

<b>Requested Funding for Enforceable Obligations</b>		<b>Total Outstanding Obligation</b>
<b>A</b>	<b>Enforceable Obligations Funded as Follows (B+C):</b>	<b>\$ 196,100</b>
B	Bond Proceeds	196,100
C	Other Funds	-
<b>D</b>	<b>Redevelopment Property Tax Trust Fund (RPTTF) (E+F):</b>	<b>\$ 1,374,815</b>
E	RPTTF	1,374,815
F	Administrative RPTTF	-
<b>G</b>	<b>Total Outstanding Enforceable Obligations (A+D):</b>	<b>\$ 1,570,915</b>

29 - 5

Certification of Oversight Board Chairman:  
Pursuant to Section 34177 (o) of the Health and Safety code, I hereby  
certify that the above is a true and accurate Recognized Obligation  
Payment Schedule for the above named agency.

<u>Gary Pia</u>	<u>Chairman</u>
Name	Title
<u>/s/</u>	
Signature	Date



South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail  
July 1, 2017 through June 30, 2025

A Period July - December					
ROPS Period	Fund Sources				Six-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	
	\$ 5,550	\$ -	\$ 169,908	\$ -	\$ 175,458
ROPS 17-18A	-	-	36,473	-	\$ 36,473
ROPS 18-19A	-	-	32,785	-	\$ 32,785
ROPS 19-20A	-	-	28,950	-	\$ 28,950
ROPS 20-21A	-	-	24,750	-	\$ 24,750
ROPS 21-22A	-	-	20,400	-	\$ 20,400
ROPS 22-23A	-	-	15,750	-	\$ 15,750
ROPS 23-24A	-	-	10,800	-	\$ 10,800
ROPS 24-25A	5,550	-	-	-	\$ 5,550
ROPS 25-26A	-	-	-	-	\$ -
ROPS 26-27A	-	-	-	-	\$ -
ROPS 27-28A	-	-	-	-	\$ -
ROPS 28-29A	-	-	-	-	\$ -
ROPS 29-30A	-	-	-	-	\$ -
ROPS 30-31A	-	-	-	-	\$ -
ROPS 31-32A	-	-	-	-	\$ -
ROPS 32-33A	-	-	-	-	\$ -
ROPS 33-34A	-	-	-	-	\$ -
ROPS 34-35A	-	-	-	-	\$ -
ROPS 35-36A	-	-	-	-	\$ -
ROPS 36-37A	-	-	-	-	\$ -
ROPS 37-38A	-	-	-	-	\$ -
ROPS 38-39A	-	-	-	-	\$ -
ROPS 39-40A	-	-	-	-	\$ -
ROPS 40-41A	-	-	-	-	\$ -
ROPS 41-42A	-	-	-	-	\$ -
ROPS 42-43A	-	-	-	-	\$ -
ROPS 43-44A	-	-	-	-	\$ -
ROPS 44-45A	-	-	-	-	\$ -
ROPS 45-46A	-	-	-	-	\$ -
ROPS 46-47A	-	-	-	-	\$ -

B Period January - June						
ROPS Period	Fund Sources				Six-Month Total	Twelve-Month Total
	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF		
	\$ 190,550	\$ -	\$ 1,204,907	\$ -	\$ 1,395,457	\$ 1,570,915
ROPS 17-18B	-	-	161,472	-	\$ 161,472	\$ 197,945
ROPS 18-19B	-	-	162,785	-	\$ 162,785	\$ 195,570
ROPS 19-20B	-	-	168,950	-	\$ 168,950	\$ 187,900
ROPS 20-21B	-	-	169,750	-	\$ 169,750	\$ 194,500
ROPS 21-22B	-	-	175,400	-	\$ 175,400	\$ 195,800
ROPS 22-23B	-	-	180,750	-	\$ 180,750	\$ 196,500
ROPS 23-24B	-	-	185,800	-	\$ 185,800	\$ 196,600
ROPS 24-25B	190,550	-	-	-	\$ 190,550	\$ 196,100
ROPS 25-26B	-	-	-	-	\$ -	\$ -
ROPS 26-27B	-	-	-	-	\$ -	\$ -
ROPS 27-28B	-	-	-	-	\$ -	\$ -
ROPS 28-29B	-	-	-	-	\$ -	\$ -
ROPS 29-30B	-	-	-	-	\$ -	\$ -
ROPS 30-31B	-	-	-	-	\$ -	\$ -
ROPS 31-32B	-	-	-	-	\$ -	\$ -
ROPS 32-33B	-	-	-	-	\$ -	\$ -
ROPS 33-34B	-	-	-	-	\$ -	\$ -
ROPS 34-35B	-	-	-	-	\$ -	\$ -
ROPS 35-36B	-	-	-	-	\$ -	\$ -
ROPS 36-37B	-	-	-	-	\$ -	\$ -
ROPS 37-38B	-	-	-	-	\$ -	\$ -
ROPS 38-39B	-	-	-	-	\$ -	\$ -
ROPS 39-40B	-	-	-	-	\$ -	\$ -
ROPS 40-41B	-	-	-	-	\$ -	\$ -
ROPS 41-42B	-	-	-	-	\$ -	\$ -
ROPS 42-43B	-	-	-	-	\$ -	\$ -
ROPS 43-44B	-	-	-	-	\$ -	\$ -
ROPS 44-45B	-	-	-	-	\$ -	\$ -
ROPS 45-46B	-	-	-	-	\$ -	\$ -
ROPS 46-47B	-	-	-	-	\$ -	\$ -

**South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail**  
**July 1, 2017 through June 30, 2025**  
**(Report Amounts in Whole Dollars)**

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	17-18A (July - December)				17-18B (January - June)			
								Fund Sources				Fund Sources			
								Bond Proceeds	Other Funds	RPTIF	Admin RPTIF	Bond Proceeds	Other Funds	RPTIF	Admin RPTIF
								J	K	L	M	N	O	P	Q
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds Issued to Fund Downtown Revitalization Project		\$ -	\$ -	\$ 36,473	\$ -	\$ -	\$ -	\$ 161,472	\$ -
2															
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants									
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**South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail**  
**July 1, 2017 through June 30, 2025**  
**(Report Amounts in Whole Dollars)**

A	B	C	D	E	F	G	H	R	S	T	U	V	W	X	Y
								18-19A (July - December)				18-19B (January - June)			
								Fund Sources				Fund Sources			
								Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF
\$	\$	\$	\$	\$	\$	\$	\$								
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds Issued to Fund Downtown Revitalization Project				32,785					
2															
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants									
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South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail  
 July 1, 2017 through June 30, 2025  
 (Report Amounts in Whole Dollars)

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	Z	AA	AB	AC	AD	AE	AF	AG
								19-20A (July - December)				19-20B (January - June)			
								Fund Sources				Fund Sources			
Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF								
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds Issued to Fund Downtown Revitalization Project		\$ -	\$ -	\$ 28,950	\$ -	\$ -	\$ -	\$ 168,950	\$ -
2															
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants									
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South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail  
 July 1, 2017 through June 30, 2025  
 (Report Amounts in Whole Dollars)

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	AH	AI	AJ	AK	AL	AM	AN	AO
								20-21A (July - December)				20-21B (January - June)			
								Fund Sources				Fund Sources			
								Bond Proceeds	Other Funds	RPTIF	Admin RPTIF	Bond Proceeds	Other Funds	RPTIF	Admin RPTIF
\$ -	\$ -	\$ 24,750	\$ -	\$ -	\$ -	\$ 169,750	\$ -								
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds Issued to Fund Downtown Revitalization Project				24,750				169,750	
2															
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants									
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South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail  
 July 1, 2017 through June 30, 2025  
 (Report Amounts in Whole Dollars)

A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	AP	AQ	AR	AS	AT	AU	AV	AW
								21-22A (July - December)				21-22B (January - June)			
								Fund Sources				Fund Sources			
								Bond Proceeds	Other Funds	RPTIF	Admin RPTIF	Bond Proceeds	Other Funds	RPTIF	Admin RPTIF
\$ -	\$ -	\$ 20,400	\$ -	\$ -	\$ -	\$ 175,400	\$ -								
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds Issued to Fund Downlown Revitalization Project				20,400					
2															
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants									
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**South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail**  
**July 1, 2017 through June 30, 2025**  
**(Report Amounts in Whole Dollars)**

A	B	C	D	E	F	G	H	AX	AY	AZ	BA	BB	BC	BD	BE
								22-23A (July - December)				22-23B (January - June)			
								Fund Sources				Fund Sources			
Item #	Project Name/Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF
								\$	\$	\$	\$	\$	\$	\$	\$
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds issued to Fund Downtown Revitalization Project				15,750				180,750	
2															
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants									
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South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail  
 July 1, 2017 through June 30, 2025  
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	BF	BG	BH	BI	BJ	BK	BL	BM				
								23-24A (July - December)				23-24B (January - June)							
								Fund Sources								Fund Sources			
								Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF				
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds Issued in Fund Downtown Revitalization Project		\$ -	\$ -	\$ 10,800	\$ -	\$ -	\$ -	\$ 185,800	\$ -				
2																			
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants													
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**South Pasadena Last and Final Recognized Obligation Payment Schedule (ROPS) - ROPS Detail**  
**July 1, 2017 through June 30, 2025**  
**(Report Amounts in Whole Dollars)**



