

To: City of Pasadena

Attn: Mark Odell

From: Peyton Hall, FAIA

Date: October 9, 2013

Historic Resources Group (HRG) has completed a peer review of the August 8, 2013 Historic Resource Report prepared by GPA Consulting for the proposed Evanston Court project (the "Project") located on the adjacent properties at 385 and 377-379 South Marengo Avenue in the City of Pasadena.¹ The property located at 385 South Marengo Avenue, known as the Evanston Inn, is listed in the National Register of Historic Places and the California Register of Historical Resources. Our review included an examination of the GPA report, observation of the Project site, and additional research of building permits, Sanborn fire insurance maps, and other primary and secondary sources. The Project includes the rehabilitation of two connected historic buildings ("A" and "B") at 385 South Marengo Avenue that form part of the Evanston Inn; the demolition of a third connected historic building ("C"), also part of the Evanston Inn; the demolition of two buildings located on the adjacent property at 377-379 South Marengo Avenue; and the construction of three new, two- and three-story multi-family residential buildings over a semi-subterranean parking garage on the Project site as outlined in the attached Site Plan. Overall, HRG concurs with the conclusion of the GPA report that the proposed Project would have a less than significant impact on historic resources located on the Project site under the California Environmental Quality Act ("CEQA").

¹ GPA Consulting, "Evanston Inn 385 South Marengo Avenue, Pasadena, California: Historic Resource Report," August 8, 2013.

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Peer Review Evanston Inn Historic Resource Report

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PROJECT DESCRIPTION²

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The Evanston Inn is located on the northwest corner of the intersection of South Marengo Avenue and Evanston Place and consists of three connected buildings. Building A was constructed in 1897 in a combination of the Queen Anne and American Colonial Revival styles and is two and one-half stories in height. Building B, located to the north of Building A, is a two story building constructed in 1898 in the American Foursquare style. It is connected to Building A by a one-story hyphen. Building C, located to the west of Building A, is a one and one-half story building constructed in 1897 which is connected to Building A by a one-story addition. The Evanston Inn is Pasadena's only remaining wood frame hotel from the 19th century.

The Project proposes to demolish Building C as well as two buildings on the adjacent property at 377-379 South Marengo Avenue, and relocate Buildings A and B five feet to the east. Exterior character-defining features of Buildings A and B would be rehabilitated and their interiors reconfigured to accommodate new residential units. Three new multi-family residential buildings, two to three stories in height over a semi-subterranean parking garage, would be constructed in an "L" shape around the north and west sides of the Evanston Inn. Landscaped garden courts would connect the new construction to the historic buildings.

HISTORICAL DESIGNATIONS

A property may be designated as historic by national, state, and local authorities. In order for a building to qualify for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a historic monument or landmark in the City of Pasadena, it must meet one or more identified criteria of historic significance. "Historic significance" is defined by the National Park Service as "the importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or the nation."³ Historic significance is achieved by association with important events, activities, or patterns; association with important persons; distinctive physical characteristics of design, construction, or form; or potential to yield important information.⁴ The criteria for listing in the National Register follow established guidelines for determining the significance of properties. The quality of significance in American history, architecture,

² The description of the Project is taken from the GPA report. Analysis in this memo is based on the information currently available about the proposed Project in the GPA report, including the plans and elevations provided by KFA Architects and dated June 27, 2013.

³ *National Register Bulletin 16A: How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, U.S. Department of the Interior, 1997), 3.

⁴ *National Register Bulletin 16A*, 3.

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archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.⁵

In addition to meeting any or all of the criteria listed above, the property must also retain historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”⁶ The National Park Service defines seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

Evaluation of Significance

385 South Marengo Avenue

The Evanston Inn at 385 South Marengo Avenue was listed in the National Register of Historic Places in 1984 under Criterion A, for its association with resort history and tourism in Pasadena, and under Criterion C for its architecture.⁷ As a result, the Evanston Inn was automatically listed in the California Register of Historical Resources upon its creation in 1992. The National Register nomination included Buildings A, B, and C as contributing buildings.

377-379 South Marengo Avenue

377-379 South Marengo Avenue is located immediately to the north of the Evanston Inn, and is part of the Project site. There are two single-family residences on the property, one

⁵ 36CFR60, Section 60.2

⁶ *National Register Bulletin 16A*, 3.

⁷ Pasadena Heritage, “Evanston Inn National Register Nomination Form,” 1981-84.

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at the front (east) portion of the property, and one at the rear (west) portion of the property. According to Sanborn Fire Insurance maps (attached), this property was originally part of the Evanston Inn property and was subdivided sometime after 1951.

Sanborn Fire Insurance maps and Assessor records indicate that the front (east) building on the property was constructed circa 1905 by Mary Frye, the original owner of the Evanston Inn.⁸ The building is identified on a 1910 Sanborn map as “RMS”, indicating that it was then used as guest rooms for the Evanston Inn. By 1915 it appears that the building was used as a residence and occupied by Mary Frye.⁹ The building is a one-story vernacular cottage of wood frame construction, with a cross gable roof, wood shingle siding, and double hung wood sash windows. It appears that a porch at the southeast corner of the building has been enclosed with inserted lattice panels, aluminum sliding windows, and a screen door, but the building otherwise appears to retain integrity of location, design, setting, materials, feeling, and association.

The front (east) building at 377-379 South Marengo was originally constructed on the Evanston Inn property by Mary Frye, original owner of the Evanston Inn, during the property’s period of significance (1897-1917). It has been altered but retains sufficient integrity to convey its significance. Although it is not included in the Evanston Inn’s National Register nomination, the building appears to be eligible for listing under Criterion A as a contributing feature to the Evanston Inn property, and therefore should be considered an historical resource under CEQA.¹⁰

The building at the rear (west) of the property is a one-story wood frame residence. Sanborn maps indicate that it was constructed between 1910 and 1930.¹¹ It was constructed at least 13 years after the initial construction of the Evanston Inn and does not appear to be directly associated with the Inn or to have a direct association with early tourism in Pasadena. It is not significant within the context of Residential Architecture in Pasadena: 1883-1904; residences from this early period in Pasadena’s history are increasingly rare, but the subject building does not fit within this period of development.

⁸ Sanborn Fire Insurance Maps and Los Angeles County Assessor’s records were used to estimate construction dates in the absence of building permits.

⁹ Pasadena City Directory, 1915, p. 78.

¹⁰ Its eligibility is as a contributing feature to the Evanston Inn; it does not appear individually significant. The building is a feature of the Evanston Inn, but on its own it would not convey significance under the context of early tourism in Pasadena; it is associated with Mary Frye, but she does not appear to be a person significant in the history of Pasadena; and the building is not an excellent or rare example of an architectural style. Therefore, it does not appear to be eligible for listing under Criteria A, B, or C individually.

