

ATTACHMENT C: MODIFICATIONS TO 100 W. GREEN ST.

During design review for the mixed-use building, several changes to the exterior were approved: the clerestory windows on the south elevation of the pressroom were replaced with fire-rated glass to allow for windows in the new construction on the opposite side; the roof overhang on south elevation was truncated; and most of the original light fixtures ("Florentine" lamps), which had been broken over time, were recreated. In addition to these changes, the warehouse to the south along Delacey Avenue, was demolished in 2005 to prepare the site for the new construction¹.

Last year, when the pressroom was sold, alterations were required to convert the building into two viable commercial spaces. The owner applied for design review and the staff—following the review procedures in the code—analyzed the design for compliance with the *Secretary of the Interior's Standards for Rehabilitation* and *the Illustrated Guidelines for Rehabilitating Historic Buildings* and approved the application with conditions. These alterations included: a new pedestrian entrance into the existing east-facing stone-embedded wall located within the recessed garden area near the main entrance; repositioning outward the existing, recessed first-floor glazed entry door and adjacent recessed glazed walls to create more usable space for the ground-floor café and adding operable doors in the side glazed walls to allow access from the café to the outdoor patio and landscaped area; constructing an accessibility ramp in front of existing service door located off the garden at the western end of the Greet Street elevation; repositioning the existing full-height glazed walls at the second-floor deck to enclose this space; relocating the original wood benches from roof terrace to the garden area adjacent to main entrance; relocating and restoring the original "Friend Paper Company" sign to the garden area at the western end of the Green Street elevation; and installing new signage to be located on existing north facing stone embedded wall. The application was approved and work has been completed.

The Park Service publication for the Standards for Rehabilitation recognizes "rehabilitation" of a historic property as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."² The

¹ At that time it was noted that the property would lose its eligibility for future listing in the National Register of Historic Places because of the demolition of the warehouse and the removal of the roof overhang on the south elevation, but would retain sufficient integrity to qualify for designation—at the local level—as a landmark. Archival-quality photo-documentation was submitted to the City of Pasadena and the Architecture Collection at UCSB to mitigate the removal to a less-than-significant impact on historic resources.

² *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Applying the Standards* (1992, National Park Service), introduction.
<http://www.nps.gov/history/hps/tps/tax/rhb/credits.htm>

extent of changes approved through the rehabilitation process adheres to this approach.

The building retains all of the following character-defining features of Mid-century Modern architecture (Expressionistic/Organic subtype) referenced in the *Cultural Resources of the Recent Past Historic Context Report*³

- One or two-story configuration
- Simple geometric forms
- Unadorned wall surfaces
- Exterior panels of wood, stucco, brick or stone
- Flush-mounted metal frame full-height and clerestory windows
- Exterior staircases, decks, patios and balconies [Note: *The relocation of the glazed walls is a minor change to the character of the building because the second-floor deck is already deeply recessed and shaded, and the repositioned walls will be highly transparent. In addition, by using the original material (to the extent possible), the plane of the glass could be relocated in the future—either partially or fully—to its original position.*]
- Little or no exterior decorative detailing
- Expressionistic/Organic subtype: sculptural forms and geometric shapes, including butterfly, A-frame, folded plate or barrel vault roofs.

³ *Cultural Resources of the Recent Past Historic Context Report*, prepared by Historic Resources Group & Pasadena Heritage, October 2007, p. 67.

ATTACHMENT D: SMITH AND WILLIAMS

Whitney R. Smith (1911-2002)

Born in Pasadena, Whitney Smith lived and worked here throughout his career. He received a Bachelor of Architecture degree from University of Southern California, in 1934, and subsequently worked on the staff of the Farm Services Administration and in various architects' offices, including Harwell Hamilton Harris, the renowned Southern California modernist architect whom Smith cites as having had a powerful influence on his own work. Smith, who went into private practice in the early 1940s, was joined by architect Wayne R. Williams in 1946; Williams became a partner in 1949. Smith and Williams joined with A. Quincy Jones and Edgardo Contini from 1946 to 1950 to design and build the celebrated Mutual Housing Association development in the Crestwood Hills section of Brentwood in Los Angeles.

