



March 27, 2023

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

Re: 130-140 N. Mar Vista Ave.

Dear Members of the Design Commission,

Pasadena Heritage is glad to see that this project has been positively refined to address staff and Commission feedback. We agree with the staff assessment that the existing buildings on this site are ineligible historic resources, but we do ask that any historic features that can be salvaged be made available to Pasadena Architectural Salvage or a similar business. Architectural salvage is used frequently in home restoration projects here in Pasadena and diverts waste from landfills.

We do find the proposed design as contextual and in keeping with multifamily traditions of Pasadena' architecture. Many of these buildings have simple volumetric forms but provide color and texture only on the primary façade. Good examples of this can be seen immediately adjacent to this project. 112 N. Mar Vista Ave. utilizes brick and wood siding on the Mar Vista facing façade whereas the Union facing façade is primarily stucco. To the east, the eligible brick multifamily building uses decorative brick and concrete patterns on the front with a utilitarian appearance along Union Street. The proposed cement fiber board shingles may be appropriate, but they must provide ample texture and color differentiation. As rendered, it seems appropriate, but it is imperative that this look not be value engineered down into something more flat or monotone.

We thank the Design Commission and staff for their commitment to good architectural design, and for considering our input.

Sincerely,

Susan N. Mossman
Executive Director

Andrew Salimian
Preservation Director