¹¹ Sanborn Fire Insurance Maps and Los Angeles County Assessor’s records were used to estimate construction dates in the absence of building permits.

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Instead, it was constructed in the early 20th century, which is well-represented in Pasadena's extant building stock. It does not embody the distinctive characteristics of a property type, architectural style, period, or method of construction. Therefore, the rear (west) building at 377-379 South Marengo Avenue does not appear to be eligible under Criteria A, B, or C, and should not be considered an historical resource according to CEQA.

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California Environmental Quality Act

CEQA requires that environmental protection be given significant consideration in the decision making process. Historic resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change on a historic resource also has a significant effect on the environment and shall comply with the State CEQA Guidelines. When the California Register of Historical Resources was established in 1992, the Legislature amended CEQA to clarify which cultural resources are significant, as well as which project impacts are considered to be significantly adverse. CEQA defines a historic resource as a resource listed in, or determined eligible for listing, in the California Register of Historical Resources. All properties on the California Register are to be considered under CEQA. However, because a property does not appear on the California Register does not mean it is not significant and therefore exempt from CEQA consideration. All resources determined eligible for the California Register are also to be considered under CEQA.

The courts have interpreted CEQA to create three categories of historic resources:

- *Mandatory historical resources* are resources “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.”
- *Presumptive historical resources* are resources “included in a local register of historical resources, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1” of the Public Resources Code, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.
- *Discretionary historical resources* are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources.¹²

To simplify the first three definitions provided in the CEQA statute, an historic resource is a resource that is:

- Listed in the California Register of Historical Resources (California Register);

¹² *League for the Protection of Oakland's Architectural and Historic Resources vs. City of Oakland*, 52 Cal. App. 4th 896, 906-7 (1997)

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- Determined eligible for the California Register by the State Historical Resources Commission; or
- Included in a local register of historic resources.

Section 15064.5 of the CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3) supplements the statute by providing two additional definitions of historical resources, which may be simplified in the following manner. An historic resource is a resource that is:

- Identified as significant in an historical resource survey meeting the requirements of Public Resources Code 5024.1(g);
- Determined by a Lead Agency to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Generally, this category includes resources that meet the criteria for listing on the California Register (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).

The fact that a resource is not listed in, or determined eligible for listing in, the California Register, not included in a local register of historic resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, does not preclude a lead agency from determining that the resource may be an “historic resource” for purposes of CEQA.

Historic Resources on the Project Site

Based on the definition of an historical resource under CEQA, the Project site includes historic resources associated with the Evanston Inn. These include mandatory historical resources Buildings A, B, and C at 385 South Marengo Avenue, which were listed in the National Register of Historic Places and therefore are included on the California Register of Historical Resources. Additionally, the front (east) building at 377-379 South Marengo Avenue should be considered a discretionary historical resource under CEQA for its historic association with the Evanston Inn.

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Potential Impacts Using CEQA Threshold

CEQA requires that environmental protection be given significant consideration in the decision-making process. Historical resources are included under environmental protection. Thus, any project or action which constitutes a substantial adverse change to an historical resource also has a significant effect on the environment pursuant to the State CEQA Guidelines. A “substantial adverse change” means demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.¹³ The significance of an historic resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources...local register of historic resources...or its identification in a historic resources survey.”¹⁴

Potential Impacts from Demolition and Destruction*Demolition of Building C*

The Project proposes to demolish Building C, one of the three connected buildings that comprise the historic Evanston Inn. Building C was constructed in 1897 as an original feature of the Evanston Inn and is included in the property’s National Register designation; therefore, its demolition may be considered a potential impact to a historic resource. It is a one-and-one-half story wood-framed building with a side gable roof, located at the rear of the property to the west of Building A. The building is referred to as a “carriage house” in the 1984 National Register nomination, but there is no specific documentation identifying its original use.

Since 1984, the building has been substantially altered such that it no longer conveys its historic significance. The covered porch that originally extended across the south façade has been removed; the second story windows have been replaced and their proportions altered; new window openings have been added where none existed before; and an addition was constructed at the northeast corner to connect Building C to Building A. Therefore, it no longer retains integrity of design, materials, workmanship, or feeling.

¹³ CEQA Guidelines, section 15064.5(b)(1).

¹⁴ CEQA Guidelines, section 15064.5(b)(2).

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The existing condition of Building C no longer reflects the Evanston Inn's period of significance, and its altered appearance detracts from the historic character and setting of the Evanston Inn. As a result, the demolition of Building C will not "materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance," and the historic character of the Evanston Inn as a whole will be retained. Following the demolition of Building C, the Evanston Inn will meet the CEQA threshold of retaining eligibility for listing in the National Register of Historic Places and the California Register following implementation of the Project. Therefore, the significance of the historic resource would not be materially impaired, and its demolition would not result in a significant impact to historic resources on the Project site.

Demolition of 377-379 South Marengo Avenue

The Project proposes to demolish the two buildings located on the adjacent property at 377-379 South Marengo Avenue. The rear (west) building is not considered an historical resource under CEQA; therefore, its demolition does not constitute a significant impact under CEQA and will not result in a significant impact on the existing resources on the Project site.

The front (east) building was originally part of the Evanston Inn property, and was used for a time as rooms for the Inn. Therefore, it is considered an historical resource under CEQA as a contributing feature of the Evanston Inn. However, it is a small, secondary outbuilding of no architectural distinction, and it was not included in the property's National Register designation. The building was constructed during the identified period of significance for the Evanston Inn; however, it appears to have been part of the Inn for a short time, as it is listed as a single-family residence in City Directories by 1915. If this building is demolished, the two primary buildings comprising the original Evanston Inn would remain and would continue to retain sufficient integrity to convey the historic significance of the property as a whole, as an important example of Pasadena's early tourism industry and as an excellent and increasingly rare example of 19th century architecture in Pasadena. Therefore, the demolition of the front (east) building at 377-379 South Marengo Avenue would not result in a significant impact to the Evanston Inn.

Potential Impacts from Relocation

The Project proposes to relocate Buildings A and B five feet to the east (toward the front of the property) to make room for proposed new construction at the rear of the Evanston Inn property. The relocation of the buildings will not have a significant visual impact, as the Evanston Inn will still retain a substantial front yard setback consistent with other buildings in the neighborhood, and it will retain its historic relationship to the street, yard, and other buildings. The historic concrete retaining wall and stairs providing access to the

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property from Evanston Place will be retained in place. The buildings would remain on the historic property, and would continue to convey their historic significance. Therefore, the proposed relocation would not result in a significant impact to the Evanston Inn.

