



April 25, 2022

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 supports this project, and we believe it will make a fine addition to the Civic Center. Given the importance of the Civic Center and Centennial Plaza as an essential public space, the building must be high-quality and designed to complement the existing buildings.

We have been in close touch with ONYX Architects and National CORE on this project over many months. Recently, ONYX hosted several of our staff and Advocacy Committee members to discuss this project. Our main feedback from that meeting included the following comments:

- The notched element of the east, Garfield Avenue facing façade needs further resolution. We suggested either continuing the exterior banding/belt course, or enlarging the windows. It should be made to look more integrated with the primary façade.
- The proportion of the arched entries should be further refined. The top of the arch looks less substantial than the sides. Lengthening or designing a more decorative keystone may provide some balance.
- A more substantial cornice should be explored in the Beaux Arts tradition. A strong “top” for the building is appropriate.

We were also able to view some of the materials considered at this point and provided some feedback. There was some discussion at the last meeting about this project looking too institutional rather than residential. We believe that will be resolved through materiality and the casement windows in particular, which will read as residential.

We thank you for considering our input, and we look forward to hearing your comments.

Sincerely,

Susan N. Mossman  
Executive Director

Andrew Salimian  
Preservation Director