



**City of South Pasadena  
Planning and Community  
Development Department**

# Memo

**Date:** September 17, 2020

**To:** Chair and Members of the Cultural Heritage Commission

**From:** Kanika Kith, Planning Manager

**Re:** Additional Document No. 2 for **Item No. 7** – 1534 Ramona Avenue Front Yard Landscape Design

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An attorney, Christopher Sutton, submitted a 32-page comment letter for the project expressing concerns for the following issues:

1. Ownership of the property
2. Compliance with the California Environmental Quality Act (CEQA)
3. Use of the site as a rectory or public garden
4. Proposed landscape design is not appropriate for the site based on an analysis by an Architectural Historian, Ann Scheid.

The comment letter is included as Attachment 1.

**Attachment:**

1. Written Public Comment from Christopher Sutton

**ATTACHMENT 1**  
Written Comment

LAW OFFICE OF  
CHRISTOPHER SUTTON  
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PASADENA, CALIFORNIA 91105-2443  
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email: christophersutton.law@gmail.com

**Thursday, September 17, 2020  
sent by EMAIL**

South Pasadena Cultural Heritage Commission  
City of South Pasadena  
1414 Mission Street  
South Pasadena, California 91030

**Re: Cultural Heritage Commission 9-17-2020 Agenda Item No. 7 - 1534 Ramona;  
Proposed Certificate of Appropriateness - OPPOSED** (3 attachments included)

Dear Members of Cultural Heritage Commission:

This office represents a number of the property owners and residents along Ramona Avenue between Rollin and Oak. This representation has continued for over twenty years. My clients are OPPOSED to the approval of a Certificate of Appropriateness for the demolition and physical changes to the historic property at 1534 Ramona Avenue, formerly owned the Edmiston Family and acquired by the Los Angeles Roman Catholic Archbishop of Los Angeles in 2015. The applicant is proposing to demolish all existing exterior features.

**1. Holy Family Church Does Not Own the Property  
and Cannot Filed Permit Applications for 1534 Ramona Avenue.**

The property at 1534 Ramona Avenue, South Pasadena, is not owned by the applicant Holy Family Church. Only the owner of a property may submit permit applications to the City of South Pasadena, including an application for a Certificate of Appropriateness. See attached ownership data derived from the Los Angeles County Assessor. The sole owner of 1534 Ramona Avenue is the Roman Catholic Archbishop of Los Angeles. While other properties in this area are jointly owned by the Archbishop and Holy Family Church, this property is not. The Cultural Heritage Commission should continue the matter to a future hearing and until is it shown that the current application is being made by the true owner of the property.

**2. The California Environmental Quality Act ("CEQA") Requires a Full EIR  
When National Register Historic Properties are Altered Substantially**

This neighbor is listed on the National Register of Historic Places, and the existing single family residence and existing landscaping at 1534 Ramona Avenue are both contributing elements to the National Register status of the neighborhood. The proposed alternation of the existing landscaping plan at 1534 Ramona Avenue is inconsistent with the landscaping plan submitted as part of National Register application and would endanger the entire area's status on the

National Register. Under Public Resources Code section 21084.1, California CEQA Regulation 15064.5(b), and the holdings in *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165, at 191 and *League for the Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896, at 906.

In CEQA, Public Resources Code section 21084.1 reads as follows in its entirety (emphasis supplied):

**21084.1.** A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical 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, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section. (Added by Stats. 1992, Ch. 1075, Sec. 8. Effective January 1, 1993.)

As a project which “. . . may have a significant effect on the environment” the proposed Certificate of Appropriateness for the alternations at 1534 Ramona Avenue may not be considered by the Cultural Heritage Commission unless and until there has been compliance with CEQA in the form an Environmental Impact Report.

California CEQA Regulation 15064.5(b) reads as follows in its pertinent part (emphasis supplied):

15064.5

(a) [ . . . . ]

(b) A project with an effect that may cause a substantial adverse change in the significance o f an historical resource is a project that may have a significant effect on the environment.

(1) Substantial adverse change in the significance o f an historical resource means physical demolition, destruction, relocation, or alteration o f the resource or its immediate surroundings such that the significance o f an historical resource would be materially impaired.

(2) The significance o f an historical resource is materially impaired when a project:

(A) 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; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

[.....]

A materially alteration of 1534 Ramona Avenue is proposed because all existing landscaping and walkways are to be demolished and replaced with items never listed in the National Register application for the Ramona District. Therefore, an EIR is required before the Cultural Heritage Commission may consider this application.

**3. Use of 1534 Ramona Avenue as a “Rectory” or Public Garden is Prohibited by the South Pasadena Zoning Code**

In 1997 the City of South Pasadena adopted the Holy Family Specific Plan by Ordinance No. 2047 to govern land, structures, and uses on the portion of this block then used by Holy Family Church and Holy Family School. The parcel at 1534 Ramona Avenue was not included and is governed by single family zoning. A “rectory” or “public garden” are not allowed in the single family zoning. The original Holy Family Specific Plan included a structure then being used as a “rectory” and this proposed use of 1534 Ramona Avenue as a “rectory” and/or “public garden” is an improper attempt to amend and expand the Holy Family Specific Plan without going through the Planning Commission or the City Council. The Cultural Heritage Commission should continue this matter to a future date until the zoning issues are resolved.

