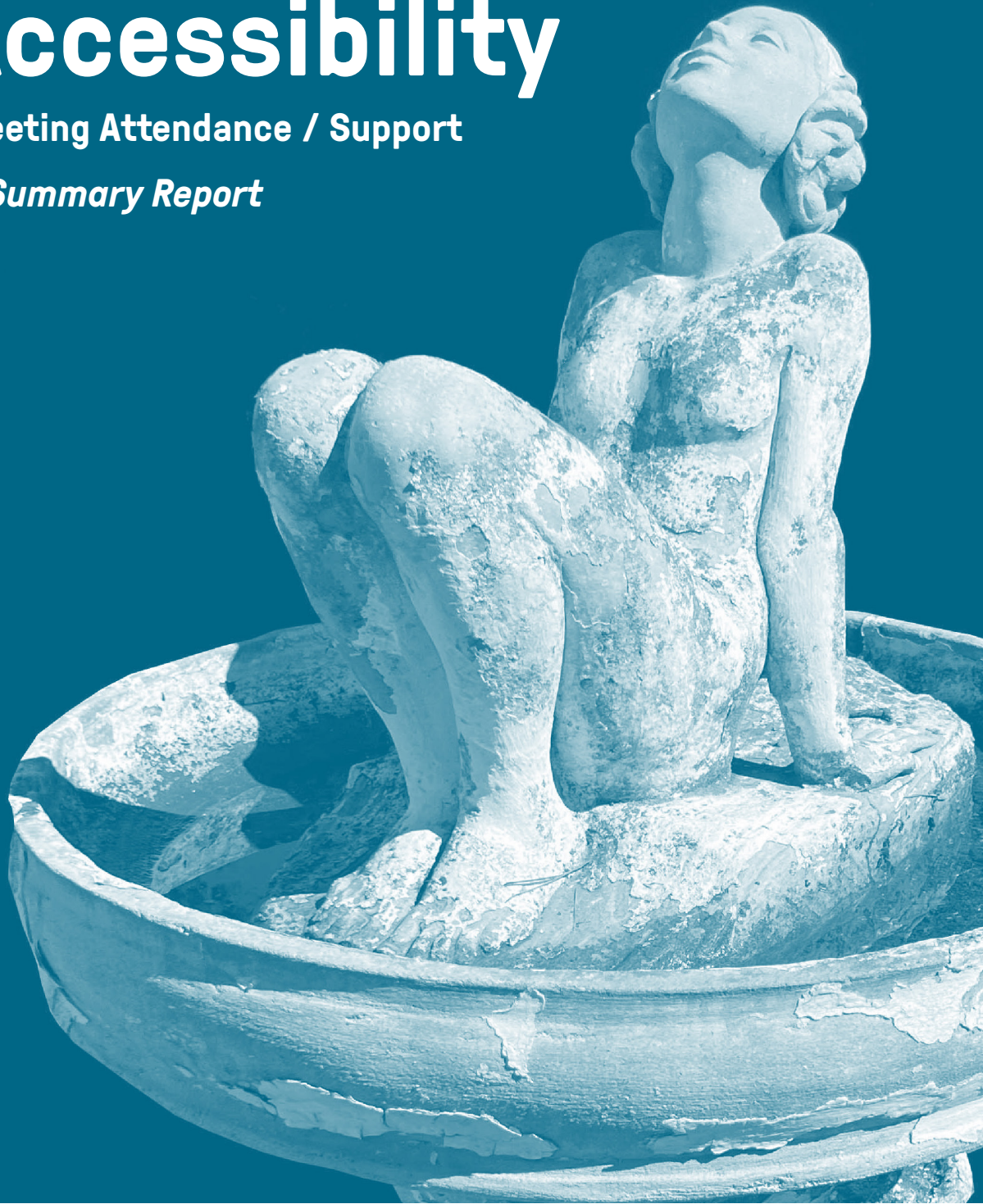


# Rockhaven Museum Rehabilitation & Site Accessibility

Task 2: Public Meeting Attendance / Support

*Public Meeting Summary Report*



# Summary Index

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- Community Vision Feedback

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# Community Meeting Summary Report