Wayne R. Williams (1919-2007)

A native of Los Angeles, Williams studied architecture at the University of Southern California before serving in World War II, during which he designed hangars and other facilities for the U.S. Army. After the war, he completed a bachelor's degree at USC, where he studied under Smith before the two went into business together.

For twenty-seven years, until 1973, Smith and Williams produced a wide variety of projects including residential structures, churches, and campus architecture at UCLA (the 1964 recreation center); Scripps College in Claremont (the 1959 swimming facilities); CalPoly Pomona (the 1967 residence halls); and Caltech (the 1967 central power plant). Smith and Williams also joined with city planner Simon Eisner and landscape architect Garrett Eckbo to form Community Facilities Planners, a group that shared Smith and Williams-designed office facility in South Pasadena and developed plans for over forty major community projects. This office facility at 1414 S Fair Oaks became one of their most important works receiving an Award of Excellence from the Pasadena Chapter of the American Institute of Architects in 1959 and listed by the AIA as one of the most significant examples of Los Angeles architecture constructed between 1947-1967. The ingenious design layout provided professional collaboration while maintaining individual practices for the partners.

From 1973 to 1988, Smith operated his own private practice in Pasadena. With this practice designed the entrance, offices, and auditorium for the Huntington Library (1973), the Neighborhood Church (1972-73), and several structures for the Westridge School for Girls (1978-80). Over the length of his career, he received numerous AIA honor and merit awards and was elected Fellow of the AIA in 1957. Williams, also elected Fellow of the AIA, continued practicing and in recent years designed large-scale commercial and residential projects throughout Virginia, Maryland, and Washington, D.C.

ATTACHMENT E: EFFECTS OF LANDMARK DESIGNATION

Identifying and designating properties of major significance encourages the preservation and protection of Pasadena's historic resources. The City of Pasadena's Historic Preservation Ordinance provides a process to recognize and protect individual sites and historic districts.

Designation Process

A property may be nominated for historic designation by any person. Design & Historic Preservation staff then evaluates the property to determine if it meets the criteria for designation. If it appears that the criteria have been met, the staff will prepare a designation report, which describes the property and how it meets the criteria for designation. Once the designation report is complete, the HPC will conduct a public hearing and make a recommendation to the City Council. The City Council may then designate the property as a historic site.

Alterations/Demolition

Designated historic structures are protected by the Municipal Code. A Certificate of Appropriateness (permit) is required for work to modify the exterior appearance of a designated historic property that is open to public view. A certificate is also required for alterations, additions, new construction, or demolition. This review ensures that any proposed changes are compatible with the character of the individual property and/or historic district. Decisions on proposed alterations are based on the proposed project's compliance with the Secretary of Interior's Standards for Rehabilitation and the City's adopted *Design Guidelines for Historic Districts*, which is based on the Standards.

The Historic Preservation Commission is the decision-maker for major projects affecting designated historic resources, except in the Central District where the Design Commission is the decision-maker for such projects. Staff is the decision-maker for minor projects affecting designated historic resources. Major projects are defined as demolition, relocation, removal of significant features, significant alteration of front or side elevations, additions to street-facing elevations, and new fences or walls in landmark districts. Minor projects are defined as removal of insignificant exterior features, re-roofing, matching replacement doors and windows, demolition of garages, small side/front additions, most rear additions that are not taller than the original building or replacement of exterior cladding with the same cladding material. Projects affecting non-contributing buildings on a site or in a district, or the environmental setting of a site, are reviewed by staff but are subject to the less stringent requirements than contributing buildings.

Staff-level decisions may be appealed to the Historic Preservation Commission, and decisions by the Commission may be appealed to the City Council. The City Council may also "call for review" all decisions by the staff or Commission.

Incentives

Designated historic properties are eligible for the following incentives, which are evaluated on a case-by-case basis:

- A Mills Act historic property contract to reduce property taxes in exchange for agreeing to maintain the historic character of the property in accordance with established guidelines.
- Use of more flexible provisions in the State Historical Building Code when making modifications,
- Waiver of covered parking requirements, and
- Potential variances from modern development standards for historic properties undergoing adaptive use or relocation.