**4. Use of 1534 Ramona Avenue as a “Rectory” or a Public Garden Violated the Holy Family Specific Plan by Expanding the Use Outside its Boundary**

The 1997 Holy Family Specific Plan and Ordinance No. 2047 have clear and fixed boundaries established by City ordinance. This proposal violates the Holy Family Specific Plan by seeking to expand the church and school and non-residential uses outside the limited boundaries of the Holy Family Specific Plan. The The Cultural Heritage Commission should continue this matter to a future date until the Holy Family Specific Plan issues are resolved.

**5. The Proposed Alternations to 1534 Ramona Avenue Fundamentally Alter a National Register Property and District**

Attached hereto and incorporated herein is the detailed opinion of Architectural Historian Ann Scheid, concluding that the proposed changes to 1534 Ramona Avenue are inconsistent with the National Register status of the Ramona Avenue District. This means that under CEQA the proposed Certificate of Appropriateness and the alterations contemplated could have a significant effect on the environment, requiring compliance with CEQA in the form of a full environmental impact report.

Below is a detailed analysis of the historic features of 1534 Ramona Avenue and why the proposed demolition and alternations are inconsistent with the existing historic status.

**6. The Character-Defining Features of 1534 Ramona Avenue Will Be Altered:**

The character-defining features of 1534 Ramona Avenue that will be altered include:

1. The landscape design that is residential in character, scale, and style.
2. Curved, pedestrian-scaled concrete path from Ramona Avenue:
  - a. The curved concrete path is reflected of the Arts and Crafts-style, which featured an organic, asymmetrical landscape design (rather than an axial, symmetrical design)
3. Deep setback from street.
4. Open, expansive lawn that highlights and enlivens but does not compete with or detract from the historic house or surrounding historic district.
5. Minimal use of ornamental hardscaping or landscaping features that emphasizes the scale and design of the house and its residential character Front lawn accented with two palm trees; a three-trunked palm, and a bird-of-paradise plant at the acute angle of the corner of Oak and Ramona:
  - a. The aesthetic effect of this open, expansive lawn and deep setback is to highlight the scale and design of the home. The open lawn, the lack of excessive ornamental landscape elements (such as a fountain, statues, or symmetrical, ornamental hedges) are themselves character-defining features that contribute to the character of the historic property as well as the surrounding district.

**7. Character-Defining Features of Ramona Avenue Historic District Will Be Altered:**

The character-defining features of the Ramona Avenue Historic District that will be altered include:

1. Uniform, rhythmic setbacks and spatial relationships between residences, front

yards, backyards, and side driveways/garages.

2. Residential-scaled and styled landscaping and associated features Minimal use of ornamental hardscaping and other features that emphasizes the residential character of the district and the architecture of the homes.
3. Pedestrian-scaled walkways leading from the sidewalk to the house and adjacent driveways.
4. Lack of institutional-scaled, ornamental statues, fountains, or public sitting areas.

**8. The Proposed Landscape Project Conflicts With Historic Standards:**

1. This landscape plan resembles an institutional rather than a residential landscape in its complexity, scale, and style.
2. Addition of 24"-high hedge encircling façade and front entrance, with cobble edging, sheltering is inconsistent with the historic status of the area.
  - a. "Resident's Garden" on the main elevation of the house and a vegetable garden on the west elevation, accessed via a concrete walkway and gravel path.
3. Expansion and addition of walkways (including two concrete walkways as well as gravel walkways) are inconsistent with the historic status of the area.
4. Increases in paved or cleared lawn/landscaping (with the removal of lawn and landscaping) representing an approximately sixfold increase in paved or cleared lawn or landscaping and are inconsistent with the historic status of the area.
5. A two-bench, six-person seating area, sited in large circular area cleared of lawn and landscaping and facing a 2-foot-high statue along Ramona Avenue are inconsistent with the historic status of the area.
6. A two-bench, six-person seating area, sited in large circular area cleared of lawn or landscaping and facing a 3-foot high fountain along Oak Street are inconsistent with the historic status of the area.

**9. The Proposed Plan Does Not Comply with South Pasadena Design Guidelines or the U.S. Secretary of Interior's Historic Standards**

The proposal will have a negative impact on the historic house at 1534 Ramona and on the designated and National Register-eligible Ramona Avenue Historic District. Here's how:

Taken together, the scale, complexity, and character of the Rectory Front Yard Landscape

project, with its elaborate landscaping and hardscaping features, will shift the character of this anchor property of the Ramona Avenue Historic District from a residential to an institutional property. This change in “setting” and “feeling” (two of the seven aspects of integrity) will have a negative impact on this designated landmark property as well as on the future National Register of Historic Places nomination for the historic district.

The complexity of the landscape design overwhelms the historic home. The proposed landscape design appears to increase by approximately sixfold the amount of square footage of hardscaping/pathways and areas cleared for public seating—a ratio that, again, is more reflective of an institutional property than a residence.

The proposed, symmetrical, 2-foot-high hedge with cobble edging that would encircle the main entrance and porch would greatly detract from this key character-defining feature and is incompatible with the Arts and Crafts-style home.

The City’s design guidelines for landscaping do not specifically address such issues as adding seating areas along the public right-of-way, constructing fountains, or adding statues because these elements are not common for residential landscaping in South Pasadena. They reflect institutional or commercial landscape design, not residential landscape design.

The *U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards)* do include specific recommended and not recommended approaches for Setting (Districts/Neighborhood) and Building Sites for historic properties and districts. Those are explored in the tables below.

## **10. What should the CHC consider for a Certificate of Appropriateness?**

Under South Pasadena Municipal Code section 2.65, a “Certificate of appropriateness” indicates the permit may be granted only on the finding by the Cultural Heritage Commission that the application for demolition, alteration, or relocation of a cultural resource is in accordance with the city’s design guidelines, the *U.S. Secretary of the Interior Standards for the Treatment of Historic Properties*, and other applicable criteria as provided in SPMC 2.65.