## Overview

A community presentation provided the public with the opportunity to learn about the concept design and share input on the Rockhaven Museum Rehabilitation and Site Accessibility project. The meeting was planned to inform the public about the project's site design principles, accessibility challenges, museum visioning and collect their thoughts on the design and potential programming for the museum and overall site. The meeting format consisted of a 50 minute presentation, followed by a 60 minute question and answer, which occurred on:

Wednesday, July 10, 2024, 6:00 pm – 8:00 pm, at the Montrose Public Library

At the meeting, the SWA consultant team provided a presentation and, with Glendale city staff assistance, facilitated an open dialogue with community members. Participants had the opportunity to ask questions and share their thoughts and concerns during an hour long Q&A session following the presentation.

## Summary Report

The following pages are a written and graphic summary of the community input portion of the meeting. A comprehensive list of all public comment can be found within the *Appendix*.



# Site Design Feedback

July 10th Public Question & Answer



*Concerned about Increased Traffic on Hermosa Ave.*



*Consider Water Use for Landscaping*



*Establish City Maintenance Plan*



*Retain Character of Existing Paths and Railings*



*Restore Historic Ornaments  
eg. pots & Sculptures*



*Ensure City Budget Allows for Future Maintenance*



*Consider Adding Parking off of Honolulu Ave.*



*Ensure Existing Mature Trees are Protected*

# Museum Design Feedback

July 10th Public Question & Answer

## Building / Museum Program Considerations

- Space for holding meetings & presentations.
- Highlight Mental Health History
- Importance of Marilyn Monroe’s Mother’s Room with Museum
- Museum Gift Shop
- Snack Stand / Food
- Partner with Glendale National Alliance for Mental Illness (NAMI)



*Ensure Building is Secure*



*Ensure Building is Conditioned (HVAC)*



*Establish City Maintenance Plan*



*Maintain Historic Elements*

# Community Vision for Rockhaven

July 10th Public Question & Answer

## Would Like to See:

- **Community Center**
- **Classrooms**
- **Artists Studios**
- **Galleries**
- **Workshop Rooms**
- **Yoga Studio**
- **Tea House**

## Against:

- **Sub-Dividing Property**
- **Affordable Housing Project**
- **Future Deterioration of other buildings**



**swa**



**MGMP**

# Historic Preservation Commission Summary Report

## Overview

A presentation to the Historic Preservation Commission provided commissions and the community attendees to learn about the concept design and share input on the Rockhaven Museum Rehabilitation and Site Accessibility project. The material presented by the project design team followed a similar format as the previous community meeting held on July 10th, with an additional summary section highlighting the communities feedback (Pg 4-6). At the end of the 2-hour Historic Preservation Commission's feedback was recorded for formal recommendations to be presented to City Council without any official vote on the project presented. The following is the meeting details:

Thursday, July 18, 2024, 5:00 pm – 7:30 pm, at the Municipal Services Building, Room 105, 633 E. Broadway Ave

## Summary Report

The following pages are a written and graphic summary of the public comment and commission recommendations. A comprehensive list of all comments made can be found within the *Appendix*.