A Item #	B Project Name/Debt Obligation	C Obligation Type	D Contract/Agreement Execution Date	E Contract/Agreement Termination Date	F Payee	G Description/Project Scope	H Project Area	BN	BO	BP	BQ	BR	BS	BT	BU
								24-25A (July - December)				24-25B (January - June)			
								Fund Sources				Fund Sources			
								Bond Proceeds	Other Funds	RPTTF	Admin RPTTF	Bond Proceeds	Other Funds	RPTTF	Admin RPTTF
1	Tax Allocation Bonds Series 2000	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Bonds Issued to Fund Downtown Revitalization Project						\$ 190,550	\$ -	\$ -	\$ -
2															
3	Bond Reserve Fund	Bonds Issued On or Before 12/31/10	5/1/2000	5/1/2025	Union Bank of California	Maintain Reserve Fund per Bond Covenants	\$ 5,550	\$ -	\$ -	\$ -	\$ 190,550	\$ -	\$ -	\$ -	\$ -
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# City of South Pasadena Agenda Report

Michael A. Cacciotti, Mayor  
Richard D. Schneider, M.D., Mayor Pro Tem  
Robert S. Joe, Councilmember  
Marina Khubesrian, M.D., Councilmember  
Diana Mahmud, Councilmember

Evelyn G. Zneimer, City Clerk  
Gary E. Pia, City Treasurer

COUNCIL AGENDA: April 19, 2017  
TO: Honorable Mayor and City Council  
VIA: Sergio Gonzalez, City Manager   
FROM: Sheila Pautsch, Community Services Director   
SUBJECT: **Approval of a Contract Amendment with Integrated Consulting Group, Inc. in the amount of \$157,280, Provide Input on Funding; Review Related Design Documents, and Adoption of a Resolution to Reimburse Expenditures for the South Pasadena Community Center**

## Recommendation

It is recommended that the City Council:

1. Review floor plans and elevation for the Community Center (Center);
2. Approve a contract amendment, subject to the approval by the City Attorney, with Integrated Consulting Group, Inc. (ICG, Inc.) in the amount of \$157,280 for the remaining California Environmental Quality Act (CEQA) and site studies;
3. Approve an appropriation and a transfer of \$157,280 from the Community Center/Maintenance Yard Designated Reserve account; and
4. Review and provide input on funding strategies for the Center; and
5. Adopt a Resolution entitled "A Resolution of the City Council of the City of South Pasadena, California, declaring its intention to reimburse expenditures from the proceeds of tax exempt obligation to be issued by the City or entity related thereto and directing certain actions."

## Fiscal Impact

To date the City has spent \$83,125 for the Community Center Feasibility Study through the Park Impact Fee and allocated \$125,590 from the Community Center/Maintenance Yard Designated Reserve account for a total of \$208,715. The next phase is the remaining CEQA and site studies which will cost \$157,280. There are sufficient funds available in the Community Center Designated Reserve account which currently has approximately \$475,000 in existing funds. With the adoption of the Reimbursement Resolution, the City will be able to reimburse itself for remaining CEQA work and construction documents if it decides to move forward with issuing General Obligation Bonds to help fund the proposed Center.

Approval of a Contract Amendment with Integrated Consulting Group, Inc. in the amount of \$157,280, Provide Input on Funding; Review Related Design Documents, and Adoption of a Resolution to Reimburse Expenditures for the South Pasadena Community Center  
April 19, 2017  
Page 2 of 4

### **Commission Review and Recommendation**

This matter was reviewed by the Parks and Recreation, Youth, and Senior Citizens Commissions (Commissions) at a Joint Meeting on February 13, 2017. The Commissions accepted the floor plans and elevations and recommend moving forward with the CEQA phase of the project. The matter was also reviewed by the Ad Hoc Community Center Committee (Committee) at their March 16, 2017 Committee Meeting. The Committee also accepted the floor plans and elevations, and recommend that the City Council moves forward with the CEQA phase of the project. The Cultural Heritage Commission reviewed the plans at their March 16, 2017 Commission Meeting.

### **Background**

At the October 16, 2016 City Council Meeting, the City Council (Council) approved the revised concept plan for the Center and to exclude the development of commercial lease space within the design. The new 30,000 square foot conceptual plan features the restoration of the existing building, a shared Community and Senior Center, separate Youth and Teen Center and two levels of parking. The 30,000 square foot Center is estimated to cost \$17 million.

### **Analysis**

ICG, Inc. worked with Community Services staff (Staff) to ensure the rooms and space would be adequate for current and future programming for youth, adults and seniors. A spacious banquet room that divides into four smaller rooms can be used for multiple classes and programs leaving room for a relaxing lunch program for seniors. The banquet room can be reserved for wedding receptions, company parties and large group trainings. The multiple rooms throughout the Center ensure spacing for new types of classes such as computer classes, dance and exercise classes, messy arts and craft, cooking classes, as well as meeting and lecture rooms. The youth area has a designated Camp Med space with kitchen, computer lab, office and restroom. Adjacent to the Camp Med (City Day Care Program) room is a large room that can be used for any type of classes or programs which would be perfect for Tot Time and We Three type of classes to socialize the very young before entering into the school and camp programs. Outdoor patio areas on each level will add to the overall usage of the building. New playground structures will replace the current structures as well as the picnic shelter and tennis courts. The existing Recreation building known as the old Plunge building (Plunge) will be restored and depicted through a plaque at the entrance of the building that leads to the outdoor plaza. Blue tiles in the plaza will give the look of water to remind the community of the historical significance of the Plunge. The Center will be a community hub for all ages.

ICG, Inc. has prepared a community center funding strategy. It can include a few options. Those options include a community fundraising strategy, grants, and the issuance of General Obligation Bonds (Public Financing). The community fundraising (Capital Campaign) to raise approximately \$2 million include Donor Wall and plaza tiles. A donor wall will give the

Approval of a Contract Amendment with Integrated Consulting Group, Inc. in the amount of \$157,280, Provide Input on Funding; Review Related Design Documents, and Adoption of a Resolution to Reimburse Expenditures for the South Pasadena Community Center

April 19, 2017

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residents an opportunity to donate to the Center and be recognized for their contributions. Plaza tiles can also be purchased where donors can put their names or business logos on them.

Fieldman, Rolapp & Associates (FRA) have been working on other possible funding strategies such as Lease Revenue Bonds or General Obligation Bonds to fund \$15 million of the \$17 million total cost for the Center.

In reviewing the potential funding strategies, FRA explored a lease revenue bond issue with a term of 20, 25 or 30 years. Based on current estimates for interest rates at the time of issuance, the Lease Revenue Bond alternative could result in annual debt service ranging between \$963,000 and \$1,172,000, depending on the final maturity of the bond issue. This debt service would have to be paid from the City's General Fund.

If the City decided to pursue a General Obligation Bond financing for the Center, it could again explore a term of either 20, 25, or 30 years. The bonds will be paid from ad valorem property taxes levied on all taxable property within the City. They will not be an obligation of the City and the City's General Fund will not be pledged to the repayment of the bonds. Based on current projections, such alternative could result in a tax rate of no more than \$20 per \$100,000 of assessed valuation.

There may be an option, if looking at a General Obligation Bond, to increase the bond amount to \$20 million to be able to package the many infrastructure repairs needed such as the City Yard relocation, War Memorial Building water proofing, Eddie Park House rehabilitation, Library renovations. This bond can be an improvement to the quality of life in South Pasadena where an overall facility improvement can be projected over a 5 to 10 year span. It is recommended that the City Council review and provide input to potential funding strategies for the Center.

With the possibility of a General Obligation Bond, staff recommends the City Council adopt a resolution that gives the City the rights to reimburse itself through the bond proceeds for expenses incurred through the planning process such as CEQA and construction documents. There is no obligation to reimburse itself but provides the City the option to do so.

ICG, Inc. is currently completing the preliminary studies from their current contract that consist of complete grading and hydrology plan, structural analysis, utility study and field improvement plan. To be consistent and to keep the continuity of the project, Staff recommends Council to approve the contract amendment with ICG, Inc. for the CEQA phase of the project as they will already have a few of the studies completed. Staff also recommends the appropriations of funds from the Community Center / Maintenance Yard Designated Reserve fund to complete the next phase of the Center.



Approval of a Contract Amendment with Integrated Consulting Group, Inc. in the amount of \$157,280, Provide Input on Funding; Review Related Design Documents, and Adoption of a Resolution to Reimburse Expenditures for the South Pasadena Community Center

April 19, 2017

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**Legal Review**

The City Attorney has reviewed this item.