The following attached two tables (9 pages in all) present an overview of the Rectory Front Yard Landscape Plan and its current level of compliance with the applicable guidelines:

### Table 1 Attached:

Recommended and not recommended approaches for Setting (Districts/Neighborhood) and Building Sites for historic properties and districts from the *U.S. Secretary of the Interior Standards for the Treatment of Historic Properties*;

### Table 2 Attached:

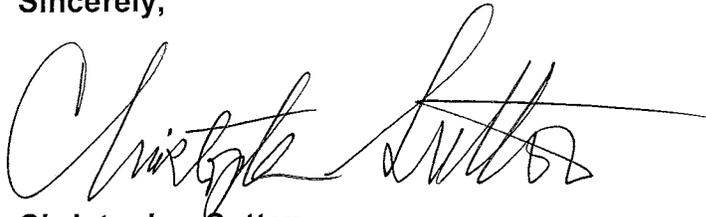
City of South Pasadena Design Guidelines; and Table 3: *Secretary’s Standards for Rehabilitation*.

11. **Conclusion:**  
**This Proposal for a Certificate of Appropriateness Must be Denied or Postponed**

For the reasons set forth above and in the three attachments, the Cultural Heritage Commission must either reject this proposal for a Certificate of Appropriateness for the alternations and demolition at 1534 Ramona Avenue, or it should postpone a decision until further information is submitted by the applicant.

Thank you for your attention to this matter,

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Sutton", with a long horizontal flourish extending to the right.

**Christopher Sutton**  
**Attorney for Ramona Avenue Owners and Residents**

cc: Mr. Michael Davitt, Los Angeles Roman Catholic Archdiocese

Enclosed Attachments:

1. LA County Assessor ownership data for 1534 Ramona Avenue (2 pages)
2. Opinion, photos, and qualifications of Ann Scheid (14 pages)
3. Two Tables comparing proposal to U.S. Secretary of Interior and South Pasadena Design Guidelines (9 pages)

# Property Detail Report

For Property Located At :  
 1534 RAMONA AVE, SOUTH PASADENA, CA 91030-3735



Record #: 9

### Owner Information

Owner Name: ROMAN CATHOLIC ARCHBISHOP OF/LOS ANGELES  
 Mailing Address: 3424 WILSHIRE BLVD #6THFL, LOS ANGELES CA 90010-2263 C044  
 Vesting Codes: //

### Location Information

Legal Description: NORTH ONEONTA TRACT LOT COM AT MOST S COR OF LOT 7 TH NE ON NW LINE OF OAK ST 216.92 FT TH N 0 47'30" E 9 FT TH SW TO A PT IN E LINE OF RAMONA AVE S THEREON 10 FT FROM NW COR OF LOT 6 TH S ON SD E 6 AND ALL OF LOT 7

County:	LOS ANGELES, CA	APN:	5319-024-034
Census Tract / Block:	4807.04 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	NORTH ONEONTA
Legal Book/Page:		Map Reference:	36-F2 /
Legal Lot:	7	Tract #:	
Legal Block:		School District:	S PASADENA
Market Area:	658	School District Name:	S PASADENA
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date: /  
 Sale Price:  
 Document #:  
 Deed Type:  
 1st Mtg Document #:

### Last Market Sale Information

Recording/Sale Date:	08/20/2015 / 07/10/2015	1st Mtg Amount/Type:	/
Sale Price:	\$2,198,500	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1025373	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$621.75
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	LAWYERS TITLE		
Lender:			
Seller Name:	EDMISTON M L 2006 TRUST		

### Prior Sale Information

Prior Rec/Sale Date: /  
 Prior Sale Price:  
 Prior Doc Number:  
 Prior Deed Type:  
 Prior Lender:  
 Prior 1st Mtg Amt/Type: /  
 Prior 1st Mtg Rate/Type: /

### Site Information

Land Use:	SFR	Acres:	0.31	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	13,484	Usable Lot:	13,416	State Use:	
Lot Width/Depth:	121 x 111	Lot Shape:	IRREGULAR	Site Influence:	CORNER
Res/Comm Units:	1 /	Bldg Width/Depth:	x	Sewer Type:	TYPE UNKNOWN
# of Buildings:	1	Building Class:		Topography:	ROLLING/HILLY
Zoning:	SPR110000*	Water Type:		Water District:	UPPER SAN GABRIEL VA

### Tax Information

Total Value:	\$2,273,106	Assessed Year:	2020	Property Tax:	\$26,854.66
Land Value:	\$1,363,864	Improved %:	40%	Tax Area:	9030
Improvement Value:	\$909,242	Appraisal Dist:		Tax Year:	2019
Total Taxable Value:		Fire Dist:		Tax Exemption:	MISC
Market Value:		Garbage Dist:		Equal Rate:	
				Equal Year:	