# Public Comment

July 18th - Historic Preservation Commission

## Project Specific Comments

- **Design should be conscious of overall water-use.**
- **Advocate for sustainable best practices** (e.g. Stormwater Capture, permeable paving where possible, etc.)
- **Advocate to minimize the amount of rehabilitation within the interior of the Pines Cottage.**
- **Recommend museum program include a Gift/Book Shop**
- **Requests project be reviewed by Historic Preservation Committee once final design is complete.**
- **Advocate for protecting in place the Pines Cottage restrooms; recommends constructing new restrooms within another adjacent building.**

## General Comments

- **Against any future Housing Project and/or new building construction on the property.**
- **Consider adding a parking lot off of Honolulu Ave.**
- **Grant money should go towards deferred maintenance and protection of all the buildings, not just the Pines Cottage.**



swa



MGMP

Rockhaven Museum Rehabilitation & Site Accessibility

# Commission Recommendations

July 18th - Historic Preservation Commission

## Project Specific Comments

- **Project shall include sustainable best-practices** – such as solar collection, storm-water capture & re-use and drought-tolerant planting.
- **Recommends less rehabilitation of Pines Cottage interior, allowing for funds for other building repairs.**
- **Revise Museum’s mission statement to specify “[..] the lens of the women who once inhabited Rockhaven.”**
- **Provide Historic Preservation Commission an opportunity to review project again prior to construction** (once further developed in Construction Drawings).
- **City should establish a budget and maintenance plan for the future.**

## General Comments

- **Greater efforts should be made to protect all buildings on site from further deterioration and exterior repairs. Consider this scope before addressing site access.**



# Appendix A

## Community Meeting - July 10th, 2024

### Participant Specific Questions

1. What is planned for the basement level?
2. Due to watering constraints/restrictions, what will be the impacts to the planned landscape? How will the city be able to maintain some much grass lawn? Are any drought-tolerant plants being proposed?
3. Is Hermosa Ave. (Traffic/parking lanes) considered “sub-standard”?
4. Can Rockhaven site/museum visitors enter from Honolulu, and keep traffic away from Hermosa?
5. Will there by ADA parking available on site?
6. Will the museum building be “conditioned” (have HVAC)?
7. Gutters and downspouts have been removed from the existing buildings on site. What is being proposed to control site runoff and potential building damage from water?
8. Representative from Glendale National Alliance for Mental Illness (NAMI) voiced that they would like to partner with future museum, and assist with education/history of mental health story.
  - Requested museum feature content about mental health history
  - Requested space/facilities for holding meetings, presentations, etc.
9. What is the current project timeline?
10. After the project goes to City Council, what are the next steps? Is there a hard deadline to use the grant money?
11. Will the presentation slides be available after the meeting?
12. What are the goals/plans for the other buildings on site?
13. Will the other buildings be maintained by the City?
14. What are the plans for modifying the historic paths? Should follow Secretary of the Interior's Standards.
15. What are the plans for retaining the mature trees on site? Concern about distinguishing “protected” versus “trash” trees.
16. Regarding demo/removal of interior walls at the museum, can we keep an outline on the floor or some other sign showing where walls were once located?
17. Will there be more outreach from the City to potential benefactors? Hold fundraisers? To obtain more project funds.
18. Will the room associated with the history of Marilyn Monroe’s Mom be retained/preserved?
19. Will there be any accommodations for the resident ghost?
20. Who are the “future occupants” for the other buildings on site? Will the buildings be leased from the City? What future options are available?
21. Asked for clarification on vehicle access/parking from Hermosa. Why is there no vehicle entrance proposed from Honolulu?
22. Will the Sanitarium site be retained as an entire parcel in the future?
23. Are there any accommodations proposed for a museum gift shop or snack stand? Food/drink service?
24. How much of the grant money will this initial project (Tiers 1-3) consume? Any money left-over for the other buildings on site?
25. Can the property be held in escrow/protected?
26. What is being proposed for retaining the historic railings? The new railings shown in the slides are too straight/ too modern; prefer the more decorative/ornate look.
27. Regarding Honolulu entry; Are we retaining/restoring the statue? Are we keeping the Rose circle around the statue?

