



PRESERVATION PRESS

Q4 2026 ISSUE

A LIVING LEGACY

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Spotlight on SPPF Stewards Over the Years

In this issue, we will examine a few of the many past and present South Pasadena residents who committed themselves to ensuring the mission of SPPF would succeed. Over five decades and counting, the stewards of SPPF are committed to:

*Foster a deeper sense of community,
a clearer understanding of our past,
and a broader vision for our future
through the preservation of our local stories and places.*

South Pasadena History: Celebrating Our Glorious Arts

A real connection can be found between our town's history and preservation efforts with that of the many expressive forms of artistry. In this issue, we present just a few examples of how local artistry has shaped our understanding and appreciation of South Pasadena.



Please follow us to get the latest news on upcoming events:

Webpage: <https://sppreservation.org/>

FaceBook: <https://www.facebook.com/SouthPasadenaPreservationFoundation>

Instagram: https://www.instagram.com/southpas_preservation/?hl=en



PRESIDENT'S MESSAGE



The Museum had a busy spring season with a new moving picture exhibit, expanded Saturday hours, and the welcome addition of the entire 3rd grade classes from both Arroyo Vista and Marengo Elementary over five days of tours. Our talented docents guided students through the story of South Pasadena, from the native Tongva to the opening of the Metro Rail. These tours are offered to support students as they complete the local history component of the California Academic Content Standards curriculum. We hope to expand the program to include Monterey Hills Elementary in the future as well.

Sadly, our irreplaceable Archivist, Colleen Boken, will be leaving us this year for greener pastures in Washington state, where she will pursue her Master's degree in Museology at the University of Washington following a long battle with kidney disease and a successful kidney transplant here in California. Colleen has been extraordinarily generous with her time and talents, and she will be deeply missed by all of us at SPPF. We wish her nothing but the very best in her future pursuits.

Also, this past quarter, we enjoyed a full season of events thanks to all of your membership support. It began with our March walking tour, "The Land of Milk and Money," exploring the early history of the Buena Vista and Prospect districts prior to South Pasadena's incorporation as a city. The opening during Eclectic welcomed a tremendous number of visitors while celebrating the centennial of Route 66. Our signature fundraising event, "A Moveable Feast," followed on May 3rd and was a tremendous success enjoyed by all who attended.

We are so grateful to our generous hosts for opening their exceptional historic homes and allowing us to share these special places with our community. We also sincerely thank our guests and sponsors for purchasing tickets in support of preservation in South Pasadena. What a night to remember!



Ext Childs House photo courtesy of Steve Zikman. Int photo of a table setting at the Moveable Feast courtesy of Jenny Bright.

On Monday, June 23rd, we hosted our Annual Public Meeting at the beautiful Woman's Club of South Pasadena - a free annual event open to the public. The evening included:

- The State of the Foundation
- The presentation of the Raymond Girvigian Historic Preservation Award to Gangi Architects and Joseph Catalano, AIA for the adaptive reuse of the original 1928 El Centro School
- An update from Mayor Sheila Rossi regarding SB 79

It was a lovely evening of community mingling, with complimentary bites and drinks, including a delightful specialty Prohibition era cocktail, "The Bee's Knees.!"


Jenny Bright
SPPF President



SOUTH PASADENA PRESERVATION FOUNDATION STEWARDS

BOARD OF DIRECTORS

2025-2026

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Jenny Bright

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Brian Bright

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Glen Duncan

Dan Evans

Larry McGrail

Lori Rusch

Mary Urquhart

TEAM MEMBERS

Museum Archivist

Colleen Boken

Consultant

Peggy Christ

Renew Or Become A Member Today!

Join us in preserving the history and character of South Pasadena and in supporting the continuing operations of the South Pasadena Historical Museum. We can't preserve our local heritage without you! Your annual donation is tax-deductible to the full extent permitted by law.

Active members are listed on Pages 30 to 32.

SENIOR/STUDENT:	\$25
INDIVIDUAL:	\$35
HOUSEHOLD:	\$50
SUSTAINING:	\$100
BUSINESS:	\$125

Start or renew your membership at: <https://sppreservation.org/membership/> or use the QR code:



Membership Sign Up

Founded in 1972, the South Pasadena Preservation Foundation is a 501(c)3 non-profit organization. It is led by an all-volunteer board of

directors elected from the membership.

Volunteers Needed!

As the South Pasadena Preservation Foundation continues to grow, we welcome new volunteers who can bring their energy and ideas to help shape our community. If interested, please use the QR code and sign up!

The URL link is:

<https://shorturl.at/855dz>.



Volunteers Sign Up

Donations Of Artifacts And Materials

If you think you might have something relevant to the history of our town, please let us know! As part of our collection process, proposed donations are carefully reviewed to ensure they align with the Museum's focus. We also consider whether we already have similar items in the collection and whether we have the appropriate space and resources to care for the artifacts properly. Please contact us at: info@sppreservation.org.



Annual SPPF Public Meeting Event from June

South Pasadena Preservation Foundation
2026 Annual Public Meeting



Woman's Club, 1424 Fremont Ave.

open to the public and free to attend

RSVP: | tinyurl.com/SPPF26

*Annual update on Foundation activities, progress, and goals ahead
2026 Raymond Girvigian Historic Preservation Award Recognition
Featured overview of SB 79 by South Pasadena Mayor Rossi*

light bites and refreshments will be served.



Tuesday, June 23rd, 6 - 8PM

Location: Woman's Club of South Pasadena, 1424 Fremont Avenue, 91030



SPOTLIGHT ON SPPF STEWARDS – VOLUNTEERS

Brief Overview

By Delaine Shane

SPPF *Preservation News* Editor
SPPF Board Director

Grassroots non-profits, like SPPF, begin with people concerned about critical issues in which they care about passionately. Decisions and strategies to resolve these issues are developed by the group rather than a single leader. Concerned citizens rely on petitions, canvassing the neighborhoods, speaking out at commission and council meetings, and conducting fundraising activities to achieve their goals. One example that spurred action by the community was back in the mid-1970s, when the Rialto Theatre was slated for demolition in favor of a parking lot. Residents rallied to save it. Other historic buildings were not as fortunate and did not survive (from earlier times, such as the loss of the 1924 Los Flores Elementary in the 1950s), despite the outcry of the residents. Even the decades-long controversy of the 710 Freeway extension through South Pasadena drew scores of “Freeway Fighters” to preserve the town’s historic fabric of buildings and residences.

From those early years, many individuals stepped forward to provide strong leadership in the historic preservation movement, including efforts to preserve the character and nature of South Pasadena. Three of these people have been highlighted in SPPF *Preservation Press* articles:

- **Raymond Girvigian**, FAIA (1926 - 2022): refer to the September 2025 newsletter issue, Page 20, for his many accomplishments. To honor Ray, SPPF awards organizations, businesses, and individuals who restore/rehabilitate South Pasadena historic buildings that meet the criteria established for the Raymond Girvigian Historic Preservation Award. The first award was presented to The Woman’s Club of South Pasadena for their 1913 Chalet Craftsman-style clubhouse in 2025. The 2026 award will be presented for the School Hall Project (see Page 21).
- **Joanne Nuckols**, preservationist, civic leader, Freeway Fighter, and mentor (1943 - 2025): refer to the December 2025 newsletter issue, Pages 4 -10;

March 2026 newsletter issue, Pages 20-21; and Pages 25 – 26 for her accomplishments. At the December 17, 2025, South Pasadena City Council meeting, the City formally issued a proclamation that the annual Joanne Nuckols Day on October 12th would forever “... honor her extraordinary contributions and to encourage all residents to carry forward her example of service, vigilance, and stewardship.” The Foundation is determining how best to honor Joanne with annual public service programming in October.

- **Jean Roth Driskel**, FAIA (1915 - 1971): refer to this current issue (June 2026) on Pages 8 – 11. Jean played a major role with South Pasadena’s early historic preservation movement. After her untimely death, our organization was first named after Jean as the Jean Driskel Cultural Heritage Foundation, Inc. It wasn’t until 1983, that this organization renamed itself to SPPF, Inc.

Over the years, countless individuals have participated in SPPF public activities. Some have dedicated themselves to sustaining the South Pasadena Historical Museum. Others have monitored legislation and regulations, and lobbied/testified at public meetings to ensure that our beloved landmarks and historic structures are protected, and still others have championed to readapt and reuse historic buildings with a new purpose rather than witnessing the demolition of such buildings. Another important role that SPPF carries out is to monitor recorded historic easements to ensure that property owners of historic buildings comply with contractual requirements in the easements.