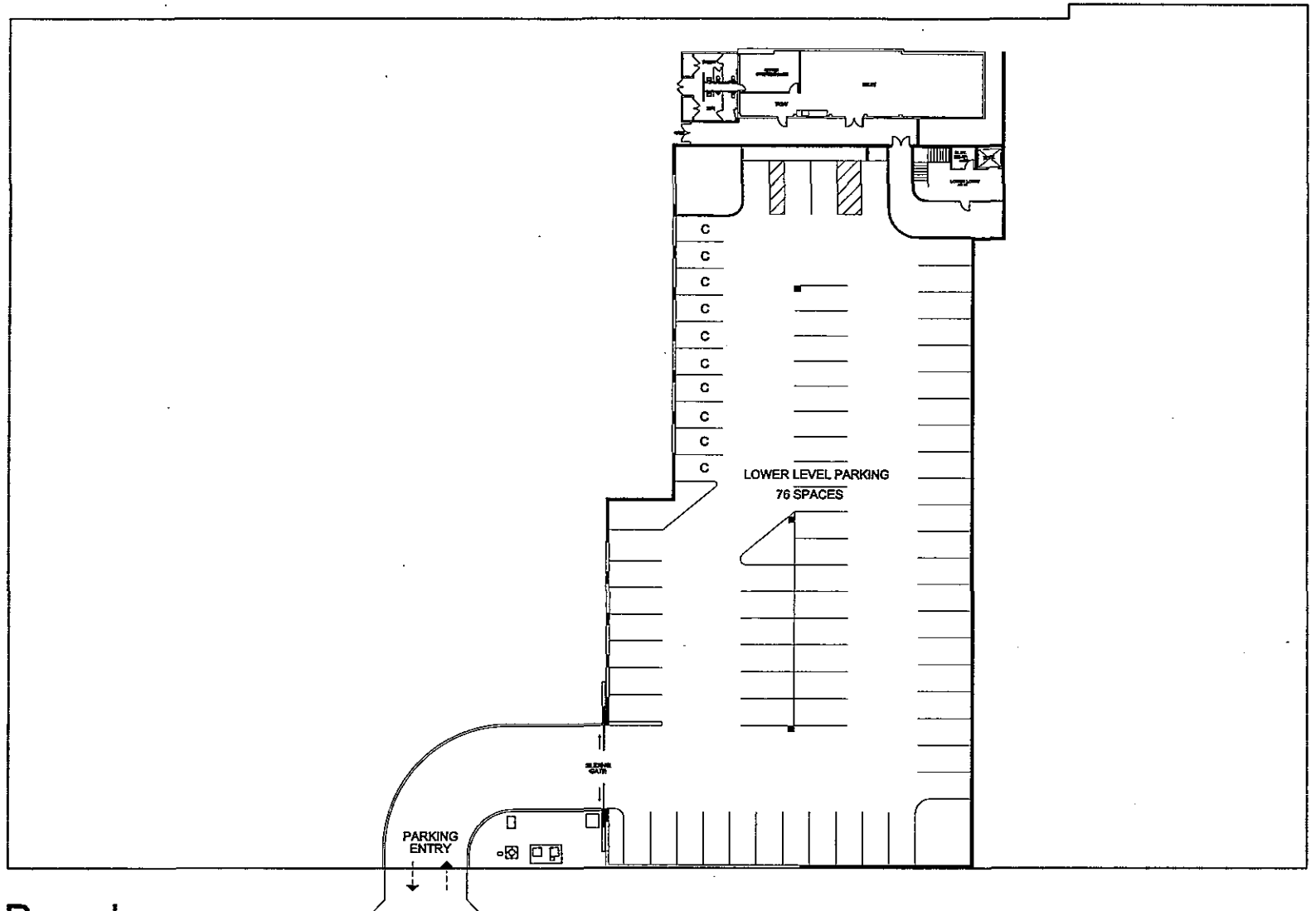
**Public Notification of Agenda Item**

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 and/or notice in the *South Pasadena Review* and/or the *Pasadena Star-News*.

**Attachments:**

1. Floor Plans and Elevations of the Community Center
2. Contract Amendment with ICG, Inc.
3. Reimbursement Resolution

**ATTACHMENT 1**  
**Floor Plans and Elevations of the Community Center**

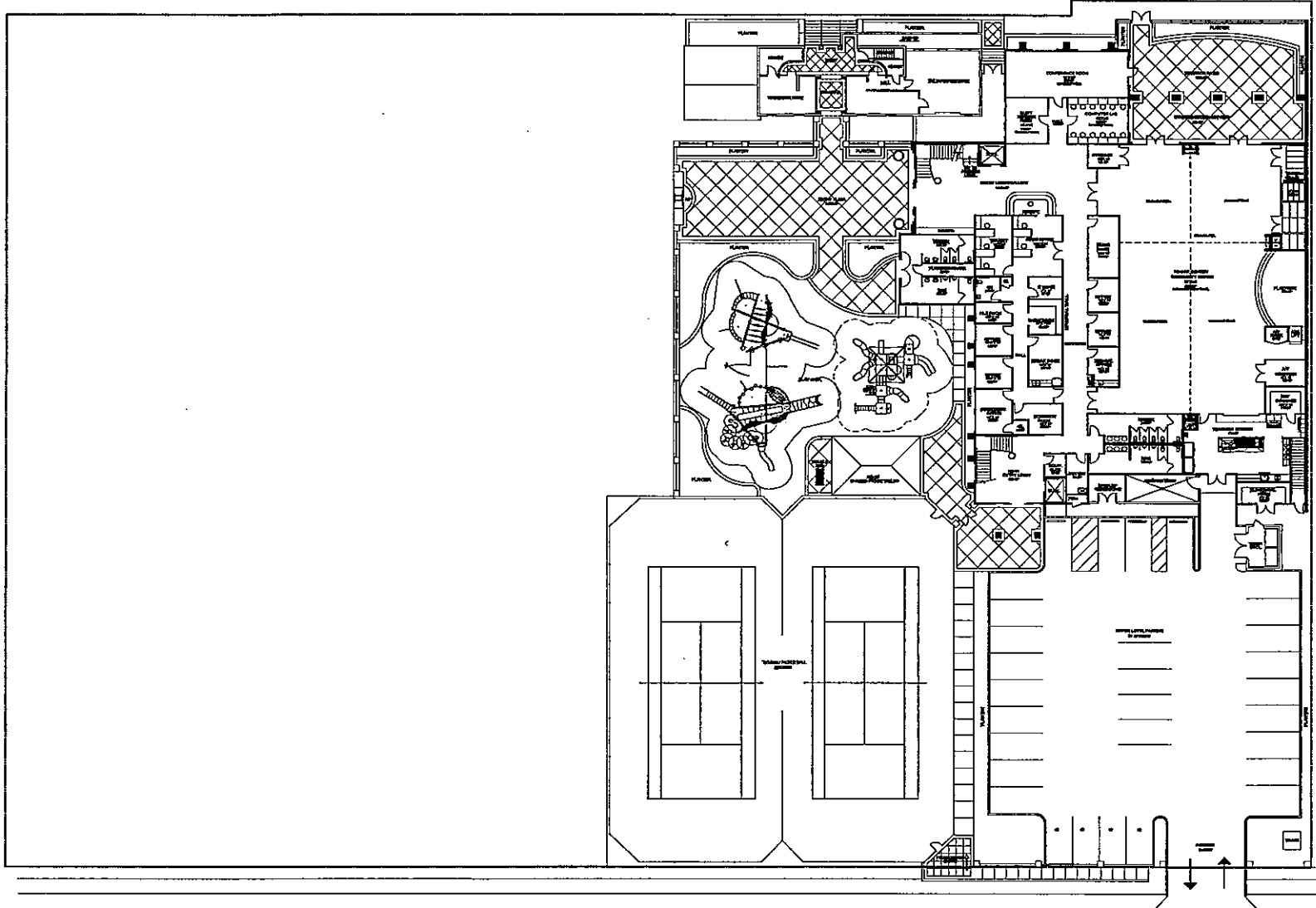


City of South Pasadena  
Community Center

FIELD LEVEL PARKING  
464 S.F.