ATTACHMENT #1

p. 1 of 2

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	3,536	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage 2 Area:		Heat Fuel:	
Above Grade:		Garage Capacity:		Parcel Fuel:	
Ground Floor Area:		Parking Spaces:		Exterior wall:	SHINGLE SIDING
Base/Main Area:		Carport Area:		Interior wall:	PLASTER
Upper Area:		Basement Area:		Foundation:	RAISED
2nd Floor Area:		Finish Bsmnt Area:		Air Cond:	
3rd Floor Area:		Basement Type:		Roof Type:	
Rentable Area:		Attic Type:		Roof Shape:	GABLE
Addition Area:		Porch Type:		Roof Frame:	
Total Rooms:	9	Porch 1 Area:		Roof Material:	COMPOSITION SHINGLE
Bedrooms:	6	Porch 2 Area:		Floor Type:	
Bath(F/H):	3 /	Patio Type:		Floor Cover:	HARDWOOD
Total Baths/Fixtures:	3 /	Patio 1 Area:		Style:	CONVENTIONAL
Year Built / Eff:	1914 / 1914	Pool:	POOL	Quality:	
Fireplace:	Y / 1	Pool Area:		Condition:	
# of Stories:	2				
Other Rooms:	DINING ROOM				
Other Improvements:	FENCE Building Permit				
Bldg Comments:					
Parcel Comments:					

**Extra Features**

Description:	Unit:	Size/Qty:	Width:	Depth:	Year Built:	Improvement Value:

p-2 of 2

ANN F. SCHEID

Preservation Planning  
National Register Nominations  
Historic Property Surveys

September 15, 2020

To: Cultural Heritage Commission  
City of South Pasadena  
Meeting of September 17, 2020

Re: 1534 Ramona Avenue and Ramona Avenue Historic District  
Proposed alterations to landscape and setting

From: Ann Scheid, Preservation Planner

The property at 1534 Ramona Avenue is a contributor to the Ramona Avenue Historic District, one of the first historic districts in the city, and confirmed by the City of South Pasadena's designation in 1996. It has also been determined as eligible for the National Register of Historic Places; a nomination form is in process.

As the author of the State of California's DPR in 1996, which documented the eligibility of the District for local designation and inclusion in the National Register of Historic Places, I can affirm that the District remains intact, with its character-defining features largely untouched. The documentation included a statement of eligibility for the National Register of Historic Places under Criterion A for its association with the Theosophical movement, particularly the early years of the United Lodge of Theosophists, and under Criterion C, because the houses embody distinctive characteristics of the California bungalow, especially the Craftsman style, and because at least ten of the houses on the street were designed and built by G. Lawrence Stimson at the beginning of his long and successful career.

At the time, I wrote the following: "The continuity and integrity of this block of Ramona Avenue are maintained by the uniform setbacks, the front lawns, the street trees, and the overall coherence of design of the individual houses. The predominance of the Craftsman style of architecture on the street represents a distinctive expression of time and place. Moreover, the termination of Ramona Avenue at Rollin Street, together with the 20-foot narrower width of the street on this block, clearly distinguishes this block of Ramona Avenue from the blocks to the south and from the surrounding area, reinforcing the intimate neighborhood character of the district."

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Pasadena, California  
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scheid@usc.edu

ATTACHMENT #2

(14 pages)

### 1534 Ramona Avenue, The John and Jean Garrigues House, 1913

Designed by G. Lawrence Stimson, the Garrigues house is the anchor of this remarkable district of California Craftsman bungalows. Invented in California, this style spread across the country in the early part of the twentieth century, becoming one of California's most significant contributions to the nation's architectural development. A hallmark of the style was a new emphasis on indoor-outdoor living, a way of life easily achieved in California's warm, mild climate. Expansive porches, a step or two above grade, opened out into the outdoors on the ground floor, giving easy access to the grounds surrounding the house. In two-story houses, upstairs sleeping porches became a necessary feature of middle-class dwellings in the period when tuberculosis was a plague that infected thousands and for which the only known cure and recommended prevention was exposure to the outdoors, preferably 24 hours a day.

Ramona Avenue is a fine example of suburban design of the day. All the houses are set back an equal distance from the street. Front-yard lawns are the most common landscape feature, although drought-tolerant landscaping has recently been introduced on some lots. Generally the view from the street is open both up and down the street as well as to each individual property. Foundation plantings soften the edge where the raised foundations meet the ground. The Craftsman period saw the introduction of the automobile, and in many cases, both here and in other Craftsman districts such as Bungalow Heaven in Pasadena, the driveway served as the primary access to the house and to the garage at the rear of the lot. Access was from the driveway to the side of the front porch, and then to the front door. A front walkway to the house was not always present. Some owners have since installed newer front walkways to their houses through the original lawn.

1534 Ramona exhibits most of the key features noted above, but it is distinctive in many ways. The house has two elevations facing the street, one facing Ramona and the other facing Oak Street. The driveway runs from Ramona behind the house and the neighboring 2 houses to the north to a 4-car garage that still exists just north of 1528 Ramona. This garage was shared by 1528, 1532, and 1534, with 1534 having 2 parking spaces. For much of its early history, 1534 was occupied by 2 families in a communal living arrangement. This also may explain the addition of an open porch above the front porch facing south that is not shown on the original drawings, which show 3 sleeping porches.

Despite the address on Ramona, the primary elevation in terms of design faces south onto Oak Street. The front door opens to the south onto the long porch with its distinctive cloud-lift railings; French doors and banks of casement windows enliven the design and illuminate the interior. The kitchen door at the far east end of the house, easily accessible from the rear driveway, also faces south.