Interestingly, with these incredible activities happening, the simple act of recording names of the Board officers, Board directors, and staffing, has not been given the distinction of acknowledging these exceptional individuals, especially in the early years. This is not a rare case but common for grassroots organizations. On the next page, an attempt is made to at least recognize some of the chairs (when the organization had a Board of Trustees) and the presidents (as the organization now operates with a Board of Directors). Hopefully, in time, a more comprehensive listing will be established.



SPOTLIGHT ON SPPF STEWARDS – LEADERSHIP

In 1973, our organization was incorporated and titled “The Jean Roth Driskel Cultural Heritage Foundation.” The first chairman or president of this newly established non-profit organization was **Williard J. Stone (approximate term: 1973 to 1975)**. Williard was the brother-in-law to Mayor Andrew O. Porter (the grandson of one of the three founding fathers of the Indiana Colony, which eventually came to be known as the cities of Pasadena and South Pasadena). Williard’s sister, Louise Stone Porter, was an original member of the South Pasadena Cultural Heritage Commission.

The second chair or president was **Robert Shryock (approximate term: 1975 to 1977)**. He was a local landscape architect.

Between 1978 to 1983, the information on the leadership of the Jean Roth Driskel Heritage Foundation is not available presently.

When the organization was renamed to the South Pasadena Preservation Foundation, Inc. **in 1983**, the chair was **Joanne Nuckols**.

Other chairs serving **in the 1980s** include, but not limited to and not necessarily in this order, were:

- **Amedee Richards**
- **Ernie Arnold**
- **Kay M Bowers**

Equally challenging were identifying the names and terms of the chairs and/or presidents **in the 1990s**. Many of the documents organized by our museum archivist simply did not list SPPF officers by name. From a cursory review, the following individuals were identified:

- **Malia Burden**
- **Ruth Farnan Richards**
- **Joanne Nuckols**
- **Stu Denker**
- **John Larson**
- **Patricia Anne Pierce**

One or more of these individuals may have also served an additional term or left early.

Heading into the 21st century, various documentation suggests that **the following individuals were presidents or chairs between the years 2000 to 2008:**

- **Ruth Farnan Richards**
- **Socorro Saucillo**
- **Glen Duncan**
- **Joe Ryan**

Even with these individuals, there may be overlap between the late 1990s and early 2000s, as well as some individuals serving an additional term but not in sequential order.

Since those times, we can track our presidents in the early part of the 21st century:

Names of SPPF Presidents	Terms
Tiona Wierman	2009 -2012
Pete Kutzer	2012 - 2013
Odom Stamps	2013 - 2015
Larry McGrail	2015 - 2017
Steven Lawrence	2017 - 2019
Mark Gallatin	2019 - 2022
Jim Tavares	2022 - 2023
Jennifer Trotoux	2023 - 2025
Jenny Bright	2025 - Present

Do you know who the leadership might have been in the past that we missed? We also want to identify the Board members, officers, and volunteers supporting SPPF over the years. Let us know at: sppfnewsletter@gmail.com.



SPOTLIGHT ON SPPF STEWARDS – MUSEUM ARCHIVIST: Colleen Boken

Colleen's Goodbye Note

By Colleen Boken

Museum Archivist

South Pasadena Historical Museum

As many of you know, for the last few years I have been working at the museum as an archivist while I've been on dialysis. Well in the last weekend of February I got the call and had a successful kidney transplant. As a result, I will be returning to Graduate School at the University of Washington come early/mid September and sadly leaving the museum. I figured that given my time at the museum I'd share a few of my favorite moments and memories from the last few years.

Suffice to say I have been extremely proud of the work I have done here at the museum. From organizing the archives upstairs, to contributing to new exhibitions downstairs, finding new and interesting items for the collection such as the Metro Signs and the Raymond Hotel China, getting the museum on Atlas Obscura, as well as the other things I won't take credit for but Jenny will acknowledge my part in, the time I have spent here has been great not only for my career as a whole, but also for me as someone who refuses to sit still.

I've had the opportunity to meet and hear the stories of so many people who have come through the door over the years, stories that say a lot about the community as a whole, which included one particularly remarkable lady who shared stories of her time as a student in the Japanese School that was previously within the 913 Meridian building. I've also experienced times that revealed who I am as a person, and for that I am extremely grateful.

Furthermore, getting to help folks with research has been a really marvelous endeavor. Some of the highlights have been helping Foo Howser create a video on the Ostrich Farm, helping the California Historian at the LA Central Library locate the sheet music to Bells of Old El Centro, and finally assisting a Rose Parade float rider find a video of her riding the float.

I would like to end this by giving my thanks to a number of wonderful people. When I was a kid, I would hide out at the museum and Bill Hilliard took me under his wing. That positive influence impacted me for the rest of my life, and I regret never getting to say thank you. To the folks of South Pasadena who always were so kind and lovely, it'll be hard to leave you. To the board members of the SPPF, thank you for taking a chance on that random person who walked into the museum during an arts crawl, you gave me a chance to do something really wonderful. Most of all thank you Jenny and Brian Bright who have been unconditionally supportive of me and my sometimes-wild ideas, you are both absolute gems in this community that needs it more than ever. I've learned so much from both of you and I have been so honored to work with y'all on some amazing projects. Suffice to say y'all are legends in my life and others.

While I will be leaving, I won't be gone forever. My folks, who kindly allowed me to do the work I needed to do, are still in South Pasadena and suffice to say I will be back. I will also be carrying the experience of the SPPF with me throughout my career moving forwards. In a way I hope the legacy I leave here can be condensed down to a single quote by Walt Disney, whose theme park holds a bit of South Pasadena.

"Whatever you do, do it well"



Grand Opening Event at the Museum's Rialto 100 Celebration on October 17, 2025. Left to right: Colleen Boken, Museum Archivist and SPPF President Jenny Bright. Photograph courtesy of Delaine Shane.



SPPF STEWARD – ARCHITECT & EARLY PROMOTER OF LOCAL PRESERVATION

Reprinted Guest Essay: Building on Legacy: Architecture Community Commemorates 105th Birthday of Pioneer Jean Roth Driskel

By Lance Bird



Photos of Jean Driskel provided by Lance Bird/American Institute of Architects Pasadena & Foothills chapter

The Pasadena architectural community is looking back on the groundbreaking contributions of the pioneering architect Jean Roth Driskel, first female president of the American Institute of Architects Pasadena & Foothill Chapter, on the occasion of her 105th birthday on Tuesday.

Driskel opened her office in South Pasadena in 1948 and joined the AIAFP in 1956, according to the organization.



“After chairing a number of committees, she became president in 1968,” the organization said in a written statement. “She was also: the first woman to be elected as an officer (secretary) of the California Council of the AIA; President of the Association of Women in Architecture; US delegate to the International Union of Women Architects; chair of the South Pasadena Mayor’s Committee on Cultural Heritage; secretary of the South Pasadena Chamber of Commerce; and the third woman to be elected to the AIA College of Fellows.”

Editor’s Note:

This 2020 article was originally published by *Pasadena Now* and is reprinted here with permission from Publisher James Macpherson.

The author, Lance Bird, has also given permission to have his article reprinted in this newsletter.

The original article was published by *Pasadena Now* on Monday, August 31, 2020, at 1:22 pm. The link is: <https://pasadenanow.com/main/guest-opinion-building-on-a-legacy-architecture-community-commemorates-105th-birthday-of-pioneer-jean-roth-driskel>



SPPF STEWARD – ARCHITECT & EARLY PROMOTER OF LOCAL PRESERVATION – continued



Photos of Jean Driskel provided by Lance Bird/American Institute of Architects Pasadena & Foothills chapter

The AIAFP established a scholarship in memory of Driskel upon her death in 1971. The scholarship in her name stands alongside her many residential and commercial designs as a longstanding tribute.

Driskel was a self-made woman, according to her son, Dana Driskel, a retired studio professor from UC Santa Barbara’s Department of Film and Media Studies.

“Mom never received a degree and had to earn her license the hard way as a draftsman,” he said. “A scholarship would have meant a lot back then and speeded up her career, particularly poignant since she died young... Jean Roth became Jean Roth Driskel when she married my father

while attending the University of Washington,” Dana Drisek said. “Having received a scholarship to attend Art Center in Los Angeles, the newlyweds moved south only to discover that the funding had been rescinded once the school discovered that she was married. A married woman didn’t need a scholarship. Right? The 1930s were a different time.”