0 5 10 20  
SCALE: 1/8" = 1'-0"  
DECEMBER 2016





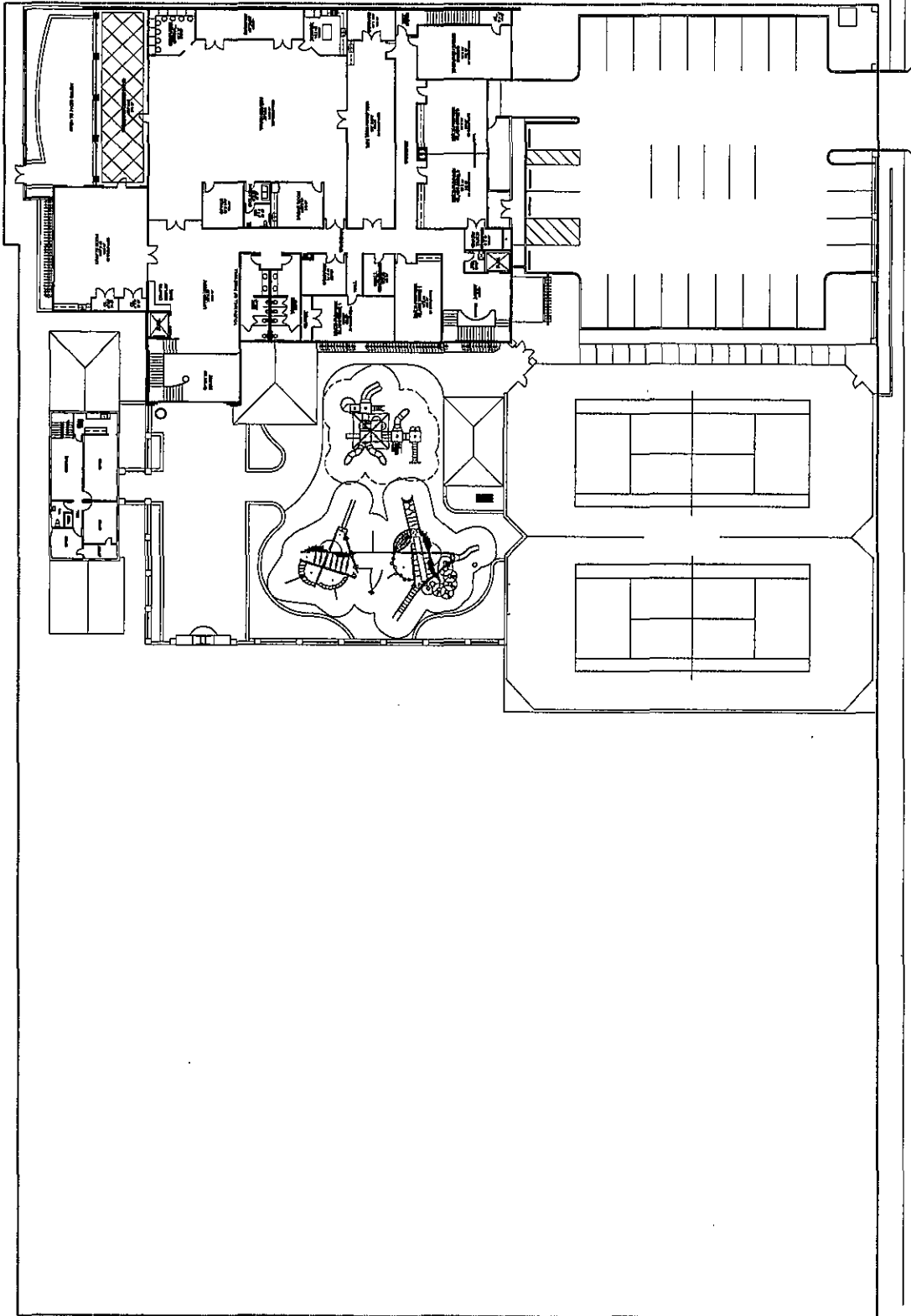
30 - 7

# City of South Pasadena Community Center

**MID FLOOR LEVEL**  
16,881 S.F.  
TOTAL SQUARE FOOTAGE = 34,075 S.F.







# City of South Pasadena Community Center

## UPPER FLOOR LEVEL

14,798 S.F.



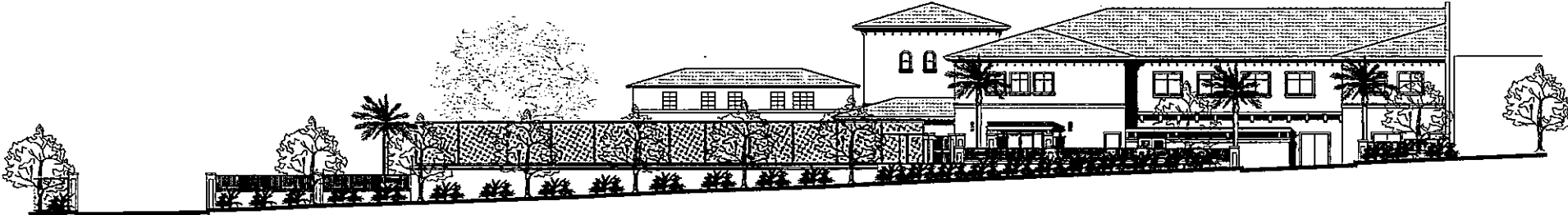
DECEMBER, 2016



MISSION STREET ELEVATION



ORANGE GROVE PARK ELEVATION



EL CENTRO STREET ELEVATION

30 - 9

City of South Pasadena  
Community Center

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**ATTACHMENT 2**  
Contract Amendment with ICG, Inc.



FIRST AMENDMENT TO  
AGREEMENT FOR CONSULTANT SERVICES

THIS AMENDMENT TO THE AGREEMENT ("First Amendment") is made as of this 19th day of April, 2017 by and between the CITY OF SOUTH PASADENA ("City") and Integrated Consulting Group, Inc. ("Consultant").

RECITALS

WHEREAS, on or about August 17, 2016, City and Consultant entered into an Agreement For Consultant Services ("Agreement") for Consultant to provide consultant services to prepare floor elevations including site analysis, funding strategies, presentation and approval with various City commissions, and 3D video for a Community Center in South Pasadena;

WHEREAS, the Agreement was for an initial amount of \$125,590;

WHEREAS, subsequent to executing the agreement to provide these services to the City; the City requires additional work for the remaining site and California Environmental Quality Act (CEQA) studies; and

WHEREAS, the costs for said additional work for the completion of the site and CEQA study shall be a not-to exceed amount of \$157,280.

NOW THEREFORE, City and Consultant agree as follows:

- a) **CONSULTANT SERVICES.** The Agreement is hereby amended to add an additional Scope of Services which is attached hereto as "Exhibit A."
- b) **TERM OF AGREEMENT.** The Agreement is hereby amended to extend the term of the Agreement to April 30, 2018 in order to complete the additional scope of services which is attached as Exhibit "A."
- c) **PAYMENT FOR SERVICES.** The Agreement is hereby amended to add an additional not-to-exceed amount of one hundred fifty seven thousand, two hundred and eighty (\$157,280) dollars, as set forth in "Exhibit B" for the additional Scope of Services described in paragraph a) above.
- d) **REMAINING PROVISIONS OF AGREEMENT.** All other terms, conditions, and provisions of the Agreement and the Amendment, to the extent not modified with this First Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF this First Amendment is signed by the parties hereto on the date first above written.

Dated: \_\_\_\_\_

“CITY”

By: \_\_\_\_\_  
Sergio Gonzalez, City Manager

Dated: \_\_\_\_\_

“CONSULTANT”

By: \_\_\_\_\_  
Jeffrey Scott, Owner

APPROVED AS TO FORM:

\_\_\_\_\_  
Teresa L. Highsmith, City Attorney

## Exhibit A

The Scope of Services includes the following:

### Task I - Remaining Site Studies

**A. Project Team Meeting:** ICG will meet with City staff, architects, and engineers to define process and timeline for completing the Mitigated Negative Declaration (MND) for the Community Center.

**B. Complete Grading Plan:** Our Civil Engineer shall complete the grading plan based on our preliminary grading plan for the site concept including pad grades and limits; all slopes, rates of grade, high and low points; required storm drain layout and all existing and proposed contours based on the preliminary grading plan. Earthwork quantities are also included.

**C. Utility Plan:** Our Utility Consultant shall prepare a conceptual utility plan depicting all underground utilities including storm drain, sewer, and water pipelines, also shown will be surface features such as buildings, utility vaults and curbs. Includes research of all dry utilities such as Edison, phone, cable, gas. Also includes meeting with Edison to determine strategy for relocation of overhead easement to ground vault.

**D. Complete Hydrology Plan:** After the grading plan is complete, our Civil Engineer shall prepare the final Hydrology Plan to determine what drainage and detention structures will be required to capture run off on site to meet Federal Water Pollution Control Act Amendments of 1972 and Water Quality Act of 1987.

**E. Structural Floor Plan:** Our Structural Engineering shall develop a conceptual structural plan indicating foundation, column placement, and shear wall/brace frame locations. A structural analysis of existing retaining walls shall be completed based on the approved concept floor plan.

**F. Complete Floor Plan, Elevations, and Site Design:** ICG shall refine the conceptual floor plan and elevations, prepare color renderings and graphics, refine 3D video, and develop examples of "Green Technologies" that will be incorporated into the construction of the Community Center. ICG will prepare the final design to the City's proposed budget for the project. This task includes determining the design of the donor bricks in the plaza areas, donor walls in the senior center and youth center, and locations for naming rights signage per the fundraising strategies that will be pursued by the City. It also includes developing a field restoration and improvement plan for Orange Grove Park, as the sports field will need to be used as the staging area for construction of the Community Center and then restored after the construction is complete.

**G. Cost Estimating:** ICG shall provide a probable estimate of cost for construction of the approved design concept for the proposed Community Center, which shall include a 20% contingency in case there are unknown issues or conditions when we get to the final construction documents; and a 2% inflation factor for each year until construction begins.

**H. Project Update & Review Meetings:** ICG shall organize and attend a maximum of five (5) project meetings with City staff and City departments staff deem appropriate.

**I. Project Administration/Management:** ICG shall work closely with the project team to update and modify the project timeline and milestones throughout this phase based on input from project meetings and City staff.

