



May 23, 2022

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

Re: 86 S. Fair Oaks Ave.

Dear Members of the Design Commission,

Pasadena Heritage has followed this proposal carefully for several years, and has seen this project evolve through several iterations, in response to our comments and those from the Castle Green owners and other concerned parties.

In our opinion, the project has improved considerably over time and now responds to its site and its important historic context. We have met with the owners and architects several times and held lengthy discussions at our Advocacy Committee meetings as the project has evolved.

The massing of the building components balances that of the Castle Green historic building to the east. Opening the courtyard space provides physical and visual distance between the historic buildings and this new building, and allows for much better views of the historic buildings than in earlier versions. The pool at grade level was the subject of much debate, but we believe that putting it at grade provides for a greater sense of open space and works best within the site plan. Ingress and egress on Dayton is challenging but has been resolved as well as possible, we believe with the driveway at grade entering the property with a turn into the downsloping entrance and avoiding the steep canyon effect that so many driveways do is the right approach.

While this new building will indeed change the experience of the site and somewhat impede views of the Hotel Green and Castle Green from the southwest and south, it can be thought of as a new version of an addition once intended by Col. Green as he built and expanded upon his original hotel complex.

We believe strongly that this building should be historically inspired and blend easily with the neighboring historic structures. A more contemporary design would not be appropriate on this site. The design proposal clearly differentiates the new building from the old but in more subtle and respectful ways.

Sincerely,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director

CC: Katie Horak, Principal, ARG