Each year two scholarships are awarded to architectural college students in our region, one to a community college student transferring to a five-year bachelor of architecture program and one in their fourth year of the five-year program.

Dana Driskel said he was proud of his mother’s legacy, and the vital help it’s now providing students.

Editor’s Note:

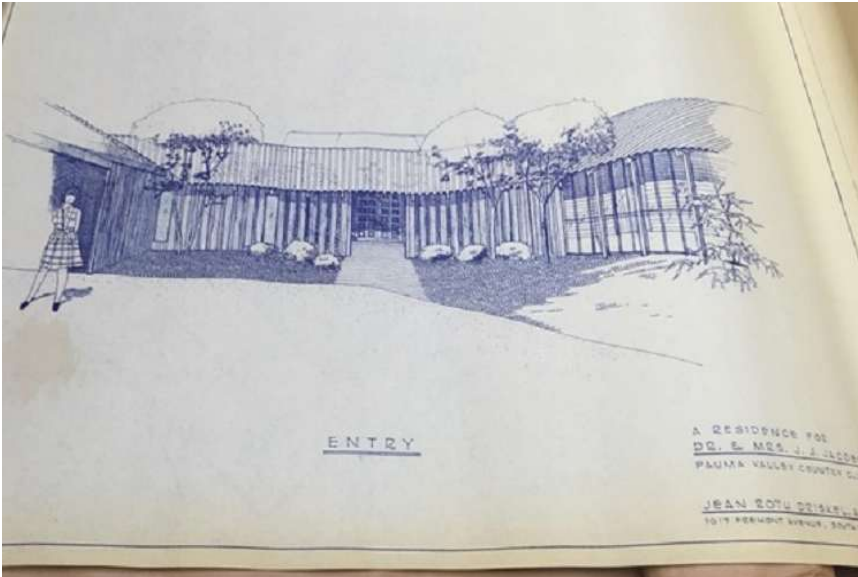
The preservation movement in South Pasadena began in earnest in 1970 when South Pasadena Beautiful, founded in 1965, created the South Pasadena Cultural Heritage Committee to promote historic preservation in the community. The committee was chaired by Jean Roth Driskel (1915-1971).

Jean, along with the other members of the South Pasadena Cultural Heritage Committee, was successful in drafting the city ordinance that created the South Pasadena Cultural Heritage Commission (CHC), with powers and duties to advise the South Pasadena City Council on designating cultural and historical sites and landmarks.

The CHC, in turn, spurred the creation of the non-profit “Jean Driskel Cultural Heritage Foundation, Inc.” formed on May 22, 1972 (later to be renamed the “South Pasadena Preservation Foundation, Inc.” in 1983).



SPPF STEWARD – ARCHITECT & EARLY PROMOTER OF LOCAL PRESERVATION – continued



“I learned early the value of financial support. Now, as a retired university professor, I can say I’ve known many talented young people who have benefited from scholarships,” he said. “Sometimes the vote of confidence a scholarship implies means as much as the funds. But the funds can mean the difference in how long it takes a person to make it to the top.”

Many female students who have received the scholarship cited Driskel’s story as an inspiration.

Just 23 years ago, 30 percent of U.S. architectural students were women. Today, they make up nearly half of the student body.

Born in the state of Washington, after high school graduation Driskel studied four years at the University of Washington.

Her first architectural job was at R. Walker in 1942, followed by nearly three years with A. Quincy Jones, a



Photos of Jean Driskel provided by Lance Bird/American Institute of Architects Pasadena & Foothills chapter

renowned modernist architect and educator. Driskel received her California licensure on Oct. 15, 1948, beginning her own South Pasadena practice, and continuing until her death in 1971. Known for her dedication to clients, she was reported to be reviewing drawings with her last client on her deathbed in 1971.



SPPF STEWARD – ARCHITECT & EARLY PROMOTER OF LOCAL PRESERVATION – continued

She was an active member of 13 community organizations, in many cases as a director, president or chair.

Dana Driskel said he and his wife, Patty, recently got a chance to visit the last home his mother designed when they met with the owners in Pauma Valley.



Lance Bird is a retired longtime architect and an active member of the American Institute of Architects Pasadena Foothill Chapter.

For questions about this article, contact Lance at (626) 818-7411,

or email RLBird888@gmail.com.

Photos of Jean Driskel provided by Lance Bird/American Institute of Architects Pasadena & Foothills chapter



SAVING VINTAGE AT-RISK HOMES

Los Angeles County Historic House Relocation Project

Two Historic South Pasadena Homes Will Find New Life in Altadena Fire Zone

By Mark Gallatin

SPPF Board Member & Official Spokesperson

Two homes on Mound Avenue more than a century old and originally slated for demolition will now be moved to Altadena properties affected by the Eaton Fire. The homes' current location is part of a larger site owned by Greenbridge Investment Partners, which has approval to build 310 total units (165 market-rate apartment units, 72 assisted living units, 23 memory care units, and 50 units reserved as affordable units) on the corner of Fair Oaks Avenue and Grevelia Street. Construction is likely to begin in the second half of this year.

The homes that will be moving a few miles north are an English Revival built in 1924 at 704 Mound and an 1895 Turn-of-the-Century-style home at 712 Mound. When the developer was unable to find a suitable receiving site in South Pasadena where zoning requirements would accommodate them, they turned to Los Angeles County's Historic House Relocation Project.

This initiative is led by Omgivning Architecture & Interiors, in partnership with preservation advocates, engineers, and community builders dedicated to protecting Los Angeles' legacy while supporting its future. Once a house is selected, their team carefully prepares, lifts, and transports the structure to a new, permanent site. After relocation, each house is restored and rehabilitated. A new foundation is built, plumbing, electrical and mechanical systems are updated, and adaptations are made to suit the needs of contemporary residents. Finally, the restored house is matched with a new owner. Thus, the house retains its original character while becoming safe

and livable once again. By moving and restoring these houses, landfill waste is significantly reduced, the carbon costs of new construction are avoided, and the quality materials already invested in them are preserved.

The county's Historic House Relocation Project was recently recognized by the Los Angeles Conservancy with its prestigious Chair Award. Thanks to this innovative program, two vintage houses have been given a new lease on life and the chance to continue providing housing to their residents for another century or more.



Top Photograph: 704 Mound Ave. Bottom Photograph: 712 Mound Ave. Photos courtesy of Russell Shane, SPPF Sustaining Member.

Editor's Note: For further information on Omgivning Architecture & Interiors, go to:

<https://www.omgivning.com/historichouserelocationproject>

and the Los Angeles Conservancy website at:

<https://www.laconservancy.org/learn/historic-places/historic-house-relocation-project/>



LOCAL CREATIVITY & PRESERVATION: Five Broad Categories of the Arts

Brief Overview

By Delaine Shane

SPPF Preservation News Editor

SPPF Board Director

What are some of the artistic ways that make our town unique to us? Do those creative expressions intersect with historic preservation in some way? To the latter question, creative expressions can have a connection with historic preservation. To the former question, South Pasadena's character and nature provides an endless opportunity for local creativity. It is impossible for this newsletter issue to be comprehensive on the overlap/connection of local creativity and historic preservation here in South Pasadena. Still, let's try just a little anyway....

The five broad categories of the Arts are:

- Literary Arts
- Visual Arts
- Performing Arts
- Applied and Decorative Arts
- Media and Digital Arts

These art categories are further broken down by type and indicate examples in this issue as identified through our contributors' articles.

1. **Literary Arts: poetry**, fiction, non-fiction, and drama: "Ode to South Pasadena" by South Pasadena Poet Laureate, **Ron Koertge on Page 14**.
2. **Visual Arts: painting, drawing**, sculpture, printmaking, and photography: "Lucile Lloyd – American Muralist, Illustrator and Decorative Painter" by Board Advisor, **Lori Rusch on Pages 15 - 18**.
3. **Performing Arts: music, theatre, dance, and opera**. While an article for this category does not appear in this issue, one outstanding example is the Sunday Restoration Concerts. For over 30 years, Friends of the South Pasadena Library, Inc. has held these musical fundraising events at the historic 1908

Carnegie Library now known as the Library Community Room. Other musical, dance, and theatrical venues often occur within mostly historic venues, notably with Sid the Cat, a music venue, at the recently renovated former 1928 El Centro Elementary School/former SPUSD Administration Building. Hence this creative expression also overlaps within architectural types pertaining to Applied and Decorative Arts.