#### Task II – Remaining CEQA Studies

ICG will prepare the MND for the proposed improvements to the South Pasadena Community Center to comply with the 2017 (CEQA), as amended. The studies and scope of work required to process the MND for the project include the following:

**A. Aesthetics:** The South Pasadena General Plan does not identify any scenic resources either on or adjacent to the site that would be impacted by the project. In addition, there are not any State adopted scenic highways adjacent to or in close proximity to the project. Therefore, this section will focus on and analyze the potential aesthetic impacts of the project on the existing commercial and residential land uses adjacent to and surrounding the project. The existing aesthetic characteristics of the project properties and surrounding land uses will be described. Surface level photographs of the project site and the surrounding land uses will be provided along with a photo key map to show the aesthetic and visual qualities on the site itself and surrounding the site.

This section will include an analysis of the potential aesthetic impacts of the project due to the site improvements by the project. Photo simulations, as available, will be included in the MND and show the development proposed for the site.

This section will include building elevations showing the architecture, design, and color scheme of the proposed building and site improvements. The aesthetic section will compare the architecture, design, and landscape plans to any applicable City design guidelines. If potential aesthetic impacts are identified, measures to mitigate potential aesthetic impacts will be recommended in conjunction with recommendations of City staff.

**B. Air Quality:** Giroux & Associates will prepare an air quality analysis and greenhouse gas emission calculations as a sub-consultant to ICG. ICG and Phil Martin & Associates will summarize the air quality report in the MND and



attach the full document in the appendix.

The air quality report will include the following information:

- Obtain air quality setting information based upon South Coast Air Quality Management District (SCAQMD) monitoring data from the Pasadena air monitoring station.
- Calculate temporary construction activity emissions (demolition, grading & construction) using procedures identified within the SCAQMD CEQA Air Quality Handbook (1993) incorporated into the CalEEMod computer model.
- Calculate regional vehicular emissions from any estimated increased traffic utilizing the currently recommended CalEEMod computer model.
- Discuss the consistency of the project with the South Coast Air Basin Regional Air Quality Management Plan in terms of land use planning consistency.
- Identify applicable mitigation measures, including any relevant transportation control measures (TCMs) incorporated into the air basin portion of the California State Implementation Plan (SIP).
- Discuss the potential effects on local air quality of cumulative development in the area.

The air quality impacts of the project will be divided into the short-term dust generation, local impacts, and long-term regional air pollution increases. Short-term dust and emission generation due to construction activities will be forecasted using the URBEMIS model. If provided by the applicant, detailed estimates of the potential construction equipment that will be used during project demolition and construction will be referenced to calculate these emissions. Otherwise, conservative estimates of the various required construction activities to determine short-term emissions will be used. The air pollutant emissions generated during project construction will be compared to the SCAQMD Regional and Local Significance Thresholds. Measures to reduce dust generation required by the South Coast Air Quality Management District will be identified. Additionally, measures in the AQMP to control construction activity emissions will be, as applicable, discussed in the air quality report. Long-term operational emissions will be generated by project traffic. The air emissions generated by project traffic will be assessed and compared to the SCAQMD Regional and Local Significance Thresholds to determine their significance.

Mitigation measures will be recommended to reduce significant long-term operational air quality emissions, when required, to meet adopted thresholds and comply with CEQA.

**C. Cultural Resources:** Archaeological Associates will prepare a comprehensive Cultural Resources Assessment as a sub-consultant to ICG and Phil Martin & Associates. Phil Martin & Associates will summarize the assessment in the MND and attach the full document in the appendix.

The Cultural Resources Assessment will evaluate the Municipal Plunge Building on the property that was constructed in 1939. The building is designated South Pasadena Historical landmark #45. The assessment will address both prehistoric and historic resources. No Native American Scoping will be performed as part of the assessment.

The Cultural Resources Assessment scope of work includes the following steps with each step described in detail below:

- Conduct a records search for previously recorded resources.
- Perform archival research.
- Perform a field reconnaissance of the project area.
- Make determinations of historical and architectural significance on the federal, site and local levels.
- Draft DPR 523 Series Forms.
- Compile a narrative report describing the study and results.

*a. Records Search*

The archaeological archival search will identify any previously recorded prehistoric or historical sites on or near the project site. The records search will be conducted at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The status of any previously reported archaeological resources within the study area will be noted in the field and described in the final report.

*b. Archival Research*

The history of the project area will be researched through records available from one or more of the following sources:

- City of South Pasadena Planning & Building Department
- South Pasadena Historical Society
- Historic Maps and Aerial Photographs from others
- Conduct interviews on an as-needed basis.

*c. Field Reconnaissance*

All areas of the study area that can be surveyed will be inspected on foot. Archaeological Associates survey staff will examine any previously recorded

locations within the study area to provide an update on the status of all known sites. Archaeological sites will be assessed to the maximum extent that such an assessment is possible based on surface observation. In the event that one or more sites are found and cannot be reliably assessed on the basis of the survey project, a specific program for acquiring the needed information will be recommended. Physical access to the project site will be necessary in order to perform the field study.

*d. Determinations of Historical and Architectural Significance*

The Municipal Plunge Building will be evaluated for architectural and historical significance. This evaluation will include a determination of its eligibility for both the National Register of Historic Places (NHRP) and the California Register of Historical Resources (CRHR). A determination of local significance will also be made pursuant to CEQA criteria.

*e. DPR 523 Series Form Production*

All historical resources (buildings/structures) will be recorded on the appropriate Department of Parks and Recreation (DPR) 523 series forms. The forms will be submitted to both the SCCIC for the assignment of Primary Numbers and the City of South Pasadena. In the unlikely event that prehistoric resources are encountered, they too will be recorded on the appropriate DPR forms and forwarded to the SCCIC and the City of South Pasadena.

*f. Report*

A narrative report describing the results of the study will be prepared. The report will contain all pertinent data regarding prehistoric and historical resources gathered during the survey, including photographs and any site locations plotted on portions of the appropriate 7.5' USGS Topographic Quadrangle. The condition and integrity of each archaeological (prehistoric) resource located during the survey will be assessed to the maximum extent feasible that such an assessment is possible on the basis of the surface observation. In the event that one or more archaeological sites or locations of historical importance are found that cannot be reliably assessed on the basis of the proposed undertaking, a specific program for acquiring the needed information will be recommended.

When required by CEQA, measures will be recommended to mitigate potential cultural resource impacts.

**D. Greenhouse Gas Assessment:** Giroux and Associates will prepare a Greenhouse Gas analysis. Phil Martin & Associates will summarize the greenhouse gas assessment in the MND and ICG will attach the full document in the appendix.

The greenhouse gas assessment will closely follow the generally accepted analysis methodologies and significance thresholds for greenhouse gas emissions and apply the most current standards to the project. The greenhouse gas scope of work will include the following:

- Describe the existing GHG regulatory environment focused on AB-32 and SB-375. Summarize the base year GHG emissions inventory for South Pasadena and discuss the likely progress in moving forward since then.
- Identify appropriate thresholds of impact significance that include both the quantity of GHG generated by the project as well as project consistency with sustainable community initiatives.
- Quantify GHG emissions associated with transportation, on-site energy consumption, indirect electricity generation emissions, solid waste generation, and water use using the CalEEMod computer model GHG module.
- Based upon the relative roles of transportation and non-transportation emissions projections, identify mitigation potential that might reduce the gap between AB-32 goals versus programs that are already in place (CAFÉ, LCFS, energy efficiency, etc.).
- Determine GHG impact significance after application of available mitigation measures.

**E. Geology and Soils:** A preliminary geotechnical report will be prepared by Ninyo & Moore. The geotechnical report will be summarized in the MND and the full geotechnical report included in the MND appendix.

The geotechnical report will evaluate the potential geotechnical impacts that may be associated with the project. The preliminary geotechnical evaluation will address the geologic conditions and the potential geologic and seismic impacts of the site and include the following:

- Review of existing geologic conditions based on readily available geologic maps, published geotechnical literature, geologic and seismic data, aerial photographs, groundwater data, and in-house information.
- Geotechnical reconnaissance to document the existing surficial conditions at the proposed project site.
- Assessment of the general geologic conditions and seismic hazards affecting the site, and evaluation of their potential impacts on the proposed project. Evaluation of geologic impacts would include erosion potential, compressible soils, expansive soils, and shallow



groundwater. Evaluation of seismic impacts would include potential surface rupture, ground shaking, and liquefaction.

- Compilation and analysis of existing geotechnical data pertaining to the subsurface conditions. The scope of services will not include subsurface exploration and laboratory testing.
- Preparation of a technical report regarding the findings and conclusions regarding the various geologic constraints for the project, as well as the conclusions and recommendations relative to the geotechnical aspects of the project's conceptual design and construction.

Mitigation measures, based on the conclusions and recommendations in the geotechnical report will be incorporated into the MND to reduce potential geotechnical impacts to less than significant to comply with CEQA.

**F. Hazards and Hazardous Materials:** A Phase I Environmental Site Assessment (ESA) will be prepared by Ninyo & Moore. The Phase I ESA will be summarized in the MND and the full report included in the MND appendix.

