



December 13, 2021

City of Pasadena Design Commission
Attn: Michi Takeda
Hale Building
175 N. Garfield Ave., 2nd Floor
Pasadena, CA 91101

Re: 280 Ramona St.

Dear Members of the Design Commission,

Pasadena Heritage is pleased you will be reviewing this project, which will add affordable senior housing to the Civic Center. This is one of the most important sites in the City of Pasadena, and this project will mean significant change to this nationally recognized Historic District, listed on the National Register of Historic Places. It is critically important that it be done right! We urge your most thoughtful attention as you review the project and believe that your guidance is essential to the project's success and the future of the Civic Center.

We are pleased to tell you that Pasadena Heritage has met with the National Core and ONYX Architects team on several occasions to discuss this project. We appreciated being asked for our input and hope that our comments (and many questions) have been helpful to the team as the project has evolved.

We believe that any new building added to the Civic Center should be high-quality and must complement the existing historic architecture in the District. Striking the balance between contextual design while also following the Secretary of the Interior's Standards is a challenge but we believe it can be accomplished. We ultimately feel that a Beaux Arts inspired design is the most appropriate solution, in which careful detailing and materials choices become critical elements of the design. Please consider that materials, alone, will provide a significant level of differentiation.

We appreciate Staff comment's about respecting the Bennett Plan, which laid out a vision for the District that is still pertinent today. We are determined that a comprehensive approach to landscaping be adopted to provide a strong, unifying setting for the new buildings, historic buildings, and Centennial Plaza. We know it will take careful coordination among the City, the developer and architect of this project, and the developer of the southern parcel.

We look forward to hearing your thoughts on the project so far.

Sincerely,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director