Potential Impacts from Alteration

Alteration to Historic Resources

The proposed new use of multi-family housing is compatible with the buildings' historic use as a hotel, and the property is located in a neighborhood that provides a mix of single- and multi-family residences. The Project proposes to rehabilitate the primary components of the exterior of the historic Evanston Inn, identified as Buildings A and B. The intent of the rehabilitation program is to remove incompatible later additions and substantially altered features, and restore existing exterior character-defining features. On the interior of Buildings A and B, the Project proposes substantial alterations to meet current housing requirements. Following implementation of the Project, the historic entrances and the interior lobby spaces will be retained; however, proposed alterations to the interior include the alteration or relocation of stairs, including the stairs at the primary entrance; the alteration of interior circulation systems; and reconfiguration to create adequate residential units.

Despite the proposed interior alterations, the Evanston Inn will continue to convey its historic significance and will retain eligibility for listing in the National Register of Historic Places following implementation of the Project. Significant character-defining features of the exterior will be retained and rehabilitated, and portions of the property that have been substantially altered will be removed. The Evanston Inn is a rare property type in Pasadena, as the only remaining wood frame hotel from the 19th century. It will retain sufficient integrity to convey that historic significance; therefore, the proposed alterations will not materially impair the significance of the historic resources and there would be no significant impacts to historic resources under CEQA.

Alterations on the Project Site

The Project proposes the construction of three new multi-family buildings on the site. The buildings will be two to three stories in height over a semi-subterranean parking garage and constructed in an "L" shape along the north and west sides of Buildings A and B. The new construction will significantly increase the density of the site and therefore alter the Evanston Inn's historic setting. However, the proposed new buildings will be subordinated to the historic buildings. They will take advantage of the sloping site to remain at or below the height of the historic buildings, and will be significantly lower on the street elevations. Therefore, there will be minimal impact to the way the Evanston Inn is viewed from South

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Marengo, and there will not be a significant visual impact to the primary façade of the historic building. The new construction will not be connected to the historic building in any way, and adequate separation between the old and new construction will be accomplished by landscaped garden courts.

Overall, the proposed new construction is compatible with the character of the Evanston Inn, and the integrity of the historical resource will not be materially impaired by alterations to its setting caused by the Project. The proposed new construction will not diminish the ability of the Evanston Inn to convey its historic significance. Buildings A and B will remain intact and fully visible from the street. The historic character of the property as a whole will be retained after new construction, and the site will retain its National Register eligibility. Therefore, there would be no significant impacts to historic resources under CEQA.

Use of Secretary of the Interior's Standards to Determine Impacts

To supplement the analysis of impacts under CEQA, this report also analyzes the Project's potential impacts according to the applicable Secretary of the Interior's Standards for the Treatment of Historic Properties. The intent of the Secretary of the Interior's Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Secretary of the Interior's Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Secretary of the Interior's Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

From a practical perspective, the Secretary of the Interior's Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing project's that may impact historic resources. In addition, the Secretary of the Interior's Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. However, under California environmental law, compliance with the Secretary of the Interior's Standards does not necessarily determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the Secretary of the Interior's Standards benefit from a regulatory presumption that they would have a less than significant adverse impact on a historic resource.¹⁵

¹⁵ CEQA Guidelines, section 15064(b)(3).

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Specifically, Section 15064.5(b)(3) of the CEQA Guidelines states:

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.¹⁶

The statutory language above references the Secretary of the Interior's standards and guidelines for four distinct historic "treatments," including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific standards and guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historic resources.¹⁷

For analytical purposes, a threshold decision must be made regarding which "treatment" standards should be used to analyze a project's potential effect on historic resources. This report analyzes the Secretary of the Interior's "rehabilitation" standards (the "Standards"), as those are the most appropriate and applicable to the proposed Project. The Standards were created to facilitate appropriate changes for today's needs while retaining significant character-defining spaces, features, and materials from the period of significance. The Standards are to be used to guide applicants and reviewers in defining project components which facilitate current uses. A discussion of how the proposed rehabilitation conforms to each of the Standards follows:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed new use of multi-family housing is compatible with the buildings' historic use as a hotel, and the property is located in a neighborhood that provides a mix of single- and multi-family residences. The Project proposes to rehabilitate the primary components of the exterior of the historic Evanston Inn, identified as Buildings A and B. The intent of the exterior rehabilitation program is to remove incompatible later additions and substantially altered features, and restore existing exterior character-defining features. However, in order to convert a 19th century Inn for use as housing, the Project proposes

¹⁶ CEQA Guidelines, section 15064.5(b)(3).

¹⁷ From Internet: <http://www.nps.gov/hps/tps/standguide/>, 21 November 2011.

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substantial interior alterations to meet current housing requirements. The interior has previous alterations; however, it retains significant character-defining features, spaces, and circulation patterns. The Project proposes to retain the historic entrances, lobby spaces, and the interior features of the original hotel dining room on the first floor of Building B, including wood columns, beams, and brackets. However, other character-defining features and spaces on the interior will be removed or substantially altered. This includes the relocation or alteration of all stairways, including those at the primary entrance; alteration and relocation of existing interior spaces to accommodate new residential uses; and the complete reconfiguration of the interior circulation systems. Because the Project requires changes to distinctive interior materials, features, spaces, and spatial relationships of the Evanston Inn, it does not comply with Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Distinctive materials and features on the exterior of Buildings A and B will be retained and rehabilitated as part of the Project. The buildings will be relocated five feet to the east to make room for proposed new construction on the property. The relocation of the buildings will not have a significant visual impact, as the Evanston Inn will still retain a substantial front yard setback consistent with other buildings in the neighborhood, and it will retain its historic relationship to the street, yard, and other buildings. The historic concrete retaining wall and stairs providing access to the property from Evanston Place will be retained in place.

Although some distinctive features on the interior will be retained and rehabilitated, as discussed above, the interiors of both buildings will be reconfigured to create residential units that are consistent with current code and housing requirements. As a result of the proposed interior alterations, the proposed Project does not comply with Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The description of the proposed Project states that interior character-defining features such as wood perimeter moldings, wood door and window trim, and wood flooring in good or repairable condition would be preserved wherever possible inside the new residential units; other features may be salvaged and reused in new locations as part of the Project. Based on the information currently available about the proposed Project, this potential

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reuse of historic materials can be considered the creation of a false sense of history, and therefore the Project does not comply with Standard 3.

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Changes to the property that have acquired significance in their own right, such as the bay windows added to Building A during the period of significance, will be retained and preserved; the rehabilitation therefore complies with Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Distinctive materials and features on the exterior of Buildings A and B will be retained and rehabilitated as part of the Project. Although some distinctive features on the interior will be retained and rehabilitated, as discussed above, the interiors of both buildings will be reconfigured to create residential units that are consistent with current code and housing requirements and significant character-defining features will be removed. As a result of the proposed interior alterations, the proposed Project does not comply with Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Based on the information currently available about the proposed Project, distinctive exterior materials, features, finishes, and examples of craftsmanship will be retained and rehabilitated, and deteriorated features will be repaired rather than replaced. If any features are deteriorated beyond repair, they will be replaced in kind. Therefore, the Project complies with Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Based on the information currently available about the proposed Project, all treatments will be undertaken using the gentlest means possible. A preservation professional is required as part of the Project team to ensure appropriate chemical and physical treatment. The rehabilitation therefore complies with Standard 7.