The scope of services for the Phase I ESA is consistent with the ASTM International (ASTM) 2013 guidance (Designation Number E1527-13) and the United States Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI). The objective of this assessment is to evaluate whether past or current activities have resulted in "recognized environmental conditions," as defined in ASTM E1527-13 and AAI.

Ninyo & Moore's proposed scope of services for the Phase I ESA will include the activities listed below:

- In accordance with the ASTM E1527-13 standard and AAI, site-specific information will be requested from the user of the report in the form of a questionnaire (or an interview with a designated representative, at your discretion) and incorporate that information into our assessment. The questionnaire or interview will include a request for the following information:
  - Information regarding environmental cleanup liens or activity and use limitations associated with the site,
  - An opinion regarding the relationship of the purchase price to the fair market value of the site,
  - A statement of commonly known information about the site, and
  - A statement of any specialized knowledge or experience on the part of the purchaser or landowner.
- In accordance with the ASTM E1527-13 standard and AAI, it is the

responsibility of the user of the report to conduct a review of recorded land title records and lien records for the site, or engage a title company to review such records. Relevant environmental information, if discovered during this review, must be provided to the environmental consultant (Ninyo & Moore). This is a relatively specialized activity for typical report users, therefore our scope will include:

- Review environmental lien records for the site for evidence of site environmental liens and/or activity and use limitations. The proposal assumes that three Master Assessor's Parcel Numbers (APNs) for the site will be searched.
- If provided by the client, review ownership records for the site, to evaluate probable past site uses and the possible impact on the current environmental status of the site.
- Review readily available maps and reports pertaining to the site. The client is requested to provide copies of documents in its possession.
- Conduct interviews with property representatives regarding the environmental status of the site.
- Perform a site reconnaissance to visually observe areas of possibly contaminated surficial soil or surface water, improperly stored hazardous materials, possible sources of polychlorinated biphenyls, and possible risks of contamination from activities at the site and adjacent properties.
- Review readily available local regulatory agency files for the site. Requests will be made to the County Department of Health Services, the local Air Quality Management District, and the local Fire and Building Departments. Other agencies that may be contacted, depending on site history and conditions, include the local California Regional Water Quality Control Board office and the State of California Department of Toxic Substances Control.
- Review available regulatory agency databases for the site and for properties located within a specified radius of the site. The purpose of this review is to evaluate the possible environmental impact to the site. Databases will identify locations of known hazardous waste sites, landfills, and leaking underground storage tanks, permitted facilities that use underground storage tanks, and facilities that use, store, or dispose hazardous materials.
- Review readily available historical documents, including aerial photographs (site and adjacent properties), Sanborn Insurance Maps (site and available adjacent properties), Building Department Records

(site only), reverse city directories (site and available adjacent properties), and topographic maps, as appropriate.

- Prepare the Phase I ESA report for the site. The Phase I ESA report will document findings and provide opinions and recommendations regarding possible environmental impacts at the site. Color photographs will be provided in the report.

In accordance with the ASTM E1527-13 standard and AAI, the following, which is not intended to be all inclusive, represents out-of-scope items with respect to this Phase I ESA and, therefore, will not be addressed: asbestos-containing materials, lead-based paint, radon, lead in drinking water, wetlands, regulatory compliance, cultural and historic risk, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and high-voltage power lines.

Mitigation measures, based on the conclusions and recommendations in the Phase I ESA, will be incorporated into the MND to reduce potential hazardous impacts to less than significant to comply with CEQA.

**G. Hydrology/Water Quality:** A hydrology report, grading plan and Water Quality Management Plan (WQMP) will be provided by PBLA as stated in Task I D. The hydrology report and Water Quality Management Plan (WQMP) will be summarized in the MND and the full reports included in the MND appendix.

Mitigation measures, if required, will be incorporated into the MND to reduce potential water quality, grading or storm water impacts for the project, including site-specific measures for Area A, if required, to less than significant to comply with CEQA.

**H. Land Use:** This section will evaluate the potential land use impacts of the project to the adjacent surrounding land uses. The land use and zoning designation for the site is Mission Street Specific Plan. The land use section will discuss the compatibility of the proposed development with the Mission Street Specific Plan, including development standards. When required, measures will be recommended to reduce land use impacts by the project to less than significant.

**I. Noise:** Giroux & Associates will prepare a noise and vibration assessment for the project as a sub-consultant to Phil Martin & Associates. Phil Martin & Associates will summarize the noise assessment and attach the complete noise report in the MND appendix.

The noise assessment will include the following:

- Perform limited on-site ambient noise monitoring to establish an

existing baseline and determine the noise generation from adjacent traffic conditions, particularly residences near the project site.

- Develop a baseline traffic noise exposure profile in terms of the CNEL noise metric using the FHWA Model with the latest California vehicle noise curves (CALVENO) focused on local impacts from adjacent arterial traffic.
- Prepare a no-project versus with-project mobile noise impact comparison, including any viable project alternative development scenarios. Identify specific sensitive receiver locations where mobile source noise impacts may adversely affect nearby sensitive receivers.
- Evaluate stationary noise impacts from temporary on-site construction noise and/or vibration sources.
- Relate project noise impacts to the Noise Element noise/land use compatibility guidelines in the City of South Pasadena General Plan Noise Element and other applicable noise exposure regulations.
- Develop a noise and/or vibration impact mitigation plan as necessary to meet the City's Noise Ordinance and comply with CEQA.

**J. Public Services and Utilities:** This section will evaluate the potential impacts of the project on the various public services and utilities that will serve the project. The public services that will be analyzed include police and fire protection, water and wastewater. Service letters will be sent to the public agencies to solicit their comments with regards to impacts by the project on their respective service. Information will be provided that identifies the size and location of the existing services/utilities that serve the site and discuss if the existing facilities are adequate or if upgrades and improvements will be required. For the existing utilities that will need to be upgraded or extended to serve the project the MND will discuss potential impacts to extend or upgrade those utilities. When required to comply with CEQA, mitigation measures will be recommended to reduce potential impacts to less than significant.

**K. Transportation/Traffic:** A traffic study will be prepared by Stantec. The traffic study will be summarized and the full traffic study included in the MND appendix.

Stantec's traffic scope of work will be reviewed and approved by the City prior to their start of the traffic study to ensure the traffic study addresses all of the City's traffic and circulation concerns. The traffic study scope of work is provided below.

- a. *Background Research and Field Inventory*



The traffic study will be prepared in accordance with City and other applicable agency guidelines as required by the City. Stantec will conduct research with the appropriate agencies to identify future planned roadway improvements, if any, which will occur within the study area. Stantec will obtain recently completed traffic impact studies and information on other projects located in vicinity of the project, as applicable. This task will also include a review to inventory the existing intersection geometrics and controls, the number of through travel lanes on roadways, pedestrian, bicycle, parking and transit facilities, and existing land uses within the study area.

The project traffic generation will be based on the latest site plan provided by the applicant and estimated using the trip generation rate identified in the Trip Generation, 9th Edition, published by the Institute of Transportation Engineers (ITE) for land use code 495 – Recreational Community Center. The geographical traffic trip distribution of the project will be in accordance with site development and the local and regional roadway network characteristics.

For the purpose of this proposal, the project is estimated to generate approximately 1,150 weekday vehicle trips with 70 trips during the AM peak hour and 93 trips during the PM peak hour. The trip generation does not include any trip reduction associated with the elimination of the existing site land use as a City yard and therefore, is considered a conservative traffic trip generation estimate.

A typical threshold for an off-site intersection is a location that receives a minimum of 50 peak hour project traffic trips. Based on the estimated preliminary project trip generation, the following intersections are estimated to satisfy the 50-peak hour threshold and the following nine (9) intersections will be studied in the traffic. Should the City request additional intersections be studied there will be a budget adjustment for data collection, analysis, and report preparation.

- Mission Street and Meridian Avenue (signalized);
- Mission Street and Prospect Avenue (1-way stop);
- Mission Street and Orange Grove Avenue N. (signalized);
- Mission Street and Orange Grove Avenue S. (1-way stop);
- El Centro Street and Meridian Avenue (all-way stop);
- El Centro Street and Glendon Way (1-way stop);
- El Centro Street and Orange Avenue S. (all-way stop);
- El Centro Street and Lower Level Parking Access (new); and
- El Centro Street and Mid-Floor Level Parking Access (new).

b. *Traffic Volume Data Collection*

Stantec will collect existing weekday traffic data for the first seven existing intersections for the AM/PM peak hour turning movement counts. Weekday 24-hour volume counts will be conducted at five (5) roadway segment locations between the study area intersections. No weekend traffic data counts are included as part of this analysis.

*c. Project Trip Generation and Future Traffic Projections*

A growth factor will be applied to the existing traffic volumes, if appropriate, to consider ambient traffic growth to the future baseline year. The baseline year will be the expected project completion year. Future year scenario analysis will include traffic volumes associated with adjacent cumulative projects, if identified by the City. This proposal assumes the project will be completed in one (1) development phase.