4. **Applied and Decorative Arts: architecture, ceramics**, textile art, and **graphic design**. For this example, there is an overlap with the Visual Arts (**sculpture and painting**): "Celebrating Our Library's Artwork" by South Pasadena City Public Library Local History Librarian **Olivia Radbill on Pages 19 - 20**.
5. **Media and Digital Arts: cinema/film, digital art**, video games, and installation art: "Another Record-Breaking Attendance at the Museum and A New Exhibit" by SPPF Vice President and Museum Director **Brian Bright on Pages 22 - 23**.

Other examples of our local creativity, both past and present, are missing from this brief overview, such as the archive and private collection of the prominent and prolific writer, Ray Bradbury, that is housed at the South Pasadena City Public Library at:

<https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Library/Local-History/Ray-Bradbury-Collection?transfer=a08cb9b9-7dc7-48e6-8b5d-0a8225985804>.

Please consider adding to our local creativity, overlapping with historic preservation theme, by submitting your recollections and comments to sppfnewsletter@gmail.com. Your contributions will appear in the Letters to the Editor in the next issue.

Meantime, consider visiting our local historical museum to see further expressions of the arts, like the Rialto Theatre 100 Year Celebration exhibit. For more information on the location and the hours of operation of our museum, see Page 22.



LOCAL CREATIVITY & PRESERVATION

Poetry

Ode to South Pasadena

By Ron Koertge

South Pasadena Poet Laureate and City Resident



Water made the orange groves possible though all that remains now is
the name of a boulevard that celebrates them just as Mission Street
and El Centro celebrate the heritage of the city. Today kids in orange-and
black drink root beer floats at the Fair Oaks Pharmacy and Soda
Fountain as they flirt with their phones. Parents wait for a table at Gus's
Barbeque, and grandparents snap pictures of toddlers around the
enormous Moreton Bay Fig Tree by the library as they remember when they
were children grinning into their own fathers' cameras. The Cawston
Ostrich Farm is just a memory but the Dinosaur Farm opens at ten a.m.

Waiting on the shelves at Vidéotheque are films that debuted at the
Rialto Theater in 1925. Hollywood has a second home here, transforming
parts of the city into Indiana or Massachusetts. Then crews dismantle
everything the next day, leaving the neighborhood intact just as relentless
freeway fighters kept the city whole and undivided. Beauty is
everywhere in South Pasadena. Early morning light, yellow and mild like
a shawl that has been laundered a few times, falls across joggers and
commuters. It wakes the parrots that circle and squawk. Passengers on
the Gold Line put on their sunglasses. Just below Grand Avenue,
a pair of coyotes make their way back to the arroyo. As a truck bound for
Trader Joe's rumbles by, they slide into some shrubbery and
disappear. On the lawn a sign says HATE HAS NO HOME HERE.

A house sparrow and a robin land and begin to sing.



LOCAL CREATIVITY & PRESERVATION

Murals and Decorative Arts

Lucile Lloyd – American Muralist, Illustrator and Decorative Painter

By **Lori Rusch**

California State University-Los Angeles, Art History Lecturer
SPPF Board Advisor

A gifted muralist and decorative painter who covered walls all over Los Angeles, Lloyd (1894 – 1941) left behind a remarkable body of work — and a life shadowed by personal loss and the indifference of a changing art world.

When Lucile Lloyd died in February 1941, *Los Angeles Times* columnist Lee Shippey captured her tragedy in a single, poignant phrase: “Lucile Lloyd did not fail art — but art failed her.” A fitting tribute for a woman who had spent two decades filling the walls of Southern California’s finest homes, schools, churches, and public buildings with vibrant, meticulously researched murals. And yet when she ended her life, she left a note to her son saying she had “no money in the bank.”

Lloyd was born in Cincinnati in 1894 into a family rooted in the decorative arts. Her English grandfather had been an Arts and Crafts textile designer, and her father ran a studio producing both stained glass and textiles. This heritage gave Lloyd an early, intimate understanding of applied arts, but it may also have anchored her in a tradition of art made to serve a purpose — to decorate, to please, to sell — rather than to challenge or provoke, the hallmark of early 20th century art world.

She trained at Cooper Union and earned two scholarships to the Art Students League New York, and by age twenty had broken into one of the most demanding professional environments of her era: the drafting room of Bertram Goodhue, a major New York architectural firm, where she was the only woman on staff. She went on to decorate the homes

of New York’s elite as well as teaching art to young women at the New York Probation and Protective Association — all before the age of thirty.

In 1921, Lloyd married Addison Brown II and moved to Southern California, where she accepted a teaching position at the Stickney Memorial School of Art in Pasadena. Her personal life, however, was already marked by loss. A son had been born and died in infancy on the east coast. When her marriage to Brown ended in 1925, he returned east with their two-year-old son. These events caused a grief that would surface repeatedly in her art through recurring themes of motherhood. Lloyd was left to rebuild her life around her work.



Decorative painting by Lucile Lloyd in the Kindergarten room at Stoneman School in San Marino. Photograph is courtesy of the San Marino Historical Society.

From 1923, Lloyd spent two decades executing murals in spaces like the Los Angeles Central Library, Newport Harbor High School, and the 1923 First Baptist Church of Pasadena, working with prominent architectural firms including Howard Hewitt; Marsh, Smith and Powell; and Carleton Wilson. In that same year, she wrote an article for *California Southland* magazine titled “The Relation Between Architecture and Decoration,” arguing that muralists must be brought on board alongside architects from the outset — not summoned at the last minute when walls had already been decided. She also created bookplates, examples of which are held in the archive at California State University at Los Angeles.



LOCAL CREATIVITY & PRESERVATION

Murals and Decorative Arts – continued

One of Lloyd’s most celebrated surviving works is the *Madonna of the Covered Wagon* (1928), a 39-by-7-foot canvas mural at South Pasadena Middle School commissioned through Marsh, Smith and Powell. The subject is a pioneer family arriving at Yosemite Valley at day’s end — a mother and toddler, a father and son playing accordion, a

teenage daughter tending a fire, a younger girl clutching a doll, and a team of oxen set against the towering face of El Capitan, the Merced River, and a landscape of wildflowers. The jewel tone colors remain vibrant almost 100 years after installation. She also designed and executed the ceiling stenciling and hand painted proscenium panels.



Top photograph: Madonna of the Covered Wagon by Lucile Lloyd at the South Pasadena Junior High School (now called the South Pasadena Middle School, photograph courtesy of Emma Huang. Bottom left photograph: Madonna of the Covered Wagon in its placement within the Auditorium of the South Pasadena Junior High School. Lloyd also did the ceiling stenciling and decorative work that surrounds the stage. Photograph courtesy of Emma Huang. Bottom right photograph: Lucile Lloyd and working drawing for the rifle held by the boy in the Madonna of Covered Wagon. She did extensive research for her paintings, she is quoted as saying “to be incorrect is embarrassing.” Source: The Smithsonian Archive of American Art (si.edu). This is “fair-use” copyrighted material for educational purposes only as referenced and provided for in section 107 of the US Copyright Law.

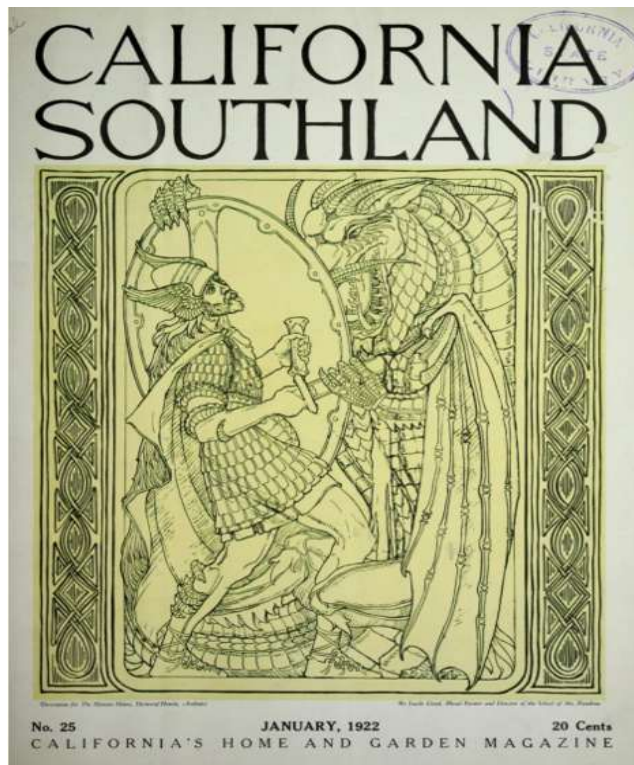


LOCAL CREATIVITY & PRESERVATION

Murals and Decorative Arts – continued

Critic Arthur Millier of the *Los Angeles Times* praised it in 1931 as “delightful,” combining humor and sentiment in equal measure, and by 1932 had placed it on a recommended tour of Los Angeles murals alongside works by Maynard Dixon, José Clemente Orozco, and Millard Sheets. The mother and child that serve as the mural’s focal point carried a private meaning: a tribute to the children she had lost.

