



June 4, 2019

Historic Preservation Commission and Kevin Johnson
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91101

RE: 980 S. Los Robles Avenue

Dear Honorable Members of the Commission and Mr. Johnson:

Pasadena Heritage appreciates the opportunity to speak on behalf of the building at 980 S. Los Robles Avenue. The home is a fine example of a California Bungalow and is part of a larger network of modest, yet well-built houses in the proposed Madison Heights Landmark District. It is important to note the context of this proposed project. It lies along a corridor of Los Robles Avenue that has seen significant change in the past few years, with several examples of oversized, non-contextual construction. These projects have had a cumulative impact on the community, and current residents have are concerned that their neighborhood is being eroded by such drastic changes.

Over the past week, we have heard from several members of the community expressing opposition to the demolition as planned. We also reached out to the homeowners proposing this project, and understand that they may have initially received information that they could not demolish the structure, only to be notified six months later that they could. We understand their frustrations with the process if this did indeed occur, but still maintain that total demolition is not the best course of action.

We believe that any project at this site must comply with the Secretary of the Interior's Standards, and therefore we oppose any attempt at reconstruction. At this time, we are offering to work with both the owner and the city to help find a middle-ground that would preserve the essential character of the building while allowing for change.

We agree with staff that the demolition be delayed for 180 days, **and urge the Commission to approve the delay.** Our hope is that the City and the owners can come to a compromise on how to move forward. We think modernization and addition could be achieved while preserving the character-defining features of the house, including the eyebrow dormers, porte-cochère, and Tuscan columns.

City Code allows for the both the Planning Director and Commission to work with the applicant during the delay period so that the project meets the Secretary of the Interior's Standards. If these talks are unproductive, the Commission "**may proceed with the designation of the property as a historic monument or landmark.**" We ask that the Commission explore the full use of its authority in administering this case.

Thank you for considering our comments, suggestions, and concerns.

Sincerely yours,



Susan N. Mossman
Executive Director



Andrew Salimian
Preservation Director

CC: Kevin Johnson, City of Pasadena
Councilmember Andy Wilson, District 7
Todd Freitas, Homeowner Representative
Glenn Camhi, Madison Heights Neighborhood Association
Erika Foy, Madison Heights Neighborhood Association