*d. Level of Service Analysis*

The Intersection Capacity Utilization (ICU) and Highway Capacity Manual (2000) operations methods will be used in accordance with City guidelines and parameters to determine intersection level of service (LOS) at the study intersections. The minimum target level of service is anticipated to be LOS D per City requirements, or as otherwise identified for CMP intersections. Roadway level of service will be based on volume-to-capacity (V/C) analysis. The level of service analysis will be performed for the following six (6) scenarios:

- Existing volumes;
- Existing volumes plus Project;
- Existing volumes plus Project with mitigation (if necessary);
- Baseline (Project Year) volumes;
- Baseline (Project Year) plus Project volumes; and
- Baseline (Project Year) plus Project volumes w/mitigation (if necessary).

If required for project mitigation, capacity enhancements will be identified and analyzed in terms of feasibility and the cost to achieve the required level of service.

*e. Additional Specific Analyses*

The traffic study will also include an analysis of project access including geometric configuration/stripping alternatives, signal warrant, queuing analysis, sight distance analysis, on-site bus/truck circulation including consideration of horizontal and vertical clearances required for large vehicles, pedestrian access and circulation, parking and parking code compliance, and emergency vehicle access.

f. *Report Preparation*

The traffic report will include all tables, figures, and text necessary to document the study methodologies, conclusions, and recommendations. The traffic report will include all LOS, volume-to-capacity, traffic data, and all other appropriate back-up calculations.

g. *Study Submittal and Agency Review Comments*

The traffic report will be submitted to the City for review and comment. For the purpose of this proposal, two study reviews and a total of 12 hours of Stantec staff time have been considered for this task. Any additional City or other agency study review response time that may be required will be billed on a time and material basis.

h. *Meetings and Coordination*

This task provides a maximum of 16 man-hours for Stantec to attend meetings, including two (2) public hearing and participate in coordination activities as directed. Additional City requested meetings or public hearings would be billed on a time and material basis.

Measures to mitigated project traffic and circulation impacts will be recommended when required to meet city level of service requirements and comply with CEQA.

**L. Cumulative Impacts:** Per CEQA Guidelines Section 15355, this section will provide a discussion of the potential environmental effects that could occur with development of the project in conjunction with other planned and entitled projects in the area. Cumulative project information will be obtained from City staff and include projects that have been entitled but not constructed, projects that are not entitled, but in the planning process, and reasonably foreseeable future projects. A map will be prepared to show the location of the cumulative projects. When required by CEQA, mitigation measures will be recommended to mitigate any cumulative project impacts.

**M. References, Persons and Agencies Contacted and MND Preparation:**

This section will list all reference documents used to prepare the MND and all persons, agencies and individuals contacted during preparation of the MND.

**N. Appendices:** The MND appendix will include all technical reports.

**O. Screen Check MND:** Once completed, five (5) hard copies and one (1) compact disc of the Mitigated Negative Declaration will be submitted to City staff for review and comment. Staff's comments and changes will be incorporated and five (5) second screen check hard copies and one (1)

compact disc submitted to the City for a second review. Staff's final screen check comments will be incorporated and the Mitigated Negative Declaration prepared for printing.

**P. Print and Mail MND:** Phil Martin & Associates will print and mail fifteen (15) hard copies and/or compact disks of the MND for public circulation and use by the City, including the surrounding cities, the Los Angeles County Planning Department and any other agencies or private entities requesting the MND. A master hard copy and a compact disk of the MND will be provided to the City for its use.

**O. Prepare Notice of Intent to Adopt a Mitigated Negative Declaration:** Phil Martin & Associates will prepare a Notice of Intent to Adopt a MND (NOI). Once reviewed by the City, a copy will be mailed to all responsible agencies and interested persons along with a copy of the MND on compact disc. Phil Martin & Associates will also file the NOI with the Los Angeles County Clerk to start the 20-day MND public review period.

**R. Respond to Comments:** Phil Martin & Associates, Inc. will prepare written responses to all comments received to the MND. For the purpose of this proposal, Phil Martin & Associates has allocated six (6) hours to respond to comments, which includes time for Phil Martin & Associates and its sub-consultants. Additional time for Phil Martin & Associates and/or sub-consultants to respond to comments will be billed on a time and materials. Five (5) hard copies and one (1) compact disc of the Response to Comments will be submitted to the City for its review and comment. City changes will be incorporated and copies of the Response to Comments will be printed. Phil Martin & Associates will mail the Response to Comments to the agencies and individuals that submitted comments at least ten days prior to the scheduled hearing to adopt the MND. Phil Martin & Associates will print and mail up to ten (10) copies of the Response to Comments.

**S. File Notice of Determination and Pay Fish and Wildlife Fee:**

ICG and Phil Martin & Associates will prepare the Notice of Determination (NOD) as required by Section 15094 of the CEQA Guidelines. The day after the MND is adopted and the project is approved Phil Martin & Associates will file the Notice of Determination with the Los Angeles County Clerk.

A California Department of Fish and Wildlife fee will have to be paid at the time the NOD is filed with the Los Angeles County Clerk. The City shall provide Phil Martin & Associates a check for the appropriate Fish and Wildlife fee. Once the NOD is filed with the Los Angeles County Clerk, Phil Martin & Associates will provide the original Fish and Wildlife Fee receipt and a copy of the filed NOD to the City for its records.



There is a 30-day statute of limitation period the public has to file legal challenges to the adoption of the MND once the Notice of Determination is filed with the Los Angeles County Clerk. If no legal challenges to the adequacy of the MND are filed within this 30- day period the adoption is final.

**T. Mitigation Monitoring Plan:**

ICG and Phil Martin & Associates will prepare a Mitigation Monitoring Plan (MMP) as required by Public Resources Code Section 21081.6 for all measures that are recommended to mitigate significant impacts. The MMP will list all mitigation measures presented in the MND and identify the City department that will be responsible to monitor and implement each mitigation measure. Once the MMP is completed, two (2) hard copies will be submitted to City staff for its review. Staffs comments will be incorporated and five (5) hard copies submitted to the City for its use.

**Task III - Presentation and Approval**

ICG shall prepare the final Mitigated Negative Declaration to be inclusive of any comments provided by the project team and final exhibits. ICG shall be available for the following presentations:

**A. Preparation of Final MND Report and Exhibits Administration:** ICG shall assemble all reports, documents, and exhibits into presentation format and prepare PowerPoint presentations for the presentation and approval of the MND.

**B. Presentation to Planning Commission, Cultural Heritage Commission, and City Council:** At the conclusion of the preparation of the MND and final site plans and staff review, ICG shall present it to the following bodies for final approval and comments:

- a. Community Center Ad Hoc Committee (One Meeting)
- b. Cultural Heritage Commission (One Meeting)
- c. Planning Commission (Two Meetings)
- d. City Council (Two Meetings, Presentation and Adoption)

**Deliverables for Task III:** ICG shall provide 36” x 48” presentation boards in addition to the reports and exhibits. ICG shall work closely with the project team to update and modify the project timeline and milestones throughout all tasks and provide updates for the City website of the Community Center graphics, video, and status reports based on input from project meetings and City staff.

In addition to our Project Manager Ron Hagan, Principal Planner Jeff Scott, Architect Matt Evans, Senior Associate Consultant Bob Rose, and Office Administrator Rebecca Scott, who have been working on the project to date, the ICG team for this

next phase of the study will also include Steve Busby, Principal PBLA, Hayward Pardue, Principal Engineer PBLA, Anthony Lizzy, Principal Geologist Ninyo & Moore, Glenn C. Lukos, President GLA, Tony Bomkamp, Principal Environmentalist GLA, Traffic Engineers Stantec, and Archaeologist/Historian Robert White. Our CEQA partner Phil Martin, Phil Martin & Associates, will coordinate the CEQA process through adoption of the Mitigated Negative Declaration (MND).

## Exhibit B

### Fee Schedule for Completion of CEQA Process and MND South Pasadena Community Center

Task	Description	Fee
<b>Task I</b>	<b>Remaining Site Analysis</b>	
	A. Project Team Meeting	\$900
	B. Complete Grading Plan	\$5,250
	C. Utility Plan	\$6,000
	D. Complete Hydrology Plan	\$5,500
	E. Structural Floor Plan (foundations, columns, and shear walls)	\$14,000
	F. Complete Floor Plan, Elevations and Site Design	\$12,500
	G. Cost Estimating	\$5,000
	H. Project Update and Review Meetings (5 Meetings)	\$4,500
	I. Project Administration/Management	\$8,000
	<b>Total Task I</b>	<b>\$61,650</b>
<b>Task II</b>	<b>Remaining CEQA Studies</b>	
	A. Aesthetics Study	\$2,500
	B. Air Quality Study	\$5,800
	C. Cultural Resources Study	\$5,900
	D. Greenhouse Gas Assessment Study	\$2,000
	E. Geology and Soils Report	\$6,500
	F. Hazards and Hazardous Materials Study	\$10,930
	G. Hydrology/Water Quality Study	\$4,550
	H. Land Use Study	\$5,200
	I. Noise Study	\$3,000
	J. Public Services and Utilities Study	\$2,200
	K. Transportation/Traffic Study	\$19,500
	L. Cumulative Impacts Analysis Study	\$4,800
	M. References, Persons and Agencies Contacted and Draft MND Preparation	\$4,000
	N. Prepare Appendices	\$800
	O. Screen Check MND	\$3,200
	P. Print and Mail MND	\$600
	Q. Notice of Intent to Adopt a Mitigated Negative Declaration	\$800
	R. Respond to Comments	\$1,550
	S. File Notice of Determination and Pay Fish and Wildlife Fee	\$2,500
	T. Mitigation Monitoring Plan	\$1,100
	<b>Total Task II</b>	<b>\$87,430</b>
<b>Task III</b>	<b>Presentation and Approval</b>	
	A. Preparation of Final Report and Exhibits Administration	\$1,500
	B. Review and Approval Meetings	
	Ad-Hoc Committee	\$450
	Cultural Heritage Commission	\$1,450
	Planning Commission (Two Meetings)	\$1,800
	City Council (2 Regular Meetings)	\$1,800
	C. Deliverables (Six 36" x 48" Presentation Boards)	\$1,200
	<b>Total Task III</b>	<b>\$8,200</b>
	<b>Total Fee</b>	<b>\$157,280</b>