This unusual design and siting required a walkway from the street, since the rear driveway did not provide suitable access to the front door. A concrete walkway leading from the curb at Ramona and over the front lawn was part of the original design as shown by the steps at the west end of the porch in the original drawings (west elevation and south elevation) and as shown on the topographic survey

and the tree plan submitted by EPT (pp 6-25 and 6-26). The original walkway to the front door, now demolished by the work on the present project, was a 4-foot wide and approx. 40 feet long scored concrete walk starting at the curb, where it was offset some 12-14 feet south of the midline of the porch. This walkway approach gave a good view of the main south elevation with its elegant porch railing and windows. Just before reaching the porch, in the final 10 feet of its length, the walkway curved north at a 90-degree angle to meet the porch steps, providing access to the side of the porch and the front door, an access pattern common to other houses on the street and houses of the period in general. **This walkway is a unique character-defining feature of the property.**

Character-defining features of the Ramona Avenue Historic District from the period of significance (1907 – 1915) include:

- A street lined by California Craftsman houses with a common setback from the street.
- Front porches
- Open front yards, traditionally lawns.
- Foundation plantings along the fronts of the houses
- Driveways from the street leading to garages at the rear of the lot, sometimes also providing pedestrian access to the house
- Scored concrete (or brick) walkways leading from the street/sidewalk to the front porch,
- Street trees: *Washingtonia robusta* (Mexican fan palm) alternating with *Quercus agrifolia* (Coast live oak), added more recently.

These character-defining features establish the character of the Ramona Avenue Historic District.

As stipulated in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (2017):

“The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood.”

Recommendations for alterations and additions to historic residences can be found in the City of South Pasadena Design Guidelines, “Streetscape and Site Design” (pp. 34-35) under 1(b):

- Provide front yard character compatible to the historic residences and neighborhoods.
- Landscape materials and features should be compatible with the architectural style of the house and complementary in color, texture, form and scale.
- Front yards should remain open to public view and remain free of fencing or hedges
- A pathway should lead from the sidewalk to the entry, generally at the center of the front yard, perpendicular to the street.

### **The Proposed Redesign of the Landscape at 1534 Ramona Avenue**

The proposed design as shown in the Holy Family Rectory Front Yard Concept Plan fails to retain the character-defining features of the historic district and of the historic landscape of

1534 Ramona Avenue. While the retention of nearly all of the existing trees is commendable, the plan is still problematic in the following ways:

- The original scored concrete walkway with its unusual offset course and curve is being replaced by a straight walkway scored in a more complex pattern and an concrete ADA accessible ramp.
- The multiple concrete walkways, gravel paths, gravel and concrete patios, and gravel ground cover introduce a complex mixture of materials and surfaces, increasing the hardscape by a factor of 5 -6.
- The proposed site plan divides the space into four separate areas, the statue area, the vegetable garden, the resident's garden and the fountain area. Such features are normally relegated to the backyard where private family gatherings, meals, and parties occur.
- Adding to the half a dozen species of trees already on the property, the proposed plan calls for 8 additional trees to be planted, adding another 4 species. Introducing more complexity eliminates the original open feeling, further obscuring the architecture of the historic building.
- The introduction of numerous species of drought-tolerant shrubs will have a similar effect: a once simple straightforward open space which highlighted the architecture and was consistent with the historic character of the district, will undergo a transformation that is inconsistent with the district and with the historic character of the building. The elaborate irrigation system detailed on the plans introduces mechanical equipment that will intrude on the views already severely compromised by the overall plan.

All of the above alterations completely eliminate the open lawn with occasional trees, a character-defining feature of the property and of the neighborhood. As the largest and most elaborately detailed house in its location on the prominent corner of Oak and Ramona, the historic Garrigues house marks the entrance to the Ramona Avenue Historic District and serves as the anchor for the District. Its setting is key to the views of the house itself and to the views north on Ramona. The traditional uniform setbacks with open front yards are character-defining features of the District, and 1534 Ramona is the very best example in the District because its corner location offers two front yards, further enhancing its setting. The drastic transformation of the setting of this key property would severely compromise the significance of the Ramona Avenue Historic District, perhaps even causing it to become ineligible for National Register designation.

Possible ways to achieve a design that is more compatible with the existing historic district and the original site plan of 1534 Ramona:

- Restore the original walkway, its configuration and scoring, and match the concrete exactly.
- Recreate the original lawn or explore the use of drought-tolerant green ground covers, of which there are many.
- Remove all paths, sitting areas, patios, vegetable gardens and other alterations that are usually relegated to backyards in residential neighborhoods. These activities are inappropriate for the front yard in this residential neighborhood, which is also a designated Historic District.

These activities could easily be accommodated at the rear of the house in a fenced or hedged garden that would not interfere with the view of the character-defining south elevation.

- Avoid obscuring the south and west elevations of the building
- If a ramp is required for the current resident a temporary wooden ramp can be put in place (see photos below from the Batchelder house, recent home of Dr. Robert Winter<sup>1</sup>)

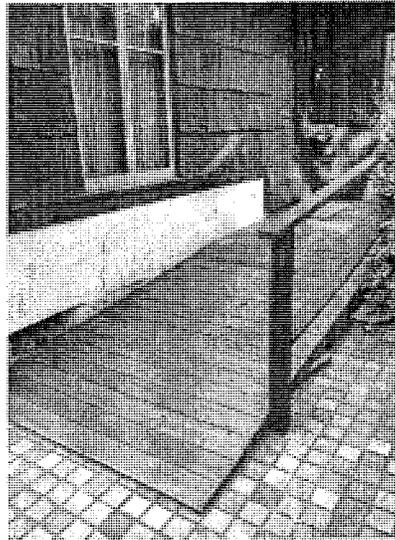
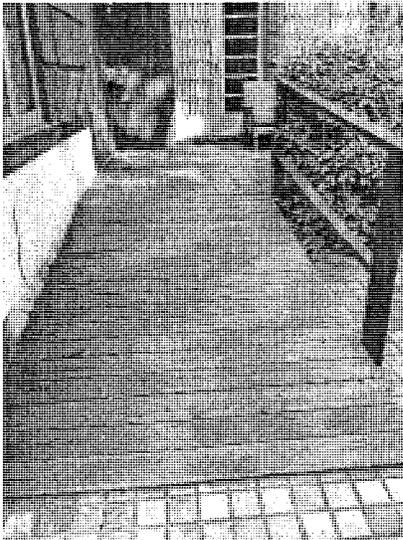
EPT is a renowned multi-generational landscape firm with talented thinkers and designers. They have a reputation for successful historic preservation projects. They are likely to be able to come up with solutions that will respect the historic character of the neighborhood and of 1534 Ramona Avenue.

