



To: City of Pasadena, Fuller Theological Seminary, CBRE Group, and Stakeholders
Date: October 1, 2018
Re: The Future of the Fuller Theological Seminary Campus
Recommendations from Pasadena Heritage

Pasadena Heritage is concerned about the future of the Fuller Theological Seminary campus, situated in the heart of Pasadena and currently for sale. The 13-acre campus includes the Ford Place Historic District, open space, and various institutional, multi-family residential, and office buildings. We are interested in seeing the historic buildings preserved as they change hands and have new uses in the future, but we also see the campus as a critically important central Pasadena place that deserves careful planning. Our attention is focused on the properties between E. Walnut St. and Union St.

Pasadena Heritage hosted a meeting on Wednesday, September 12, at the Women's City Club to capture ideas, questions, wishes, and concerns from community stakeholders and immediate neighbors of the campus. Attendees included representatives of the Barcelona, Blinn House Foundation, Downtown Pasadena Neighborhood Association (DPNA), Olivewood Village development, Pasadena Presbyterian Church, Playhouse District Association (PDA), University Club of Pasadena, and Pasadena Women's City Club. Based on discussions at that meeting, as well as subsequent internal conversations, we have prepared the following recommendations, organized by topic.

Our intention in drafting these recommendations is to assist Fuller Theological Seminary, CBRE Group, City of Pasadena staff and decision-makers, and new property owners by articulating, at this early stage, what the concerns, wishes, and expectations are from a community perspective. Pasadena Heritage would be pleased to discuss these recommendations or address any questions about them. Please contact our Preservation Director, Adam Rajper, at arajper@pasadenaheritage.org.

Specific Recommendations

Historic Resources

- All 11 contributing features in the Ford Place Historic District should be retained and preserved in place. The Ford Place Historic District was listed in the National Register of Historic Places (National Register) in 2009 under Criteria A and C. Historic Resources Group (HRG) prepared the National Register nomination and identified 11 contributing features (10 buildings and one site) and 4 non-contributing buildings on the campus. A period of significance of 1902 to 1916 was assigned to the Historic District.
- If contributing buildings are adaptively reused, new uses should require minimal change to distinctive materials, features, spaces, and spatial relationships, per Standard 1 of the Secretary of the Interior's Standards.

- The historic multi-family residential buildings along Ford Pl. should ideally continue to be used as housing (rental units or perhaps converted to condominiums). The large former single-family homes that contribute to the Ford Place Historic District, currently used primarily as offices, would best be converted back into housing (perhaps more than one unit within each structure) or could be used as professional offices.
- All new construction should be compatible with, and retain the integrity of, the Ford Place Historic District, per with the Secretary of the Interior's Standards, especially Standards 9 and 10.
- The Orelia K. Hines House (Camell Hall) is identified as a non-contributor to the Ford Place Historic District "because it was moved to its present location in 1984 from the southeast corner of Walnut and Oakland to accommodate the construction of the Fuller School of Psychology in 1986." We believe the house merits designation as a contributor to the District or as an individual resource, as it was built in 1912, within the period of significance, is associated with Ford Place, and is the work of master architect Sylvanus Marston.
- Payton Hall, located adjacent to the Ford Place Historic District, may qualify as an individual historic resource and requires evaluation. This campus building was constructed in 1953 and named for the family of Grace Payton Fuller, wife of Charles E. Fuller who founded the seminary in 1947.

Existing Master Plan and Development Agreement, Zoning and Process

- The City should explain to the public and stakeholders the regulations, development standards, and anticipated procedures or procedural options that will apply to campus properties, including the continuation or dissolution of the Fuller Master Plan and Development Agreement.

New Development and Planning Considerations

- Campus properties, vacant or improved with non-historic buildings, situated along E. Walnut St., N. Los Robles Ave., and Union St., represent prime real estate and likely development sites. These parcels will require careful planning (e.g. building height, bulk, massing, placement, architectural design, etc.) and due consideration of the adjacent historic resources.
- Payton Hall and the David Allan Hubbard Library are situated adjacent to the Ford Place Historic District but may be reused or replaced, depending on the feasibility and appropriateness of future proposals, and only if the former is evaluated and found not to qualify as an individual historic resource. These sites are particularly sensitive with regard to the interior of the campus and the Ford Place Historic District.
- Oakland Ave., south of Ford Pl., should continue as a vacated street segment and remain a public space, not to be reopened to vehicular traffic.

Landscape and Open Space

- All sidewalks, streets, and open spaces should remain open and accessible to the public. The existing landscaped central campus area, in particular, should be retained, as it functions as an “urban oasis” and is a contributing feature to the Ford Place Historic District.
- New landscape plans should be approached holistically and be designed to integrate and provide continuity of setting for the various buildings and uses.
- Existing mature trees should be retained. Healthy, mature plants should also be retained to the extent feasible. New trees and plants should be thoughtfully chosen and water-wise.
- The “Prayer Garden” and open space on the Herkimer Arms (now relocated) site facing Union St. have become a valued open space for campus residents, nearby residents, and the community. The future of this property will be particularly sensitive, and its use (building or open space) should be carefully considered.
- Important viewsheds should be retained, and even enhanced.

Parking

- Undoubtedly, parking will be a critical issue in the future. An overall, coordinated parking plan must be developed for the entire site.
- New uses will generate a variety of parking needs. A unified parking plan will be more easily accomplished if there is one new owner and more challenging if multiple new owners, but is essential in either case.
- Parking needs for nearby properties should be considered as part of an overall plan, including the Barcelona and former First Congregational Church.
- Existing nearby parking (structure at the corner of N. Los Robles Ave. and Union St., structure at Plaza Las Fuentes, Western Asset building parking, and any others) should be studied, and available parking or shared parking potential should be considered as part of an overall plan.

Stakeholder and Community Engagement

- The presence of other institutions within the general campus area must be respected (the Women’s City Club and University Club, in particular), and cooperation and coordination encouraged.
- Neighboring residential property owners and tenants should be acknowledged and considered when planning future uses for former campus properties.
- Engagement and collaboration should be encouraged with all neighboring property owners and with other stakeholders, including Pasadena Heritage, the Downtown Pasadena Neighborhood Association (DPNA), and the Playhouse District Association (PDA), with consideration given to their perspectives.