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Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

It is not expected that archaeological resources will be found on the Project site, but if found will be protected and preserved in place. If resources must be disturbed, mitigation measures will be undertaken. If archaeological resources are protected and preserved in place, the rehabilitation would comply with Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Additions and Alterations to Historic Resources

The Project proposes new additions to Buildings A and B. These additions will be constructed on the rear (west) façades and will not be visible from South Marengo Avenue or Evanston Place. The additions will be compatible with the historic buildings in size, scale, massing, and materials, and will be differentiated by the use of simplified details and slightly different rooflines than those of the historic buildings. Therefore, the Project complies with Standard 9.

Related New Construction on the Project Site

In general, any new construction has the potential to disrupt or detract from the character and significance of adjacent historic resources. Guidelines to implementing the Standards state that scale, massing, height, materials, and color of new construction should be visually compatible with the character of the adjacent buildings, and should preserve the relationships between the buildings and the landscape features.¹⁸ This generalized language allows for flexibility to fit the Standards to local conditions and specific circumstances. In general, related new construction on the Project site must be compatible in terms of size, scale, proportion, and massing with the historic buildings.

The Project proposes the construction of three new multi-family buildings on the site. The buildings will be two to three stories in height over a semi-subterranean parking garage and constructed in an “L” shape along the north and west sides of Buildings A and B. The

¹⁸ Kay D. Weeks and Anne Grimmer, “Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings,” Washington, D.C.: U.S. Department of the Interior, 1995 and updated 2001.

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Peer Review Evanston Inn Historic Resource Report

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-1915
Telephone 626 793 2400, Facsimile 626 793 2401
historicla.com

new construction will significantly increase the density of the site and therefore alter the Evanston Inn's historic setting. However, the proposed new buildings will be subordinated to the historic buildings. They will take advantage of the sloping site to remain at or below the height of the historic buildings, and will be significantly lower on the street elevations. Their simple design is compatible with, but differentiated from, that of the two remaining historic buildings, with hipped roofs, wood shingle and lap siding, and simplified windows and details. Based on the information currently available about the proposed Project, the new construction would not destroy historic materials, features, and spatial relationships that characterize the property. It is consistent in materials, features, size, scale, and proportion with the historic building; therefore the proposed Project complies with Standard 9.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additions to Historic Resources

As part of the proposed Project, the exterior character-defining features of Buildings A and B will remain and will be rehabilitated according to the Standards. The future removal of the proposed new additions would not impair the essential form and integrity of the historic property, and therefore the Project meets Standard 10.

Related New Construction on the Project Site

Based on the information currently available about the proposed Project, the new construction will not destroy historic materials, features, and spatial relationships that characterize the property, and if removed in the future, the essential form and integrity of the property would be unimpaired. The related new construction on the Project site will not be connected to the historic buildings in any way, and adequate separation between the old and new construction will be accomplished by landscaped garden courts. Therefore, the proposed Project complies with Standard 10.

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RECOMMENDATIONS

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HRG concurs with the GPA Report's recommendation that a qualified historic preservation consultant monitor the project for compliance with the Standards and to ensure appropriate protection of the historic buildings and their significant character-defining features during construction. In addition, HRG recommends:

Prior to construction, the Project site, including interiors of all buildings, will be photographed to record the existing condition for the historic record. The photographs will be consistent with standards of the Historic American Building Survey. Archival copies of the photographs will be provided to the City of Pasadena, the Pasadena Public Library, and the Pasadena Museum of History.

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Based upon our review of the GPA Consulting Historic Resource Report, observation of the Project site, and additional research, HRG concurs with the Report's conclusion that the Project would have a less than significant impact on the Evanston Inn under CEQA. The proposed Project meets the CEQA threshold for potential impacts to historic resources, in that it would not materially alter in an adverse manner those physical characteristics that convey the historic resource's significance and that justify its inclusion in the National and California Registers, and therefore would not cause a substantial adverse change to the historical resource.

The front building at 377-379 South Marengo Avenue does have a historic association with the Evanston Inn property, and therefore the impact of its demolition should be included in environmental review of the Project. However, it is a secondary building that was constructed after completion of the original Evanston Inn and it was only used as part of the Inn for a short time; it does not have a significant association with an important person; and it is not distinctive architecturally. Therefore, its demolition would not materially alter the Evanston Inn, and the Evanston Inn would retain eligibility for listing in the National Register following demolition of the front building at 377-379 South Marengo Avenue.

HRG concurs with the GPA report that the proposed Project, in particular the treatment of the interior of Evanston Inn Buildings A and B, does not comply with the Standards. However, under California environmental law, compliance with the Standards is not required in order to determine whether a project would cause a substantial adverse change in the significance of an historic resource. The Project as a whole would have a less than significant impact under CEQA because it will not adversely affect the Evanston Inn's ability to convey its significance, and therefore will not alter its eligibility for listing in the National Register of Historic Places or the California Register of Historical Resources following implementation of the Project.