A second remarkable work, *The Blessed Virgin Mary as the Queen of the Angeles* (1932), was painted for an Episcopal church in Hollywood while Lloyd was living in the church itself, accepting no wages — another act of devotion to her infant son’s memory. The central figure is a regal Madonna hovering above the moon, surrounded by a radiating mandala, drawn from St. John’s description of the Woman of the Apocalypse in Revelation XII.



Beowulf & the Dragon Lloyd’s presentation drawing for Hanson House, Howard Hewitt architect. 2008 Pasadena Showcase House. 739 Hillcrest Avenue, La Cañada Flintridge, California. Source: <https://archive.org/details/calsouth134unse>

Lloyd was known throughout her career for rigorous historical research, a professional manner, and patrons who were consistently satisfied with her work. She worked without an agent or gallery representation, selling herself on talent and dedication alone. She never studied in Europe as contemporaries like Thomas Hart Benton and George Biddle had. She was in New York during the 1913 Armory Show — the seismic event that introduced modernism to America — yet she did not adopt its influence. Her roots in the Arts and Crafts and Illustrator’s School traditions kept her work accessible and beautiful, but by the mid-1930s that very quality placed her out of step with the social realism and modernism reshaping American art.

Her final major commission, the WPA triptych *California’s Name* (1936–1937), was installed in the State Building Assembly Room in Los Angeles. Lloyd won the contract by submitting a three-inch scale rendering that convinced the state it was worthwhile to put murals in the room at all. Painted on a wage of \$94 a month with two Chouinard student assistants, the triptych stretches a continuous horizon line across three panels, weaving together Mt. Whitney, Death Valley, the Pacific coast, and a central mandala packed with historical figures: the legendary Amazonian queen Califa (source of our state’s name), Spanish explorers and priests, enslaved Amerindians, caballeros, and a contemporary (circa 1936) couple gazing toward California’s future. The work was relocated to the State Treasury room decades later.



Photo of Lucile Lloyd circa 1920s. Source: Calisphere Archive UCSB ADC Omeka, accessed May 9, 2026. Go to: <http://www.adc-exhibits.museum.ucsb.edu/items/show/3>. This is “fair-use” copyrighted material for educational purposes only as referenced and provided for in section 107 of the US Copyright Law



LOCAL CREATIVITY & PRESERVATION

Murals and Decorative Arts – continued

When her wealthy patrons lost their appetite for decorative luxury during the Depression, Lloyd had no institutional safety net. By 1934 she had only two documented paying mural commissions. By 1936 she had given up her own studio. She remarried in 1936, but her husband Neal McNulty died in October 1939, leaving her alone again. Eighteen months later, she took her own life.

Lloyd's name has drawn local attention again recently, as the South Pasadena Unified District Office — located at the former El Centro School — was adaptively reused and reopened as the "Schoolhouse Building." The proprietors of Sid the Cat music venue uncovered four decorative painted panels in the ceiling of the structure, serving as a reminder to the community of Lloyd and her work. Look for a variety of stenciled animals hidden amongst the plant forms.



Former El Centro/ Center Street School showing Lloyd's ceiling stencils at Sid the Cat music venue in the School Hall Project as restored by Gangi Development. Photograph courtesy of Lori Rusch, SPPF Board Advisor.

Flanking the auditorium proscenium are two sculptures likely created by Merrill Gage, the same artist who created the now missing sculptures of the boy and girl reading that the entrance to the school.



Possible Merrill Gage sculptures that flank the former El Centro Auditorium proscenium. Photograph courtesy of Lori Rusch, SPPF Board Advisor.

Lucile Lloyd's remaining visible works — the *Madonna of the Covered Wagon*, the WPA triptych in the state building, the Hollywood church altarpiece painted for no pay — are considered fine examples of the academic illustrators' school: well-executed, pleasing to the public, and unjustly overlooked. They are the record of a life spent giving California's buildings a soul, by a woman the art world ultimately failed to sustain.



LOCAL CREATIVITY & PRESERVATION

Sculptures and Mosaics

Celebrating Our Library's Artwork

By Olivia Radbill

Adult Services/Local History Librarian
South Pasadena City Public Library

Being over a century old, the Library has accumulated many pieces of art throughout the decades. These works vary significantly in style, form, and medium. However, the most playful pieces currently reside near the Oxley Street entrance (the "new entrance" since 1982) of the Library. Next time you stop by, take a look at the small sculptures on either side of the entryway.

To the left of the entryway is the Christian myth of St. George and the Dragon, a story of a Roman soldier of Christian faith slaying a dragon, saving a princess, and, thus, convincing the king to convert his subjects to Christianity.



Center left is "St. George and the Dragon" cement sculpture by Merrill Gage; bottom left is the Spanish Galleon cement sculpture also by Merrill Gage. Both photographs courtesy of the South Pasadena City Public Library.

To the right of the entryway is a Spanish Galleon, a symbol that denotes adventure and imagination. These pieces were created by famed American sculptor Merrill Gage in 1930 and were previously located at an exterior entrance to the Children's Room, which no longer exists.



Center of Gage's sculptures are two modern pieces. The first is by sculptor Ken Ross and was purchased in 2016.



Photograph of Ken Ross's sculpture at the entrance of the library. Photograph courtesy of Delaine Shane.

The second is a commissioned piece inspired by the work of Leo Politi, titled "Sister Reading Book To Brother With Dog Looking On." Politi has a longstanding connection to the South Pasadena Library, as he is the artist behind two mural works that have adorned the Children's Room walls for over five decades.



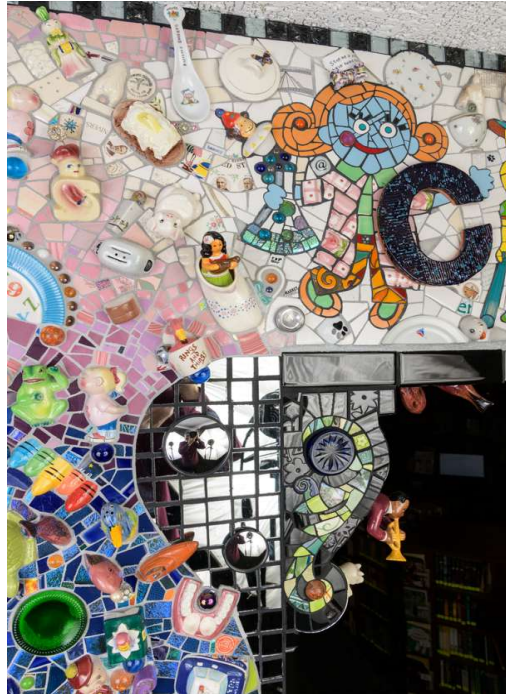
Center right is the "Sister Reading Book To Brother With Dog Looking On" by Leo Politi; bottom right is Leo Politi retouching paintings in Children's Room in 1982. Both photographs courtesy of the South Pasadena City Public Library.





LOCAL CREATIVITY AND PRESERVATION

Sculptures and Mosaics – continued



Top left: Children's Room mosaic during the construction process; top right: detail of Children's Room entryway mosaic by Jolino Beserra; bottom: Children's Room entryway mosaic by Jolino Beserra. Photographs courtesy of the South Pasadena City Public Library.

Yet, the entrance piece most often commented on by patrons is the tile mosaic adorning the entrance to the Children's Room.

Mosaic artist Jolino Beserra works in a style called "pique assiette," incorporating found materials such as broken tiles, shattered chinaware, and glass.

This piece was installed in 2018 and funded by the Friends of the South Pasadena Library. The work is dedicated to Sally Swan, a longtime advocate for the Friends of the Library, and Keith Stiles, the grandson of first City Librarian Nellie Keith. Though the collection of art at the Library may not necessarily be cohesive, we hope that it is as eclectic as our book collection.





