



September 14, 2018

Mayor Tomek and City Council Members
City of Pasadena
100 North Garfield Avenue
Pasadena, California 91101

RE: Predevelopment Plan Review of a New Private High School (EF Academy International Boarding School) at 1539 East Howard Street

Dear Honorable Mayor and members of the City Council:

Pasadena Heritage understands that EF Education First (EF) has submitted a Predevelopment Plan Review (PPR) application to establish an EF Academy International Boarding School at 1539 E. Howard Street, the former William Carey International University campus. We consider it most fortunate for Pasadena that EF has acquired the campus as a whole and will use it for educational purposes in keeping with its history.

We met twice this year with EF representatives and are pleased, overall, with their vision for the future of the campus which contains several historic buildings that appear individually eligible for local Landmark designation, most notably McGavran Hall and Latourette Library. At this early planning stage, we would like to express general support for EF's plans as we understand them at this early stage. We are especially pleased that the historic buildings on the campus will be retained and rehabilitated. We have reviewed the staff report and attachments, and offer the comments below for your consideration.

Specific Comments

- Based on our conversations with the applicant, we understand that the campus was previously evaluated for historical significance. We hope that any related report(s) will be shared with City staff and the Historic Preservation Commission and would be grateful for copies for our own records.
- McGavran Hall is the most significant and publicly visible building on the campus and requires careful attention. An excellent and intact example of a Spanish Colonial Revival educational building constructed in c. 1930, McGavran Hall shows some concerning signs of deterioration. As such, we urge the applicant to restore the building as soon as possible in order to prevent its condition from worsening. We would be happy to recommend qualified local historic preservation specialists for EF's consideration.
- McGavran Hall is set back from (to the north of) an attractively designed forecourt fronting Howard Street that retains several mature trees and historic hardscape features. We urge retention of this landscaped area, as it marks the primary historical

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access point to the campus and contributes to the overall character of the surrounding neighborhood.

- We observe in the proposed campus site plan that a perimeter fence is proposed and understand that this feature is required for safety purposes. We encourage a fencing design that respects the character of the campus and its surroundings. Moreover, the site plan shows the proposed perimeter fence as set back from Howard Street to create a small stretch of publicly accessible green space in front (to the south) of Franson Hall and Mott Auditorium. Certainly, this is desirable. We believe that it would be very appropriate and beneficial to extend that public space back to include the area in front (to the south) of McGavran Hall.
- An historic photograph, provided below, dating from the 1930s depicts a gate with four formal piers along Howard Street, directly in front (to the south) of McGavran Hall. It appears that pedestrians were able to freely pass through the gate. We believe it would be highly beneficial for the applicant to restore this feature in order to better define McGavran Hall, along with the landscaped area in front of it, as the longstanding public "face" of the entire campus. Fencing can be installed on the east and west sides of McGavran Hall, as needed, in order to allow this green space along Howard Street to remain publicly accessible while still keeping the rest of the campus safely enclosed.



McGavran Hall, view north from Howard Street, c. 1930s. Note the gate, now removed.
Source: Point Loma Nazarene University.

- Demolition is proposed for the Ward Workshop, located at the northeast corner of the campus and constructed in the early twentieth-century according to our research. While this utilitarian structure may not qualify as an historic resource, we recommend that it be evaluated.
- The campus was once part of the Hugus Ranch, and Pierce Cafeteria now occupies the area where a large Victorian home belonging to the Hugus family once stood. We hope that the applicant might be willing to install an interpretative display at this location in order to educate students and visitors about the site's significance in Pasadena history.

Conclusion

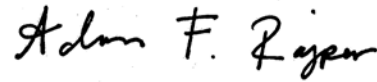
Pasadena Heritage appreciates the opportunity to express general support for EF's plans for the future for the former William Carey International University campus, and we hope that our comments are helpful. The campus has experienced considerable neglect, and we applaud EF's willingness to rise to the challenge of giving it a new life.

Thank you for considering our comments.

Sincerely yours,



Susan N. Mossman
Executive Director



Adam F. Rajper
Preservation Director