

City of Calabasas Historic Preservation Commission

**Discussion Item:
Resurveying Properties in the City**

Wednesday, May 17, 2023

Background

When the City first launched its historic preservation program, one of the initial tasks was a survey of properties and structures in the City for the purpose of determining potential historical significance.

The survey addressed 187 different properties, focusing on individual structures dating from 1964 or earlier. (However, properties within residential subdivision tracts from 1960 to the present time were excluded.)

- One property (the Masson House) was determined to be eligible for listing on the State and/or National Registers of Historic Places;
- 20 properties/structures were determined to be potentially eligible for listing on the City's (Local) Register of Historic Landmarks;
- 95 properties/structures determined worthy of resurveying in the future.



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Investigation of Resurveying Process

The intent is to resurvey at least some of the previously surveyed properties, and possibly also surveying a number of additional (new) properties / structures. Planning Staff reconnected with Teresa Grimes, the person who performed the original survey, to inquire about an appropriate scope of work and process for completing a new / updated survey.

- A new/updated survey should (ideally) encompass all properties with structures dating from 1978 or earlier (e.g., at least 45 years old).
- Properties / structures located within subdivision tracts developed between 1960 and 1978 should not be excluded. (Now, almost fifteen years later, tracts from this period are sometimes found to be particularly emblematic of post-WW II building boom designs and tendencies, and can be worthy of preservation consideration.)



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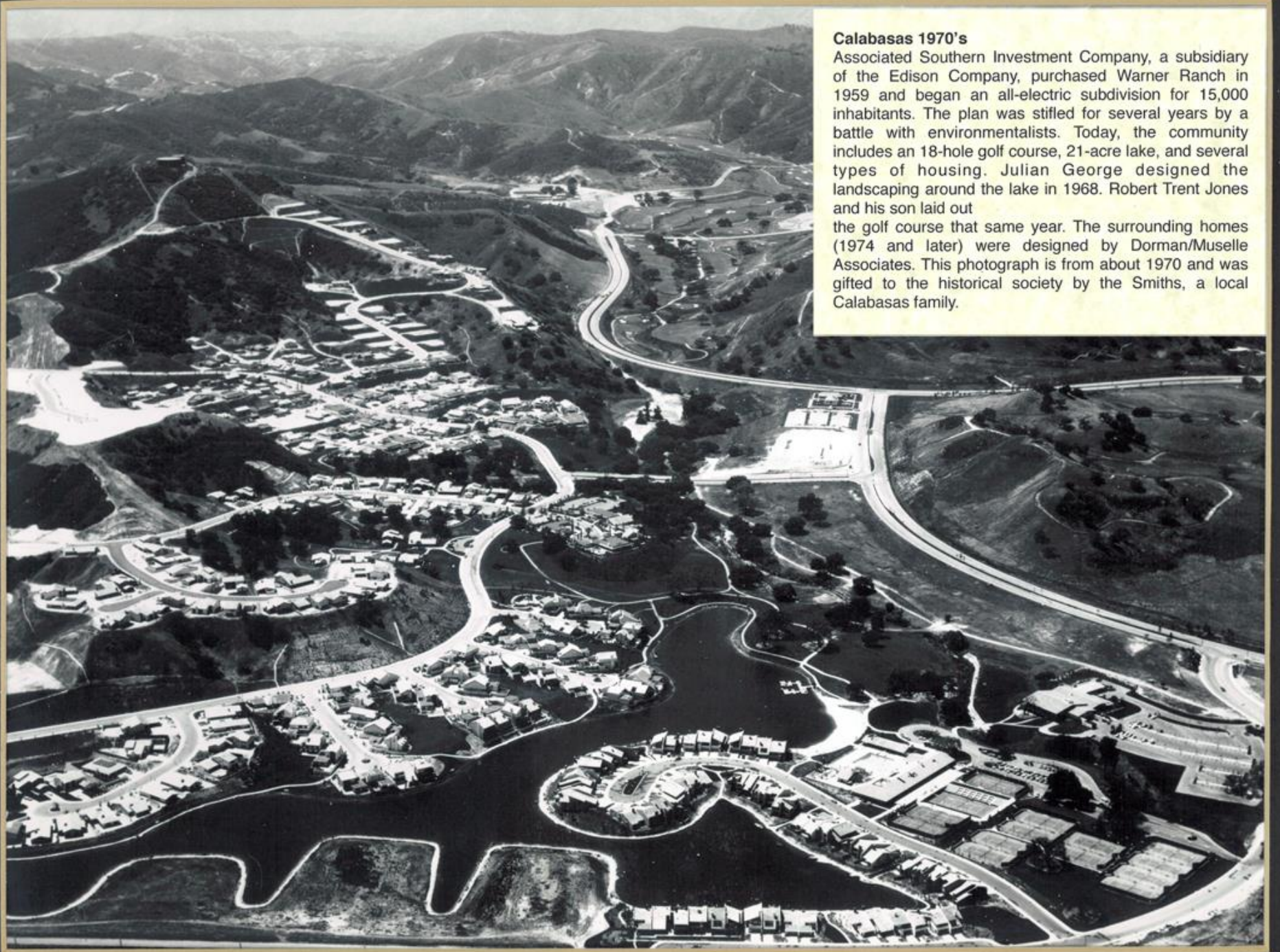


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Post – WW II Subdivision Tract Development



Calabasas Park



Calabasas 1970's

Associated Southern Investment Company, a subsidiary of the Edison Company, purchased Warner Ranch in 1959 and began an all-electric subdivision for 15,000 inhabitants. The plan was stilled for several years by a battle with environmentalists. Today, the community includes an 18-hole golf course, 21-acre lake, and several types of housing. Julian George designed the landscaping around the lake in 1968. Robert Trent Jones and his son laid out the golf course that same year. The surrounding homes (1974 and later) were designed by Dorman/Muselle Associates. This photograph is from about 1970 and was gifted to the historical society by the Smiths, a local Calabasas family.

What might a new survey cost?



- The original historic context preparation and properties survey cost the City \$41,000.
- Agoura Hills is just now embarking on a historic preservation program; a limited properties survey over there (much smaller scale than Calabasas) will cost that city \$7,000.
- Considering that a full-scale survey today would likely encompass a substantially larger pool of properties than the previously surveyed 187, and factoring in about 15 years of inflation, a comprehensive resurvey may prove to be expensive.

Next Steps

- Staff will carry forward to the Community Development Department Director and to the City Manager input and suggestions from the HPC , as well as the information conveyed in the staff report.
- If the Director and City Manager believe the effort is worthy of City Council review and consideration, Staff will then prepare a proposed scope of services for their consideration.



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