Raymond Girvigan Historic Preservation Award

2026 School Hall Project

School Hall Project Earns Girvigan Historic Preservation Award

By Mark Gallatin

SPPF Board Member & Official Spokesperson

The South Pasadena Preservation Foundation is proud to announce that it has presented its Raymond Girvigan Historic Preservation Award for 2026 to the School Hall Project at 1010 El Centro Street.



The award is given as a memorial to Raymond Girvigan, FAIA (1926-2022), a South Pasadena architect who was known for his significant leadership role in historic preservation in California. His energy, expertise, and deep knowledge were instrumental in the formation of local historic preservation ordinances, the Mills Act historic preservation incentive program and the recognition of the state capitol building as a significant historic monument. As a founding board member and lifelong friend to SPPF, he was at the heart of the Foundation.

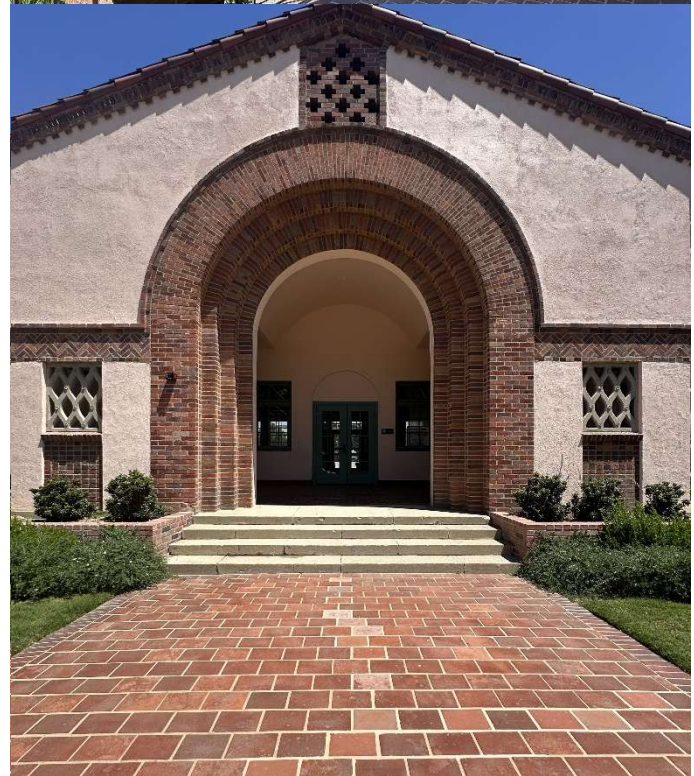


The adaptive reuse project transformed the original El Centro School and former school district headquarters into a vibrant dining and entertainment hub.

The old classrooms, offices and auditorium have been faithfully restored to their original appearance following strict guidelines for the rehabilitation of historic buildings established by the Secretary of the Interior. Gangi Architects, led by Mark Gangi, FAIA, were the principal architects, while Joseph Catalano, AIA served as the preservation architect.

The award was presented at SPPF’s annual meeting on Tuesday, June 23, 2026, at the Woman’s Club of South Pasadena, 1424 Fremont Avenue. This annual event is always free and open to the public, featuring light refreshments and friendly conversation among preservation-minded neighbors.

The Raymond Girvigan Historic Preservation Award is given by SPPF to recognize projects that support the mission of SPPF by contributing to the stewardship and interpretation of South Pasadena’s history.



Photos courtesy of Jenny Bright.



MUSEUM NEWS

South Pasadena Motion Picture Atlas Exhibit



Another Record-Breaking Attendance at the Museum and A New Exhibit

By **Brian Bright**

Museum Director and SPPF Vice President

We want to thank the South Pasadena Arts Crawl for a wonderful event April 26th. The South Pasadena Historical Museum welcomed an incredible 650 visitors throughout the evening, many of whom experienced one of our newest exhibits; The South Pasadena Motion Picture Atlas.

When I first moved to South Pasadena in 2015, one of the first things I noticed while walking through town was the constant filming activity. Nearly every week seemed to bring another production crew, lighting truck, or row of Star Wagons to a different neighborhood street. What I didn't realize at the time was that South Pasadena had not always been such a popular filming destination.



Navy Blues (1929) featured an ostrich-riding date scene shot at the Cawston Ostrich Farm. But for much of the first three-quarters of the twentieth century, South Pasadena remained relatively undiscovered by Hollywood.



Photo Archives of South Pasadena Preservation Foundation

The city appeared in a handful of early productions. Pollyanna (1920) filmed scenes at a residence on Monterey Road and at the former Santa Fe train station on El Centro Street.

That changed dramatically in 1978 when John Carpenter's Halloween was filmed almost entirely in South Pasadena, firmly placing the city on the radar of location scouts. The city's preserved Craftsman homes and historic neighborhoods quickly became the perfect "Anywhere USA" backdrop for filmmakers. During the 1980s and 1990s, productions such as Back to the Future I & II, Pee-Wee's Big Adventure, Ferris Bueller's Day Off, Pretty in Pink, Teen Wolf, and The Terminator all filmed scenes here.

Museum Location:
 913 Meridian Avenue
 South Pasadena, CA 91030

Free Admission, open to the Public
 Thursdays: 4:00 pm to 7:45 pm
 Select Saturdays: 11:00 am to 1:00 pm
 Special Events and by Appointment
 Appointment Scheduling: 626-833-5310

For More Information, Contact:
 Brian Bright, Museum Director
 Colleen Boken, Museum Archivist
 626-833-5310 ★ info@sppreservation.org



MUSEUM NEWS

South Pasadena Motion Picture Atlas Exhibit – continued

Like many people, I’ve spent far too much time watching “then and now” videos online where fans revisit famous filming locations around town. Eventually I started wondering whether anyone had ever mapped all of these places in one location. To my surprise, I couldn’t find any real resource that pulled everything together. That was the seed for the Motion Picture Atlas, an exhibit where museum visitors could explore filming locations on a map and instantly watch clips connected to each site.

From the beginning, there were a few goals for the project. It needed to be simple to use, fully touchscreen-based, quiet, easy to update, and completely offline so it would never rely on Wi-Fi. Just as importantly, it needed to look like it belonged inside the museum rather than feeling like a modern kiosk dropped into a historic space.

The hardest part was figuring out how to give it some physical, tactile element that balanced the modern touchscreen technology. Early ideas involved using a Raspberry Pi with a hand crank so visitors could “play” clips frame by frame like an early motion picture projector. Antique hardware started piling up during the experimentation phase, including an old crank telephone purchased from a South Pasadena neighbor and even an Edison phonograph sourced during a long Craigslist drive into the desert.

Unfortunately, after a great deal of testing, it became obvious that modern video formats did not cooperate very well with frame-by-frame control on the original hardware concepts. The project lost momentum and sat dormant for nearly two years, although the Edison phonograph ultimately found a second life on display in the museum as a functioning record player.

Last year, the project was revisited with the help of

AI-assisted coding tools, and things suddenly began moving very quickly. Using editable CSV files to organize film locations, years, descriptions, and coordinates, the exhibit evolved into an interactive map where touching a location instantly launched a movie clip tied to that site. Early versions still depended on online maps, but the concept finally felt achievable.



*Atlas Construction in progress.
Photo courtesy of Brian Bright*



*Final Completed Atlas Installed.
Photo courtesy of Brian Bright*

At the same time, the physical design began to take shape. I started experimenting with steampunk-inspired reference images and antique telephones to help guide the look of the exhibit. Eventually the concept evolved into a custom wooden tabletop cabinet housing a touchscreen, mini-PC, and a restored 1930s Danish telephone fitted with modern audio components hidden inside the earpiece.

The final exhibit now runs entirely offline using locally hosted map tiles and custom software, allowing visitors to explore decades of South

Pasadena film history through an experience that blends historic aesthetics with modern technology. After stained wood finishes, weathered brass trim, and countless small adjustments, the South Pasadena Motion Picture Atlas finally came to life.



MUSEUM NEWS

Student Tours

Expanded Third Grade SPUSD School Tours at the South Pasadena Historical Museum

By Jenny Bright
SPPF President

This year, we continued assisting SPUSD 3rd grade students with their local history curriculum by providing each class with a one-hour tour of the Museum.