## Appendix A- Cont.

28. Are we restoring the original restroom tile?
29. How will the vinyl tile be restored? Are we proposing to use vintage-looking vinyl flooring?
30. Will the future maintenance of the landscape be included in the city budget? Who will perform this work?
31. When the project is complete, will the entirety of the property be open to public?
32. Is the City looking for ways to monetize the property?
33. Will the grotto area ("pond") and pathways around it be retained?
34. How will the property be maintained and kept free from vandalism?
35. Will the museum be secured (security cameras, on-site security, etc.)?
36. Are there any mold concerns due to previous roof leaks/water intrusion?
37. Asked for clarification on if a wheelchair lift was being proposed and where it was located.

### Project Feedback

1. Resident voiced concerns for parking in the neighborhood; difficulties finding street parking on Hermosa Ave.
2. Applause for the project team's level of study/research into the project.
3. Voiced concerns that this project should protect/retain all character-defining features outlined in the National Register Nomination.
4. Voiced concern over the covered patio at the north side of the Pines Cottage as being a contributing feature; proposed plans call for more change/removal of covered structure.
5. Applause for the City of Glendale for proposing something beautiful for the North Glendale area.
6. Complaint on the size of the current Library meeting room (standing room only).
7. Voiced concern about increased traffic on Pleasure Way and Hermosa Ave. Consider keeping traffic to Honolulu Ave.
8. Suggest engaging a local Montrose vendor who can fabricate new metal items, lights, railings etc. to match the historic.
9. Suggest using Buffalo grass as a good sod alternative; very durable, stays green.
10. Applause for the project teams' attention to detail and thoughtfulness on the project; suggested we draw on the collective experience of others in the room to help with the project.
11. Voiced their desire that the Friends of Rockhaven group should be involved in the design process.
12. Voiced concern over the current and future city maintenance of the landscape.
13. Asked for clarification on the use of building codes/historic building codes/ADA regulations for this project.
14. Clarify terminology used in Slide #7: suggest changing "understand" the Secretary of Interior Standards to "comply with" the Standards.
15. Clarify/acknowledge that all existing and protected trees will be retained.
16. David Monroe in audience, representative from Marilyn Monroe's estate/ photojournalist/ film connections. Asked if there are any official records relating to her mother's residence available? Would like to arrange for site access to film a scene for his current documentary project.
17. Expressed gratitude for bringing back/integrating potted plants into the project.
18. Applause for project overall; could easily have "gone south as condo complex".

# Appendix A- Cont.

## Overall Vision / City Feedback

1. Voiced strong objection to having the Rockhaven property sub-divided.
2. Voiced other ideas for the building, such as classrooms, artists' studios, galleries, workshop rooms, a tea house. Would like the City to acknowledge that the historic character will be retained.
3. Voiced opposition for turning site into affordable housing or building affordable housing on adjacent vacant land; it's not an appropriate use for this site.
4. Voiced that they are okay with the idea of a museum on site, but really prefer the previous idea of providing a community center for things like pottery classes, art, yoga, etc.
5. Voiced concern that since it is City-owned property, it should be maintained. In the future, beyond the grant money, asked for commitment from the City to maintain the site/buildings and not let them deteriorate further.
6. Voiced concerns that Affordable housing on vacant land is not appropriate.
7. The other buildings on site are currently covered with heavy tarps. Suggest that the City provide low-cost composition shingle roof as temporary roofing instead of tarps.