As an architectural and landscape historian, I am impressed with the professionalism of South Pasadena's historic preservation program, and especially with South Pasadena's ordinance. I have rarely encountered such a well-written and thoughtful ordinance. South Pasadena is to be congratulated on its efforts to preserve and enhance its historic community.

Sincerely,

*Ann J. Scheid*

Ann Scheid

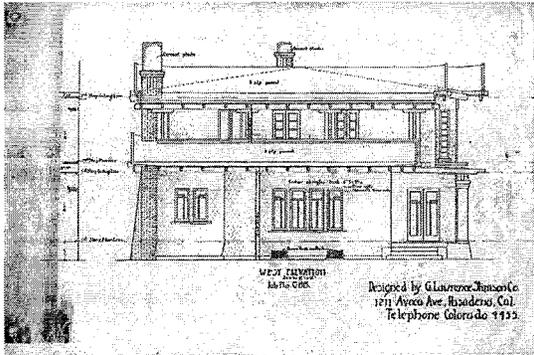


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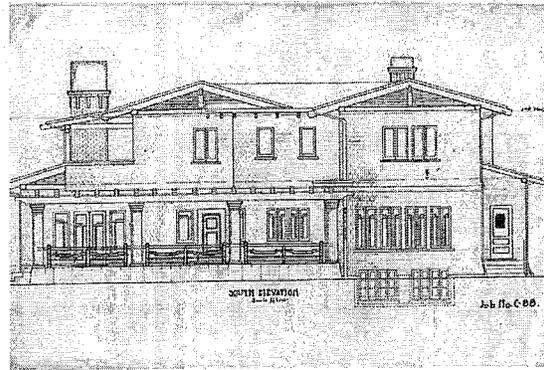
<sup>1</sup> Dr Winter lost mobility in his later years, first using a walker and finally a wheelchair, but he was not about to alter his nationally- significant Batchelder House by putting in a permanent ramp. Instead he had a carpenter build a wooden ramp, painted brown, over the Batchelder tile walk and steps.