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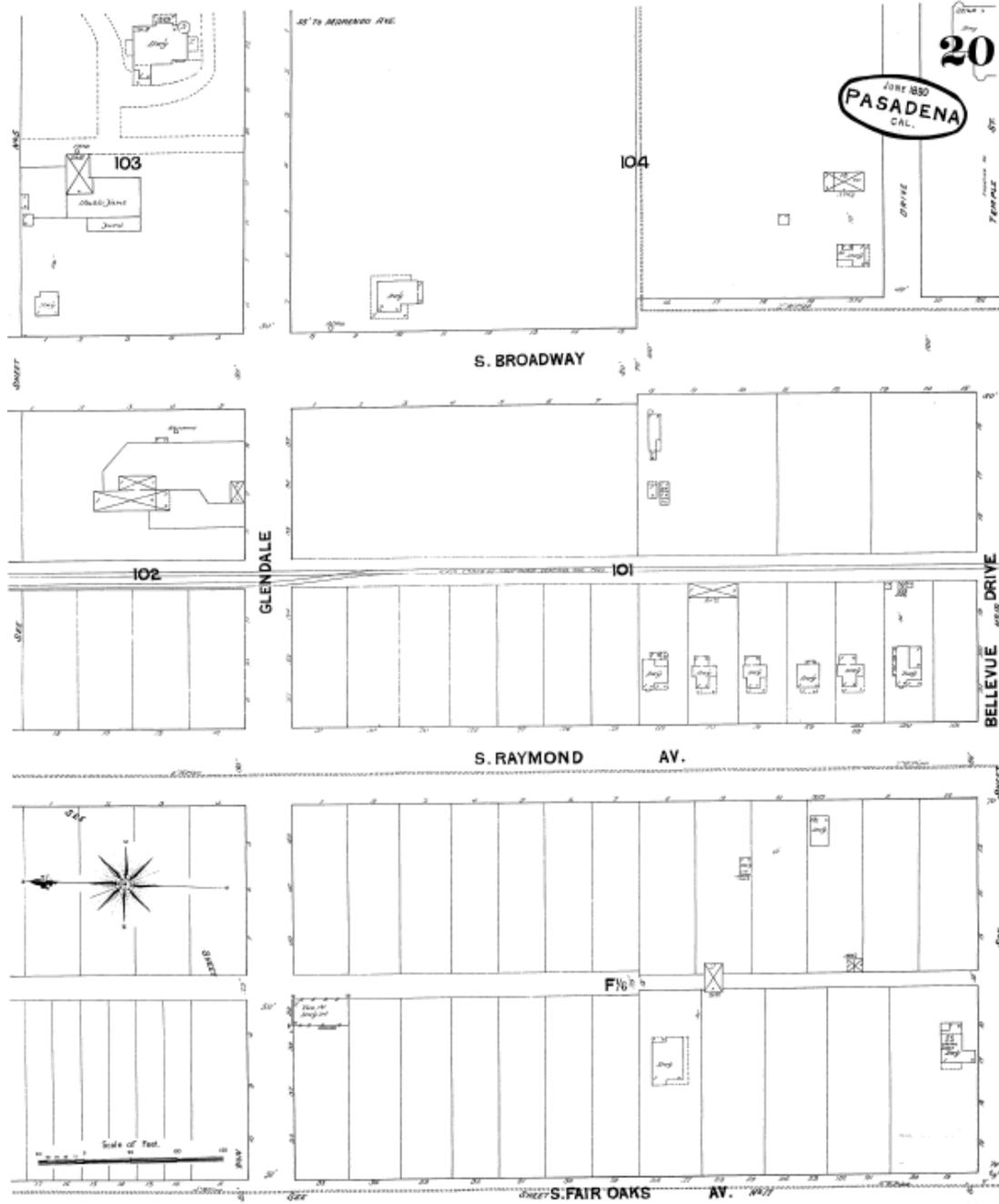


Figure 1: Sanborn Fire Insurance Map, 1890

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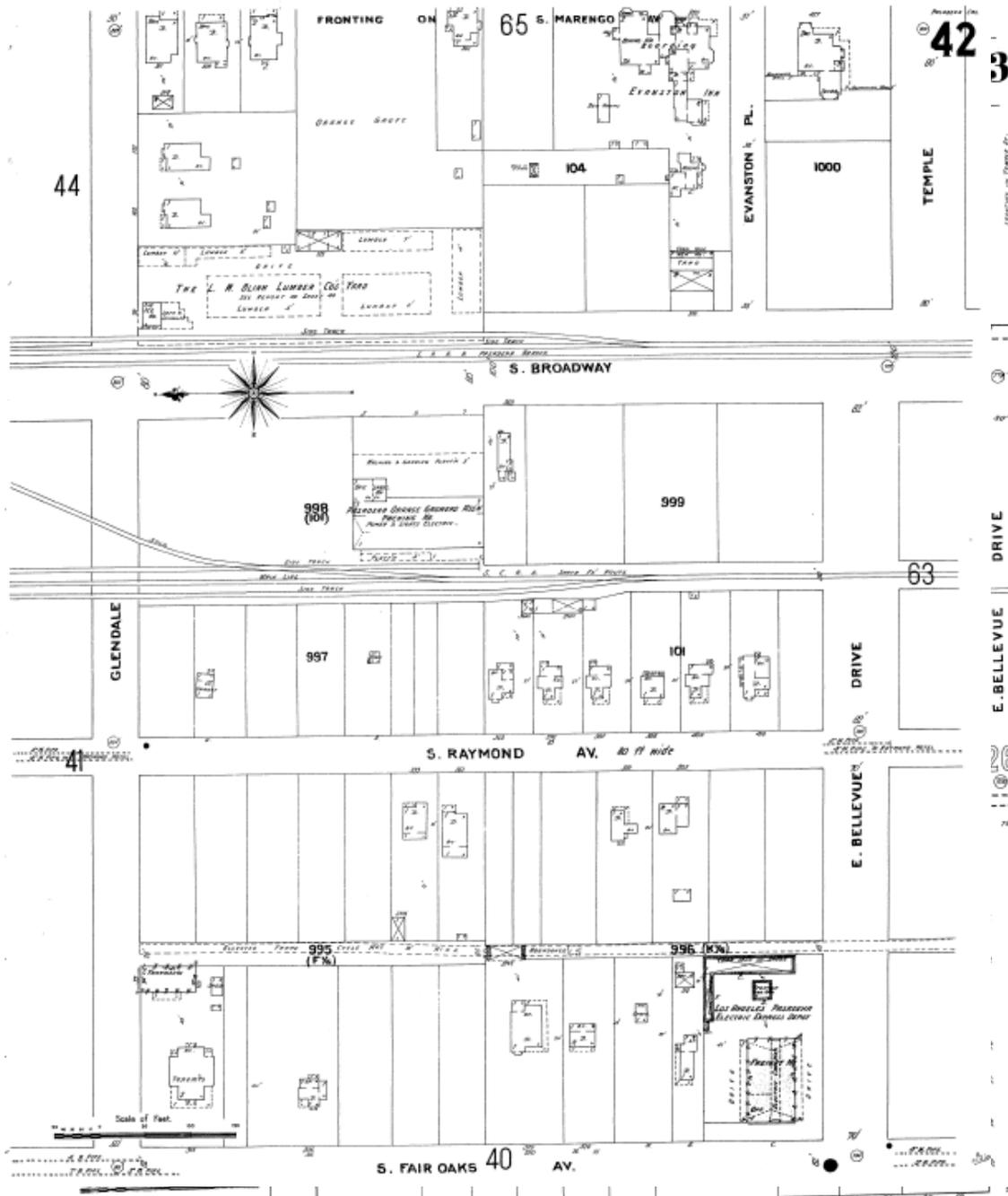