# Appendix B

## Historic Preservation Commission Meeting - July 18th, 2024

### Commission Comments/Questions During Presentation

1. Rockhaven is identified with a fairly wide/long period of significance. Will the museum rehabilitation work narrow that range? Or restore back to original construction date?
  - a. ARG: The exterior rehabilitation work will attempt to get as close to the early history/date of construction. Restored to original 'Craftsmen' Style.
  - b. ARG: The interior work (show rooms, bathrooms, etc.) can also be presented/restored to specific times in history. The remainder of the interior will be more flexible, using contemporary but period appropriate finishes.
2. In regards to landscape renderings; What is the purple flowering plant used in every rendering? Is the intent that all the gardens would be the same? Graphics feel too consistent and there are lots of small-scale details to the landscape that shouldn't be overlooked, such as pots and railing.
  - a. SWA: The planting plan is still in development. The renderings depict a sage/salvia species, but is a place-holder for other flowering plants. The design intent is to use drought-tolerant species with a mix of colors that are appropriate to the aesthetics and climate. Existing pots are stored on the site and intended to be restore or replenished with new of the same character.
3. Praise for the project; design team's affection for the property comes through in the work. Will all the trees be maintained? What are the plans for watering plants? Will there be an establishment period? There is an existing well on site that could possibly be used.
  - a. SWA/City: Some large trees have already died and have been identified by the team's Arborist report and are slated for removal. All others will maintain and protect in place. The landscape team will specify an establishment period for the site and City Parks & Recreation Department will maintain.
4. Statement confirming there are no other plans to rehabilitate the other buildings on the property, just the Pines Cottage and site/landscape improvements. The museum needs to have a clear identify on its own, and will hopefully be surrounded by other compatible uses, but may not be. The museum also needs a good relationship with the City as a partner.
5. Clarification on community feedback on establish budget for maintenance.
6. Is solar power being considered for site/building electricity?
  - a. Design Team: The clay tile roof of the museum is not recommended for solar panel installation, but perhaps another building. Will also need to consider the canopy of large mature trees which may be difficult to maintain solar panels.
7. What percentage of new versus existing plants being proposed? Will these be CA natives? Drought-tolerant? Any thoughts on water collection?
  - a. SWA: The existing trees are remaining; however, the existing shrubs and groundcover are dead or not usable. The site needs re-landscaping, somewhere in the 70% range. Some areas could remain natural and un-maintained. Based on previous community feedback, the use of California native plants and drought-tolerant species

## Appendix B- Cont.

is important, however we must restore a historic site which has a more formal character with green lawns and flowering plants.

- b. SWA: The design will utilize the topography and potential existing concrete channels for water flow. There is area on the lower/southern side of the property that could be used for water catchment. We will be using LID principles for stormwater runoff in/ around/away the buildings.
8. Will the HPC have any involvement with approval of future tenants? Creative a sustainable environment with drought-tolerant landscape will hopefully help attract good/compatible use tenants.
- a. City: No, but as each building is leased, there would be a rehabilitation process where Historic Preservation Commission would have a say in typical plan review processes.
9. HPC asked for clarification on the proposed ADA pathways and entrances to other buildings. Will they all be rehabilitated or blocked off from access in some way?
- a. SWA: Tier 1 will accommodate this work but installing physical barriers (post and chain stanchions) that would limit access but provide views through corridors that would be upgraded for ADA access and safety at a later date.
10. What does the Secretary of the Interior or National Park Service, etc. say about landscapes? Is there any existing published guidance about merging drought-tolerant landscaping with historic properties?
- a. ARG/SWA: We don't recall any specific published guidance on this topic, but understand it is a hot topic in preservation circles. Team will do some research on this topic to help inform design.

### Public Comment

- 1. Speaker #1
  - i. Proponent of Balancing cultural/native planting
  - ii. Suggests city consider using on-site well for water source.
  - iii. Consider permeable surfacing where possible.
  - iv. Prefer Honolulu Avenue for ingress/egress and parking.
  - v. Consider parking lot off of Hermosa as temporary and use larger vacant lot in future phase.
  - vi. Against Housing development project
  - vii. Objects building any new buildings on the site.
- 2. Speaker #2
  - i. Expressed concern about water-use and expressed opinion that site could incorporate a lot of stormwater capture.
  - ii. Objection that HPC will have no future say in other building rehab (Clarified by City, they will have oversight on rehab of other buildings)