**ATTACHMENT 3**  
Reimbursement Resolution



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SOUTH PASADENA, CALIFORNIA,  
DECLARING ITS INTENTION TO REIMBURSE EXPENDITURES FROM THE  
PROCEEDS OF TAX EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY  
OR AN ENTITY RELATED THERETO AND DIRECTING CERTAIN ACTIONS**

**WHEREAS**, the City of South Pasadena (City) proposes to undertake the Community Center Project (Project) hereto to issue debt for the Project and to use a portion of the proceeds of such debt to reimburse expenditures made for the Project prior to the issuance of the debt; and

**WHEREAS**, United States Income Tax Regulations section 1.150-2 provides generally that proceeds of tax-exempt debt are not deemed to be expended when such proceeds are used for reimbursement of expenditures made prior to the date of issuance of such debt unless certain procedures are followed, one of which is a requirement that (with certain exceptions), prior to the payment of any such expenditure, the issuer declares an intention to reimburse such expenditure; and

**WHEREAS**, it is in the public interest and for the public benefit that the City declare its official intent to reimburse the expenditures referenced herein to implement the financing plan for the Project;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** The City hereby declares its intent to issue tax exempt obligations (the "Obligations") and using a portion of the proceeds thereof to reimburse expenditures made by the City for the Project before the issuance of the Obligations, and not more than 60 days before the date of adoption of this Resolution.

**SECTION 2.** The City hereby declares that it reasonably expects (i) to pay certain costs of the Project prior to the date of issuance of the Obligations and (ii) to use a portion of the proceeds of the Obligations for reimbursement of expenditures for the Project that are paid before the date of issuance of the Obligations.

**SECTION 3.** The City anticipates that the Obligations will be issued in an aggregate principal amount of approximately \$15,000,000.

**SECTION 4.** The City Clerk of the City of South Pasadena shall certify to the passage and adoption of this resolution and its approval by the City Council and shall cause the same to be listed in the records of the City.

**PASSED, APPROVED AND ADOPTED ON** this 19<sup>th</sup> day of April, 2017.

\_\_\_\_\_  
Michael A. Cacciotti, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Evelyn G. Zneimer, City Clerk  
(seal)

\_\_\_\_\_  
Teresa L. Highsmith, City Attorney

**I HEREBY CERTIFY** the foregoing resolution was duly adopted by the City Council of the City of South Pasadena, California, at a regular meeting held on the 19<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_  
Evelyn G. Zneimer, City Clerk  
(seal)

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# City of South Pasadena Agenda Report

Michael A. Cacciotti, Mayor  
Richard D. Schneider, M.D., Mayor Pro Tem  
Robert S. Joe, Councilmember  
Marina Khubesrian, M.D., Councilmember  
Diana Mahmud, Councilmember

Evelyn G. Zneimer, City Clerk  
Gary E. Pia, City Treasurer

COUNCIL AGENDA: April 19, 2017  
TO: Honorable Mayor and City Council  
VIA: Sergio Gonzalez, City Manager *SG*  
FROM: Sheila Pautsch, Community Services Department Director *SP*  
Angela Loera, Management Analyst *AL*  
SUBJECT: **Receive and File a Six Month Performance Review of the Transit Division's Data Management Software System**

## Recommendation

It is recommended that City Council receive and file a six month performance review of the Transit Division's (Division) data management software system.

## Fiscal Impact

None

## Commission Review and Recommendation

This matter was reviewed by the Senior Citizen Commission at the January 11, 2017, Commission meeting.

## Background

The Division receives annual fiscal support through the Los Angeles County Metropolitan Transportation (Metro) Proposition A and Proposition C Local Return Program. In May of 2016, City Council approved the purchase of a data management system (system) using Proposition A Funds.

Between May and August of 2016, RouteMatch Software, Inc. (RouteMatch) worked with staff to customize a demand response software system for the Division. The overarching objectives were: to streamline day-to-day tasks, improve customer service, and collect imperative data for local and federal audit reports. The end result is a system with various components that allow office staff to assist patrons with ease, by making single or multiple appointments in a matter of minutes. Additionally, a notification reminder sends out automated phone calls to patrons a day prior to their appointments. Lastly, transit drivers are able to use their electronic tablets (tablets) to receive real time information regarding their daily schedules, facilitating the ease of picking-up and dropping-off of passengers.

For management staff, the necessary information used for audits and reports is captured

AGENDA ITEM 31



Receive and File a Six Month Review of the Transit Division's Data Management Software System

April 19, 2017

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seamlessly and effortlessly; eliminating hours of data entry. The revenue miles, number of passengers, and revenue hours, as well as much more are now transmitted from the drivers' tablets to the system throughout the day. Furthermore, information is easily aggregated and synthesized. Federal audit reports are now generated in a matter of minutes.

**Analysis**

Since its inception, the Dial-A-Ride Program has relied on Microsoft Suite, such as Word and Excel to create daily schedules for drivers; as well as compile data and store patron information. While those options were conducive then, it has since proved to be less so now. In an effort to mitigate human error, enhance customer service, improve efficiency and streamline day-to-day tasks, staff purchased a data management software system.

Since implementation of the new system, in August of 2016, staff has been able to create a more fluid and functional Division. Through the use of tablets, pivotal information is continuously exchanged from the drivers to dispatch and vice versa. Below is a chart which displays a portion of the monthly cumulative data that is collected:

<i>Month/Year</i>	<i>Revenue Miles</i>	<i>Total Number of Passengers</i>
<i>September 2016</i>	3,085	829
<i>October 2016</i>	2,808	747
<i>November 2016</i>	2,639	740
<i>December 2016</i>	2,746	738
<i>January 2017</i>	2,568	646
<i>February 2017</i>	2,815	756
<i>March 2017</i>	3,617	951

When the Division was utilizing Excel to capture the aforementioned data, there was no distinction between "one way trips" and "total number of passengers," due to the limitations with the software. As a result, the Division associated "one way trips" with the number of passengers. With the new system there is a distinction. For instance, for the month of September 2016, 829 passengers utilized Dial-A-Ride, while the Division made 799 "one way trips." Moreover, it was difficult to accurately track cancellations with Excel. On average, the Division had approximately 80 to 90 cancellations per month. With the new system, the Division has been able to accurately track cancellations and apply solutions which have reduced cancellations to approximately 30 to 40 a month.

Along with a more precise count of passengers and one way trips, the system also allows staff to accurately track its clients. For instance, Excel sheets with patron information had approximately 1000 patrons listed as active participants in the Dial-A-Ride Program. However, with the new system, only 371 people are registered with the Program and fewer than 100 people actively use the Program on a regular basis.

Receive and File a Six Month Review of the Transit Division's Data Management Software System

April 19, 2017

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With the ability to better direct assets and resources, the Division has been able to extend its service areas for medical appointments. Additionally, staff is able to better accommodate the multiple medical appointments in East Pasadena and Arcadia on a daily and weekly basis. For patrons, this translates to the ability to see multiple doctors in various locations, sometimes in one day.

In October of 2016, staff disseminated a survey to patrons regarding feedback on the system and overall effectiveness of the Division. The survey yielded the following results: 94% of patrons agreed that they were arriving to their appointments on time, 97% were able to make their appointments with ease, 67% found the automated notification call helpful, and overall 79% of patrons were satisfied with the service.

Findings from the survey coupled with feedback from Councilmember Robert S. Joe, at the November 2, 2016 City Council meeting, highlighted the need to correct the issues with the automated notification system. Staff worked with RouteMatch to ensure that the tempo of the notification call was slower, so patrons were able to accurately hear their scheduled pick-up and return times. Complaints have subsided since the issue was addressed.

In February 2017, a second survey was disseminated. While the survey yielded similar results in some aspects; the automated notification call received higher ratings (at 80%) and overall satisfaction with the Division rose to 97%. The Division continues to monitor its services on a weekly and monthly basis. Furthermore, with the purchase of the new equipment, the Division has once again reached out to the community; advertising at local businesses, via postcard mailers, and through the South Pasadena Review.

**Legal Review**

The City Attorney has not reviewed this item.

**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 and/or notice in the *South Pasadena Review* and/or the *Pasadena Star-News*.

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