1534 Ramona – Garrigues House  
Original architectural drawings by G. Lawrence Stimson 1913

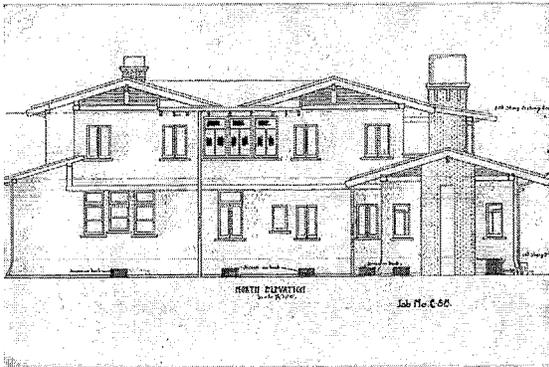
Elevations



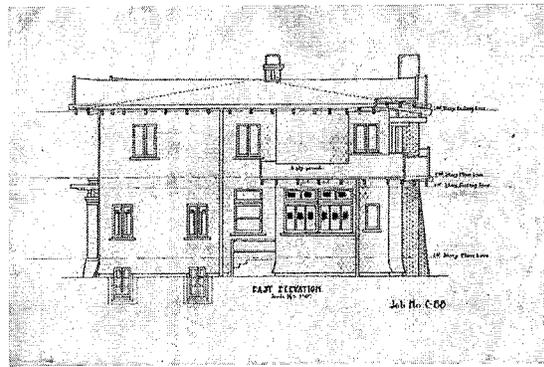
West elevation



South elevation

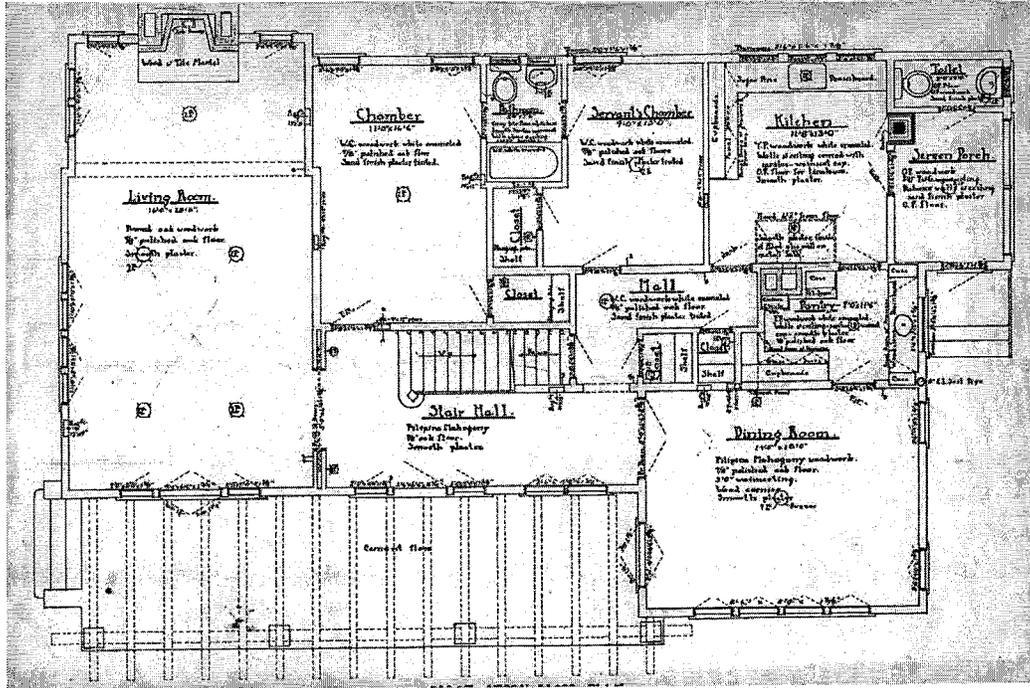


North elevation

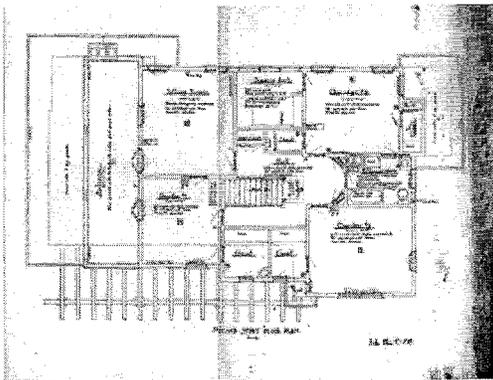


East elevation

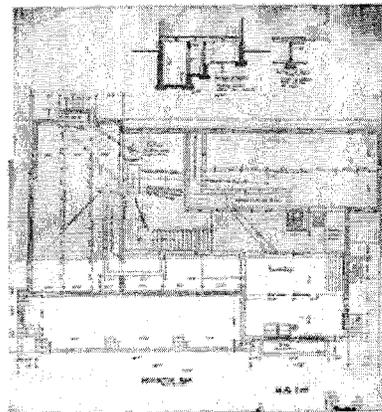
# Floor Plans



First floor plan

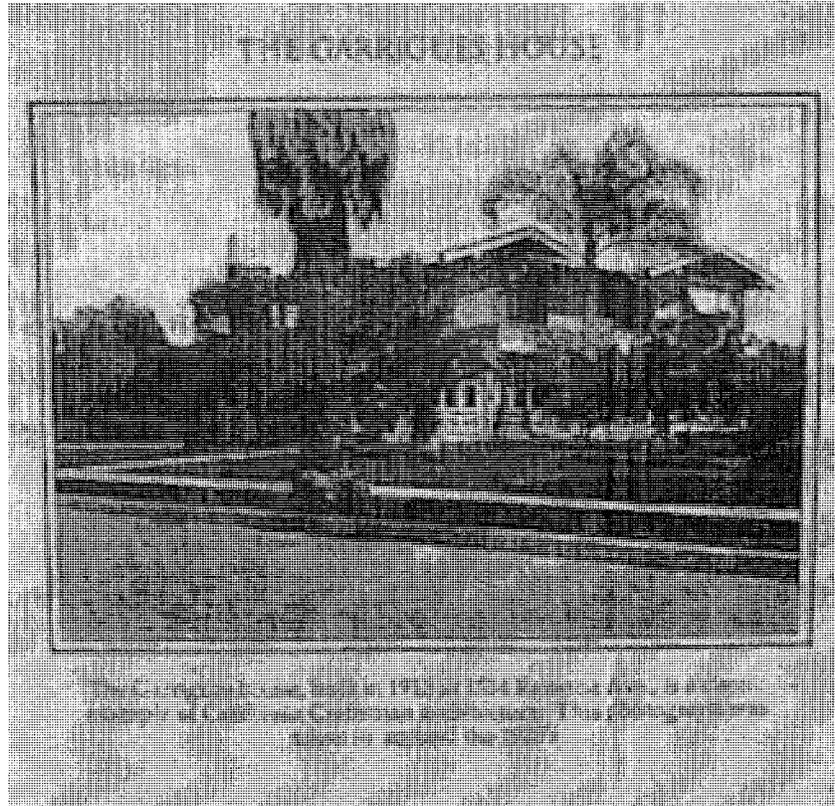


Second floor plan

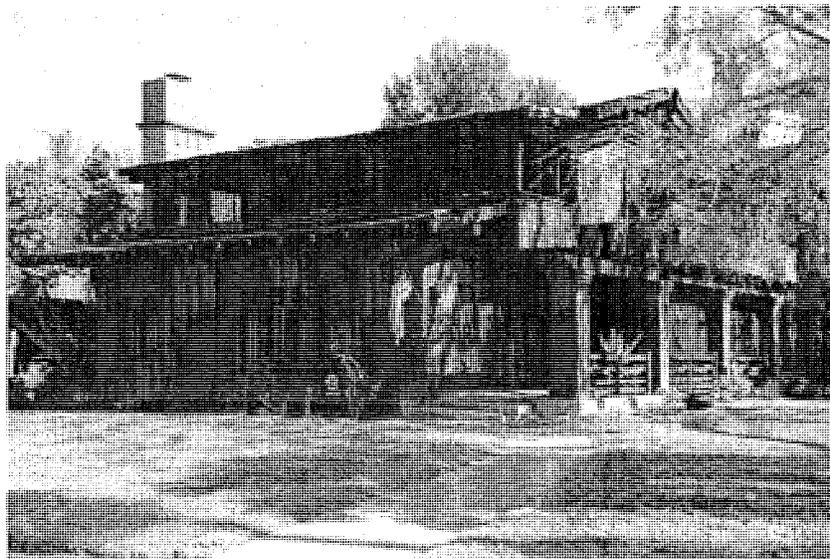


Foundation plan

## Historic Photographs



This photo from the 1920s, taken from the southwest, shows the expansive tree-studded lawn and displays the principal south façade