## Appendix B - Cont.

3. Speaker #3
  - i. City and Design team should consider other similar complexes such as Barnsdall Art Center and The Autry.
  - ii. Recommendation to have a book store and/or gift shop on site.
4. Speaker #4
  - i. Likes the ideas of introducing solar panels and water capture onsite.
  - ii. Prefers the Pine's Cottage remain untouched. Advocate for most amount of preservation and least amount of reconfiguration. Preserve all the restrooms, particularly the colorful tile and historic fixtures. Don't add any additional bathrooms. Don't demolish interior walls. Don't add a kitchenette. Leave the building untouched as a house museum.
  - iii. Suggest placing additional restrooms in another building, such as adjacent garage. The kitchen could go into the garden shed.
  - iv. The grant calls for a 'future museum' but prefer the money be used to preserve the other buildings on the property, and take the primary focus away from the Pine's Cottage. The grant funds cover things that go beyond the museum. Money and budget should allow for deferred maintenance of the other buildings.
5. Speaker #5
  - i. Consider the other items listed in the grant agreement.
  - ii. Objection to demolition of structures 15-16 be demolished from National Registry Documents
  - iii. National Park Service has published guidelines for planting – comply with these for design
  - iv. Expressed concern that HPC doesn't not have enough information about the current design presentation to do a full assessment if the project compiles or not. HPC should review the full set of construction plans.

### Commission Final Comments

1. Prefer to see the grant money go toward the preservation of the other buildings. There are huge water intrusion issues and deterioration/damage that has not been studied. The goal should be to protect other buildings from further deterioration/damage before they can no longer be preserved. Additionally, project as currently scoped (museum-focus) could easily go over budget, and we don't want to sacrifice the care of the other building by using the tiered approach presented. Saving one building is not enough.
  - i. City: We are working with the direction given from City Council. There is a cost estimate currently being prepared which will be presented to Council next month. The reason for the tiered approach is to provide more flexibility in costing. The goal is to complete all tiers 1-3, but if the costs are higher, we can scale back.
2. How will the property function/operate? Will the buildings be leased from the City? Will City Parks and Recreation maintain the buildings/site?

## Appendix B - Cont.

3. The grant lists a number of requirements to follow, Is there a hierarchy to the numbering system? Since there is no current operator for the museum, could we do a limit the amount of rehabilitation to only the shell, until a future museum operator is in place?
4. Described the future experience of walking through a beautifully preserved site filled with run-down buildings as being “macabre.” Preferred to re-focus the project; mothball the other buildings and make sure they are water-tight and preserved on the exterior. Provide a more complete outward appearance to entice tenants to want to occupy the buildings. Core and shell, but no interior work at this time.
5. Asked for Clarification if Commissioners were voting on the project tonight.
  - i. City: Commissioners are only making recommendations to City Council, not taking a formal vote on the project.
6. Concerned with the prioritization levels, and no plans for grant money to go to the other buildings.
  - i. City: The city has installed heavy-duty tarps on the other buildings roofs, to protect further deterioration of buildings. The proposed site improvement will also greatly improve site drainage and water-intrusion issues around the base of the buildings. The \$8M grant is not enough to solve everything, and the work to date is considered preliminary, not the final design.
7. We understand the logic of completing the Pine’s Cottage first (more of a community development approach), but don’t want to spend all the grant money on site and museum in exchange for preserving the other buildings. What is the rationale for the prospective tenant? The site is taken care of, and the tenant would focus on the individual building improvements? Would the City provide core and shell improvements and the tenant be responsible for the interior? What about HVAC, should have be part of the tenant improvements?
  - i. City: Using the Neon Museum as an example, the City provided a ready-made space for the museum; paid for all improvements (turn key arrangement), but already had an operator in place.
8. Recommends revising future Museum’s mission statement to specify “the lens of the women who once inhabited Rockhaven”. This was a women’s institute for women, by women.
9. Objects to the heavy visual/aesthetic impacts of all the ADA changes, in particular railings. Suggests team investigates any exemptions to lessen the impacts and not have to follow the regulations so explicitly. Consider just having one accessible entrance to the Museum, not two as shown.