The South Pasadena Historical Museum includes a wide range of artifacts illustrating South Pasadena's history, including Tongva tools, Mission era items, early farming tools, pieces of the original wooden water main, ironworks artifacts, railway signage, early settler memorabilia and items connected to the Raymond Hotel, Cawston's Ostrich Farm and Route 66. The California Academic Content Standards asks 3rd grade students to learn why their community was established, identify founding families and explore how the community has changed over time using maps, photos, oral histories and other primary sources.

We again provided spring tours for the entire Marengo Elementary 3rd grade class in April and expanded the program to include Arroyo Vista's 3rd grade class as well. Here is Arroyo Vista's perspective on the event: <https://www.spusd.net/apps/news/article/2188894?categoryId=7945>. We hope to add Monterey Hills next year, though that may be more complicated since the school is not within walking distance of the Museum and may require bus transportation.

SPPF volunteers for these tours included Jenny Bright, Brian Bright, Peggy Christ, Mark Gallatin, Larry McGrail, and Jennifer Trotoux. SPUSD teachers and parent chaperones, from Marengo and Arroyo Vista, were all very helpful as well.



Photos courtesy of Jenny Bright



PAST EVENTS

SPPF Neighborhood Walking Tour

The Land of Milk and Money: A Buena Vista Prospect Historic Districts Walking Tour

By Delaine Shane

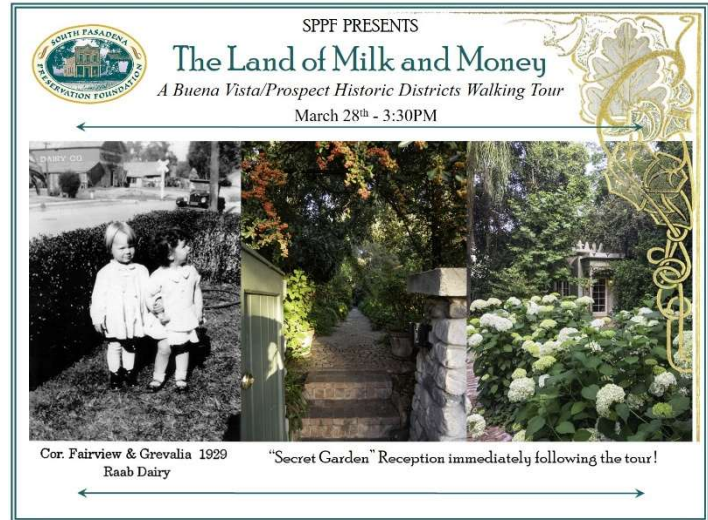
SPPF *Preservation* News Editor
SPPF Board Director

On a beautiful Saturday afternoon, SPPF led the Buena Vista and Prospect Circle Historic Districts Walking Tour. The sold-out March 28th tour followed Buena Vista Street, Prospect Circle, and Highland Street, concluding with a reception in the gardens of a 1904 carriage house on Fairview Avenue (hosted by the Stamps family).

Attendees were treated to an exciting walk showcasing historic homes, along with narrations that conveyed the nature and character of these neighborhoods from the 1870s to the 1930s.

Foundation tour guides (Mark Gallatin and Larry McGrail) expertly explained and answered questions regarding the evolution of these neighborhoods from dairy pastures to the homes of some of South Pasadena’s most prominent early residents.

One fun fact, noted by Mark, was in the 1970s, the Buena Vista neighborhood, formerly called Raab’s Hill (pioneer who cultivated vineyards in the 1870s), became “Rabbit Hill” because of the large families that lived in the old, enormous houses.

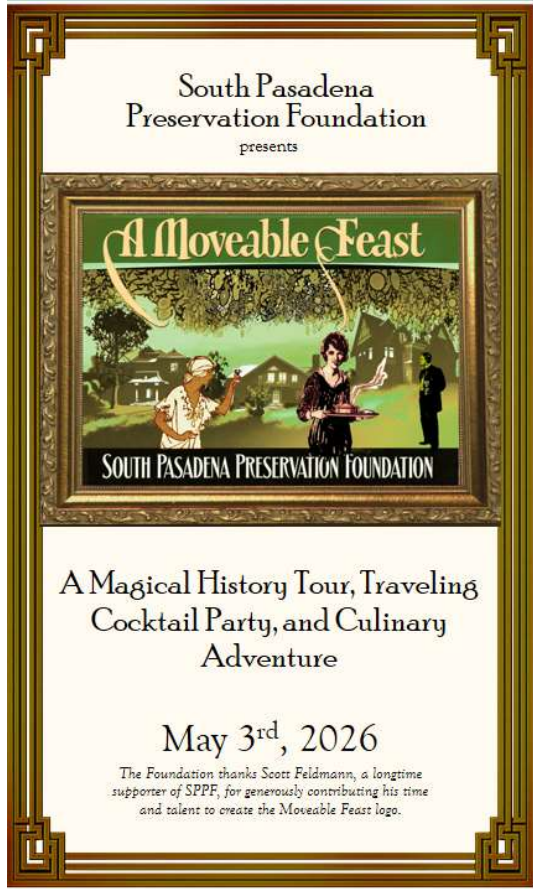


Photos courtesy of Delaine Shane.



PAST EVENTS

SPPF Fund Raising Event Extravaganza



“A Moveable Feast”

Excerpts from “A Moveable Feast” Souvenir Program

On May 3rd, SPPF hosted “A Moveable Feast” billed as a magical history tour, traveling cocktail party, and culinary adventure. This event proved to be hugely successful! SPPF has served as the City of South Pasadena’s primary non-profit organization for preservation education and fundraising. In addition to organizing public programs, SPPF has managed the South Pasadena Historical Museum since its establishment in May 1987. The Foundation was also integral to the successful effort to stopping the proposed Interstate 710 Freeway Extension Project, ensuring the community’s heritage is protected for future generations.

This memorable event was also dedicated to the late Joanne Nuckols, one of SPPF’s earliest and longest serving members. Joanne was instrumental in the success of previous progressive dinner/house tour events and her spirit and passion for preservation continues to animate and inspire volunteers and stewards to this day and beyond.

Three historic properties in the Buena Vista neighborhood were highlighted. This district is characterized by a longstanding tradition of family-oriented estate residences. Set along a broad street atop a hillside, Buena Vista Street overlooks what is now the heart of South Pasadena. The Foundation gratefully acknowledges the stewards of these homes for their care and for graciously sharing them with the public:

Stephanie Buffington

1897 Howard Longley House (designed by Greene and Greene)

Lori & Grant Davis Denny

1904 Lucretia Garfield House (designed by Greene and Greene)

Aleta Blanc & Bobby Zahabizadeh

1903 Emma Childs House (designed by Charles W. Buchanan)

Expert presentations were delivered with humor by Stephanie Buffington, Jennifer Trotoux, Lori Rusch, and Mark Gallatin. Other SPPF volunteers kept the Moveable Feast flowing in an organized fashion from house to house.

Many photographs were taken during this extravaganza. A slideshow highlighting A Moveable Feast can be viewed at:

<https://sppreservation.org/buena-vista-moveable-feast/>

The Foundation thanks Scott Feldmann, a longtime supporter of SPPF, for generously contributing his time and talent to create the Moveable Feast logo.



Dinner Menu for “A Moveable Feast”



CIVIC ENGAGEMENT

SB 79 (Housing & Historic Resources)

Planning Commission Recommends City Council Move Forward with Deferred Effectuation and an Alternative Transit Oriented Development Plan

By Mark Gallatin

SPPF Board Member & Official Spokesperson

During a marathon session on May 19th, the South Pasadena Planning Commission recommended that the City Council adopt an Alternative Transit Oriented Development (TOD) Plan and exempt four designated landmark properties located within a quarter-mile radius of the Metro A Line station from compliance with Senate Bill (SB) 79.


The sweeping housing legislation passed last year and signed into law by the governor replaces local zoning controls with a one size fits all approach to

accommodate denser and taller development in proximity to designated transit stops. It applies to all parcels zoned for residential, commercial or mixed-use within a quarter-mile radius of such stops. In its only nod to historic resources, the law permits cities to exempt properties which have a historic resource that was placed onto a local register prior to January 1, 2025.

In South Pasadena’s case, its register of city landmarks includes four sites that meet this requirement: single family homes at 1103 Monterey Rd., 844 Monterey Rd., and 1016 Orange Grove Ave. and a commercial building at 634 Mission St. The exemption for these properties is what is called “deferred effectuation” meaning compliance with SB 79 is put off until one year after the adoption of the next mandated housing element cycle, likely in 2031.