Figure 3: Sanborn Fire Insurance Map, 1904

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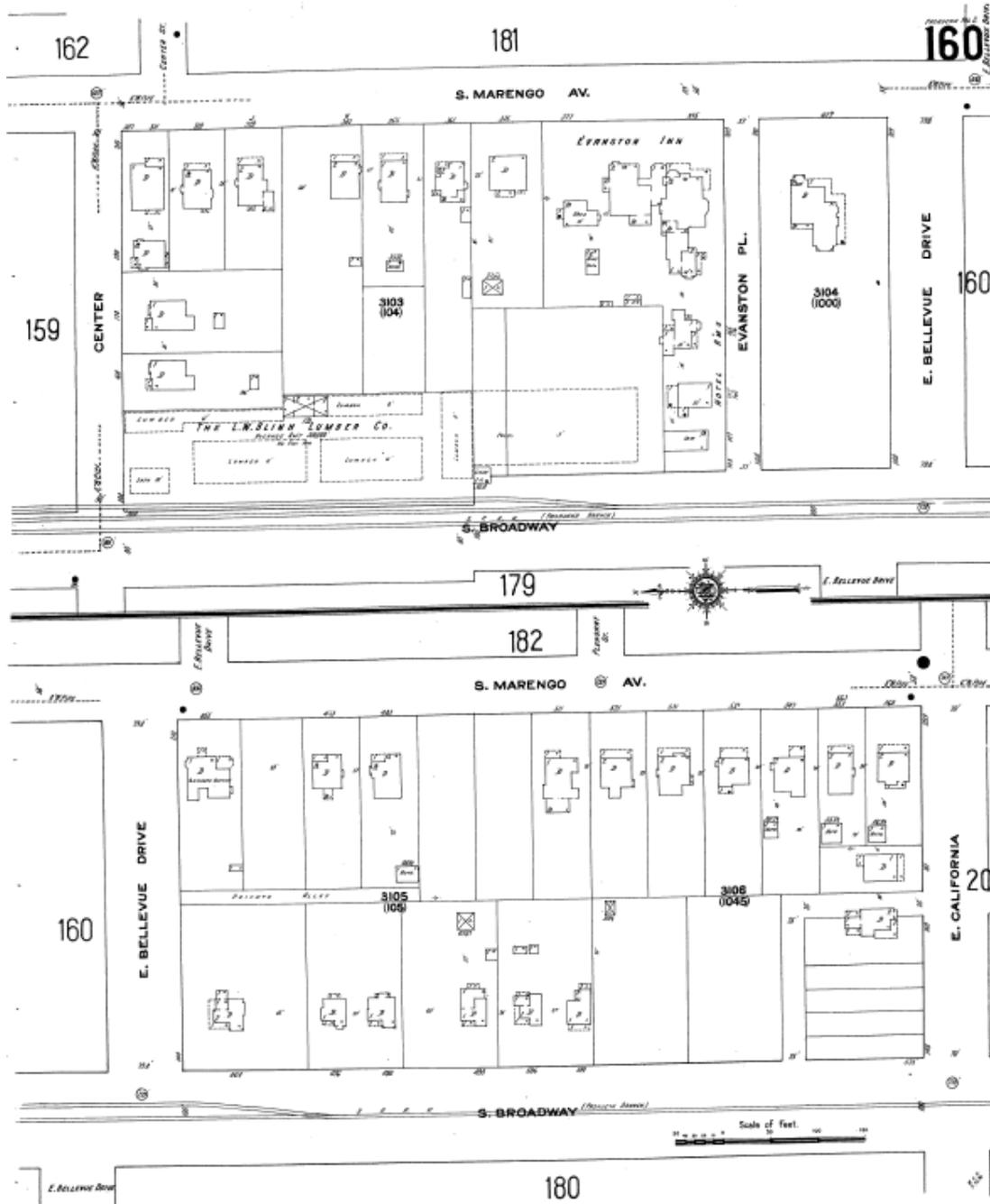


Figure 4: Sanborn Fire Insurance Map, 1910

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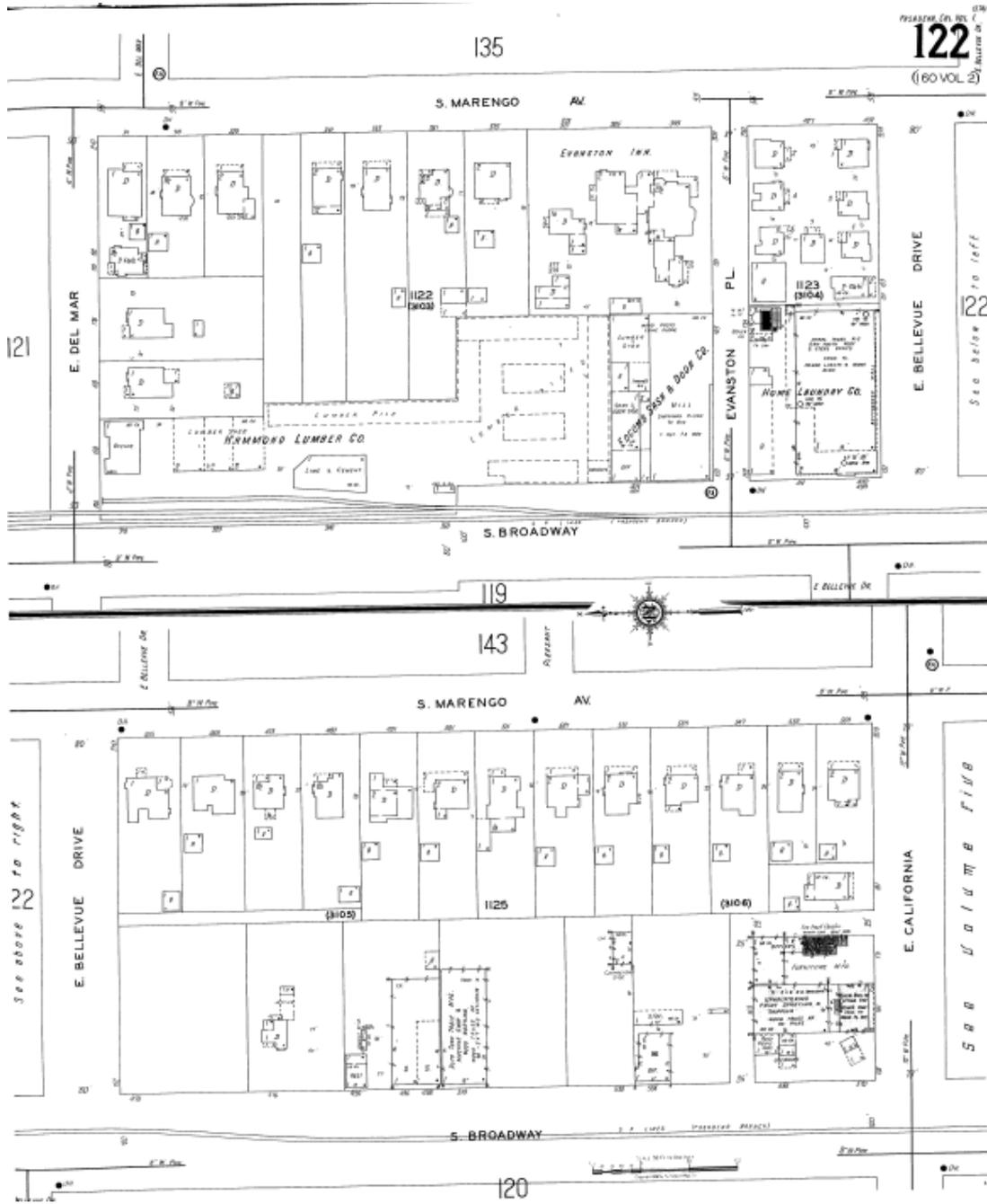