RECAP

SB 79 SCENARIOS - REVISED 5/19/26													
CURRENT REGULATIONS				SB 79 DEFAULT				OPTION A		OPTION B		OPTION C	
TOTAL CAPACITY:	3,886			11,826			8,130 (+34 du)		11,826 (+7 du)		11,764 (+10 du)		
Deferral (2031)				n/a			4 Local Landmarks + 132 MUC/MUC-50		None		4 Local Landmarks		
200 FT RADIUS FROM STATION (24 parcels)													
ZONE	DENSITY	HEIGHT	HCD Adj Hr.	DENSITY	HEIGHT	DENSITY	HEIGHT	DENSITY	HEIGHT	DENSITY	HEIGHT		
DTSP- MUC (Mixed Use Core, non HBD) (9)	70 du/ac	60ft	60ft	140 du/ac	85ft			140 du/ac	85ft	140 du/ac	85ft		
Historic Business District (MUC, MUC-50) (14)	70 du/ac; 50 du/ac	50ft	60ft; 50ft	140 du/ac	85ft			140 du/ac	85ft	70 du/ac	85ft		
RS (Residential Low Density) (1)	5 du/ac	35ft		140 du/ac	85ft	70 du/ac	85ft	70 du/ac	85ft	70 du/ac	85ft		
1/4 MILE FROM STATION (557 parcels excluding 9 Civic/OS)													
ZONE	DENSITY	HEIGHT	HCD Adj Hr.	DENSITY	HEIGHT	DENSITY	HEIGHT	DENSITY	HEIGHT	DENSITY	HEIGHT		
AM (Altos de Monterey Residential) (3)	3 du/ac	25ft	N/A	100 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft		
RE (Residential Estates) (2)	3 du/ac	35ft	N/A	100 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft		
RS (Residential Low Density) (284)	5 du/ac	35ft	N/A	100 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft		
RM (Residential Medium Density) (101)	30 du/ac	45ft	N/A	100 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft	50 du/ac	65ft		
RH (Residential High Density) (41)	45 du/ac	45ft	N/A	100 du/ac	65ft	100 du/ac	65ft	100 du/ac	65ft	50 du/ac	65ft		
DTSP- MUC (Mixed Use Core, non-HBD, non-Housing Sites) (85)	70 du/ac	55ft	60ft	100 du/ac	65ft			100 du/ac	65ft	50 du/ac	65ft		
DTSP-MUC-50 (Mixed Use Core-50, non-HBD, non-Housing Sites) (15)	50 du/ac	50ft	N/A	100 du/ac	65ft			100 du/ac	65ft	70 du/ac	65ft		
DTSP-Historic Business District (MUC, MUC-50, non-Housing Sites) (8)	70 du/ac; 50 du/ac	55ft; 50ft	60ft; 50ft	100 du/ac	65ft			100 du/ac	65ft	50 du/ac	65ft		
DTSP-Housing Sites (MUC + MuC-50) (7)	70 du/ac; 50 du/ac	55ft; 50ft	60ft; 50ft	100 du/ac	65ft	100 du/ac	65ft	100 du/ac	65ft	152 du/ac	65ft		
MU Overlay (CO-zoned) (10)	70 du/ac	55ft	60ft	100 du/ac	65ft	100 du/ac	65ft	100 du/ac	65ft	100 du/ac	65ft		
1/2 MILE FROM STATION (1,139 parcels)													
DTSP- FOC (Fair Oaks Corridor) (61)	90 du/ac	70ft	75ft	N/A	N/A	144 du/ac	70ft	144 du/ac	70ft	144 du/ac			
Housing Sites (DTSP-FOC, CF-zone) (9)	90 du/ac; 30 du/ac	70ft; TBD	75ft; TBD	N/A	N/A	N/A	N/A	N/A	N/A	X1.52 = 136.8 du/ac; 45.6 du/ac			



City of SOUTH PASADENA Page 43

Screen Shot from Public Presentation with slides at the South Pasadena Planning Commission meeting on May 19, 2026.



CIVIC ENGAGEMENT

SB 79 (Housing & Historic Resources) – continued

The Alternative TOD Plan gives the city some ability to craft its own density requirements in the quarter-mile and half-mile radii around the train station instead of accepting the densities mandated by SB 79 by default. The plan encompasses three concentric ovals measured around the entrances to the train station: TOD1 is a 200-foot radius, TOD2 is a quarter-mile radius and TOD3 is a half-mile radius. The Commission made slight modifications to the Alternative TOD Plan Option C presented in the staff report. They recommended a somewhat smaller reduction in the SB 79 default density in the Residential High Density (RH) zone and shifted more density away from residential zones and redirected it to the Mixed-Use Corridor and Fair Oaks Corridor zones and to the Housing Opportunity Sites in the Downtown Specific Plan area, where infrastructure is better suited for denser development.

The City Council will re-open the public hearing on this matter on July 15, 2026, at 7:00 p.m.

The official directives mandated by SB 79 from the Southern California Association of Governments (SCAG) and the California Department of Housing and Community Development (HCD) were released and confirmed in late May.

As the City Council contemplates the final form the Alternative TOD Plan takes, pay close attention to a bill working its way through the state legislature in Sacramento. Currently in the Senate Housing Committee as of this writing, Assembly Bill (AB) 2576, co-sponsored by Senator Sasha Renee Perez of Alhambra and Assembly Member John Harabedian of Pasadena, expands the historic site exclusion within SB 79 to allow local governments to adopt an ordinance exempting, through the first year of the seventh housing element cycle, the following properties from SB 79:

- A site with a historic resource on a local register.
- A contributing site within a historic district
- included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

- A parcel individually listed as a historical resource included in the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code.

This would expand protections to include sites that were not specifically mentioned in the original SB 79 legislation. If passed and signed into law, South Pasadena and other affected cities could go back and amend their Alternative TOD Plans to exclude these historic properties through delayed effectuation. For communities with a high number of state and nationally listed properties such as ours, this would represent a significant step forward in recognizing that the protection of historic resources and planning for denser, transit-oriented development need not be mutually exclusive goals.

The City of South Pasadena wrote in support: “AB 2576 makes an important structural correction to SB 79’s treatment of historic resources. Under current law, a city’s alternative plan may exclude sites with a historic resource, but only those appearing on a local historic register, and only up to 10% of the eligible area. AB 2576 addresses both limitations.”

To make your views on either SB 79 implementation or AB 2576 known, please contact your elected officials. They want to hear from you:

South Pasadena City Council

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cco@southpasadenaca.gov

State Senator Sasha Renee Perez

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Pasadena, CA 91101
(626) 304-1086

Assembly Member Mike Fong

1411 S. Garfield Avenue, Suite 307
Alhambra, CA 91801
(626) 457-4918

Assembly Member John Harabedian

257 S. Fair Oaks Avenue, Suite 210
Pasadena, CA 91105
(626) 351-1917



LETTERS TO THE EDITOR

We invite our readership to send in letters or emails with questions and comments on the museum holdings; our foundation; the architecture, history, or character of South Pasadena; and/or articles that appear in this newsletter. Please include “Letter to the Editor” in the subject line of your correspondence to confirm that your communication is intended to be published in our newsletter: sppfnewsletter@gmail.com.

Acceptance for publication is at the discretion of the editor. The South Pasadena Preservation Foundation disclaims responsibility for statements of either fact or opinion asserted by writers in the *Preservation Press* quarterly newsletter.

Editor’s Note:

On June 17, 2026, SPPF President Jenny Bright gave a brief presentation on the State of the Foundation for the South Pasadena City Council.

State of the Foundation for City Council

By Jenny Bright
SPPF President

The SPPF presentation before the South Pasadena City Council went very well. Afterwards, both Mayor Sheila Rossi and Council Member Michael Cacciotti acknowledged the growth and success of SPPF’s programming efforts and museum operations in the past year. The City appreciated the Foundation’s commitment and contribution to our civic pride.



Screenshot of City Council Meeting after the State of the Foundation presentation. Left to right: Mayor Sheila Rossi and SPPF President Jenny Bright.

To hear our short presentation, go to:

https://www.spectrumstream.com/streaming/south_pasadena/2026_06_17.cfm

and fast forward to the 4:55 mark. The presentation and Council remarks end at the 14:53 mark.



**SOUTH PASADENA
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913 Meridian Avenue
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