Figure 5: Sanborn Fire Insurance Map, 1931

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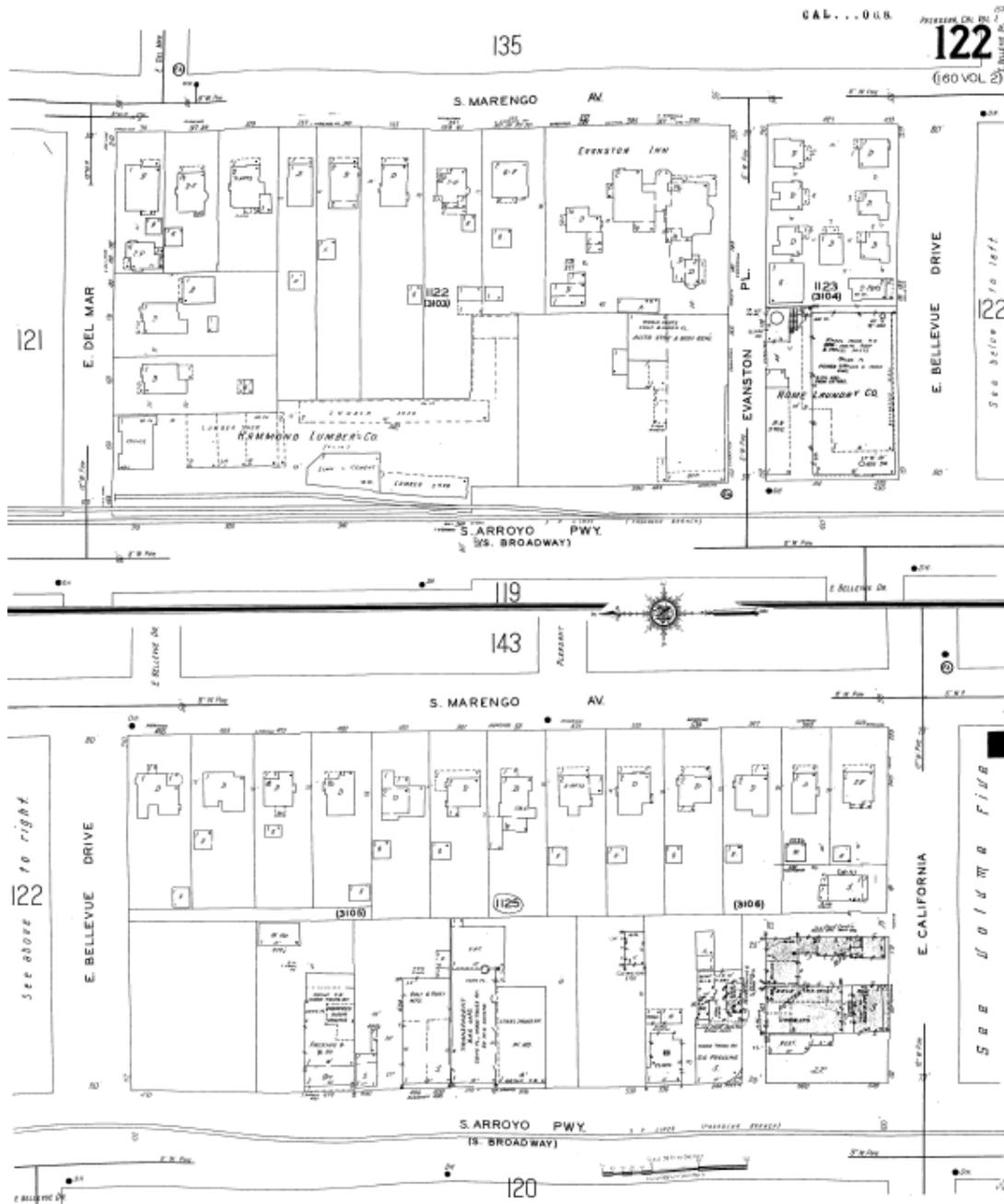


Figure 6: Sanborn Fire Insurance Map, 1951

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EVANSTON COURT

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Evanston Development, LLC
608 N Fair Oaks Ave #126
Pasadena, CA 91103

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PRELIMINARY CONSULTATION

DATE: 06.27.2013

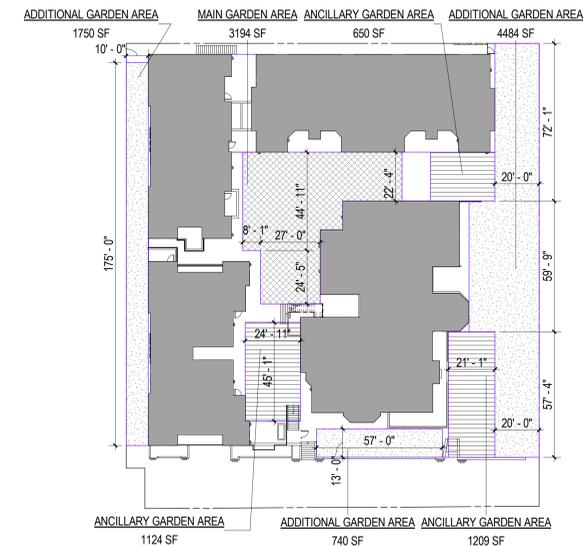
PROJECT: 12034

SHEET: 10

MAIN GARDEN SUMMARY

GROSS LOT SIZE:	35,824 SF
REQUIRED MAIN GARDEN AREA:	35,824 SF x 20% = 7,165 SF 7,165 SF x 75% = 5,374 SF (5% REDUCTION PER 17.22.080 A7, B2)
REQUIRED TOTAL GARDEN AREA ON SITE:	35,824 SF x 37% = 13,255 SF
TOTAL GARDEN AREA PROVIDED:	13,268 SF
GARDEN SPACE PROVIDED	
NAME	AREA (SF)
ADDITIONAL GARDEN AREA	4484
ADDITIONAL GARDEN AREA	1750
ADDITIONAL GARDEN AREA	740
ANCILLARY GARDEN AREA	6974
ANCILLARY GARDEN AREA	1209
ANCILLARY GARDEN AREA	1124
ANCILLARY GARDEN AREA	650
MAIN GARDEN AREA	2983
MAIN GARDEN AREA	3194
MAIN GARDEN AREA	3194
Grand total	13151

UNENCLOSED ENCROACHMENT PERMITTED IN MAIN GARDEN :	6,177 SF x 7% = 432 SF
UNENCLOSED ENCROACHMENT PROVIDED IN MAIN GARDEN :	430 SF / 6,177 SF = 0.07 = 7%
ENCLOSED ENCROACHMENT PERMITTED IN MAIN GARDEN :	6,166 SF x 13% = 803 SF
ENCLOSED ENCROACHMENT PROVIDED IN MAIN GARDEN :	0%
PERCENTAGE OF FRONT YARD ENCROACHMENTS PERMITTED :	0%
PERCENTAGE OF FRONT YARD ENCROACHMENTS PROVIDED :	0%
PERCENTAGE OF MAIN GARDEN PLANTING VS PAVING :	50% PLANTING & 50% PAVING



Garden Area Legend

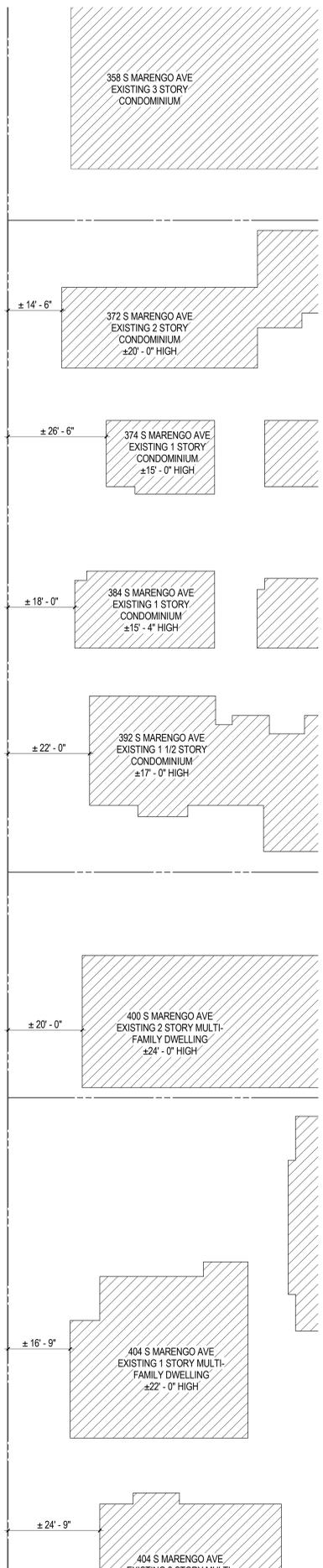
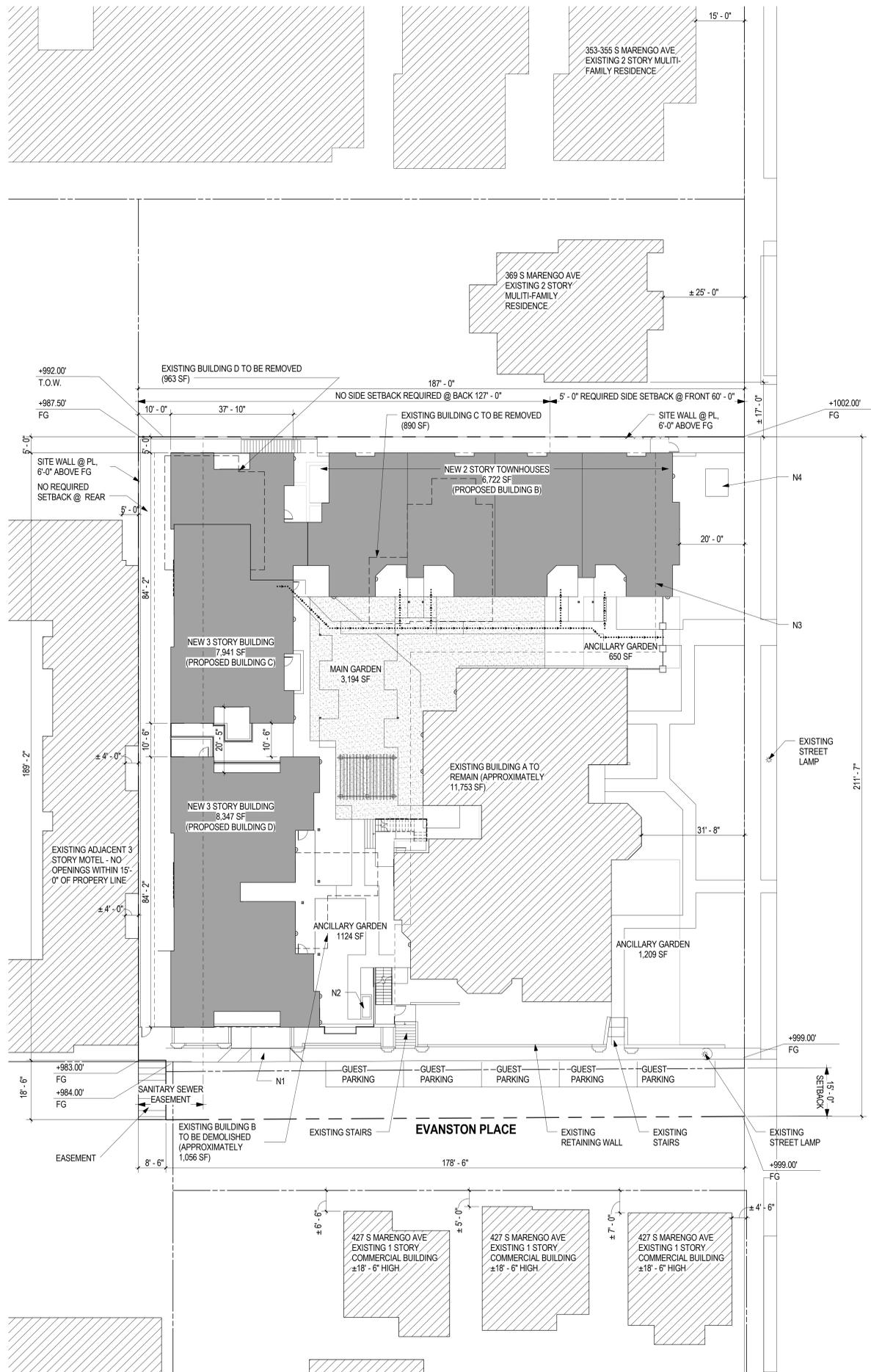
- ADDITIONAL GARDEN AREA
- ANCILLARY GARDEN AREA
- MAIN GARDEN AREA

NOTES

- RESIDENT PARKING ENTRANCE/EXIT DRIVEWAY
- TRASH/RECYCLING CHUTES, TRASH/RECYCLING ROOM BELOW IN GARAGE
- LINE OF SEMI-SUBTERRANEAN PARKING GARAGE
- PAD MOUNTED TRANSFORMER

LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE REMOVED
- NEW BUILDING
- ACCESSIBLE PATH OF TRAVEL
- MECHANICAL EQUIPMENT - CONDENSER



SITE PLAN
1/16" = 1'-0"