with its open porch on the sunny side of the house and the twin gables of the roofline. Note the mature palm in the parkway and the walkway leading up to the porch from Ramona Avenue.

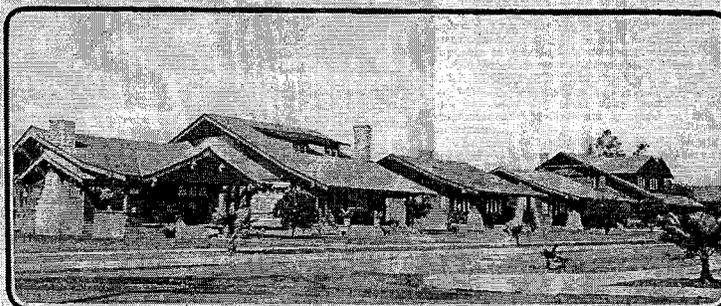


This photograph from c 2010, taken from the same angle but a closer view, demonstrates how the original setting, the open lawn with trees and the distinctive curved entrance walkway, as well as the building, remained unchanged.

Early Photograph of West Side of Ramona Avenue

## WEST COAST BUNGALOWS OF THE 1920s

With Photographs and Floor Plans



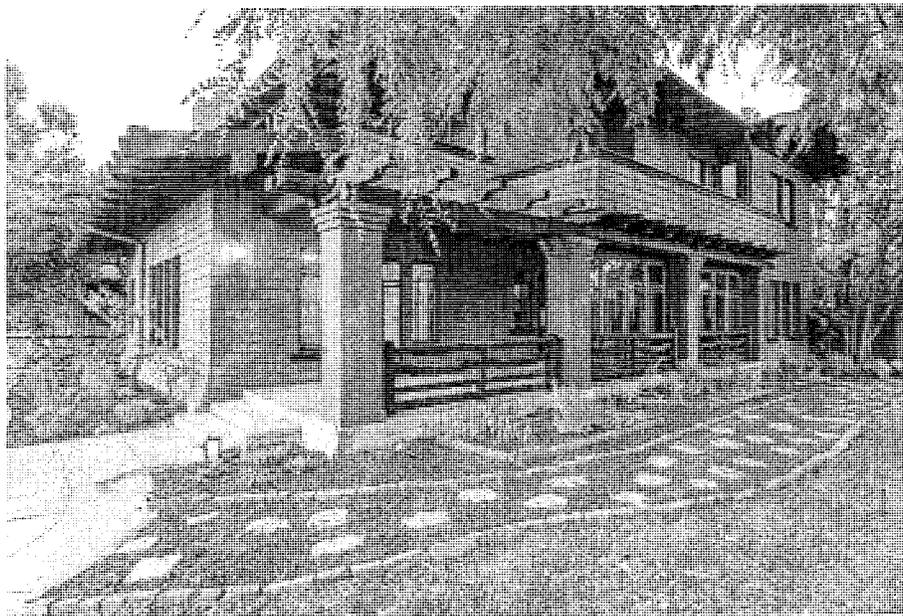
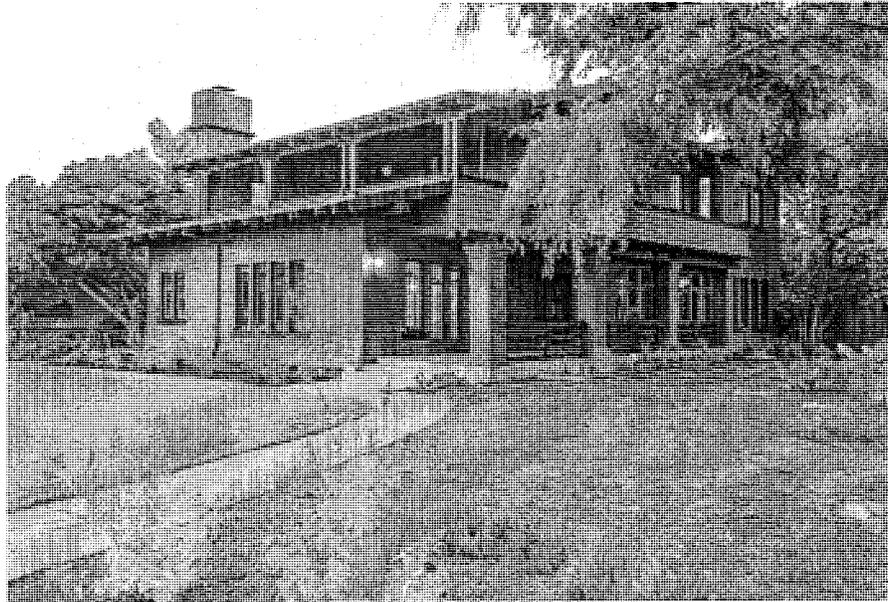
A Street of South Pasadena Bungalows

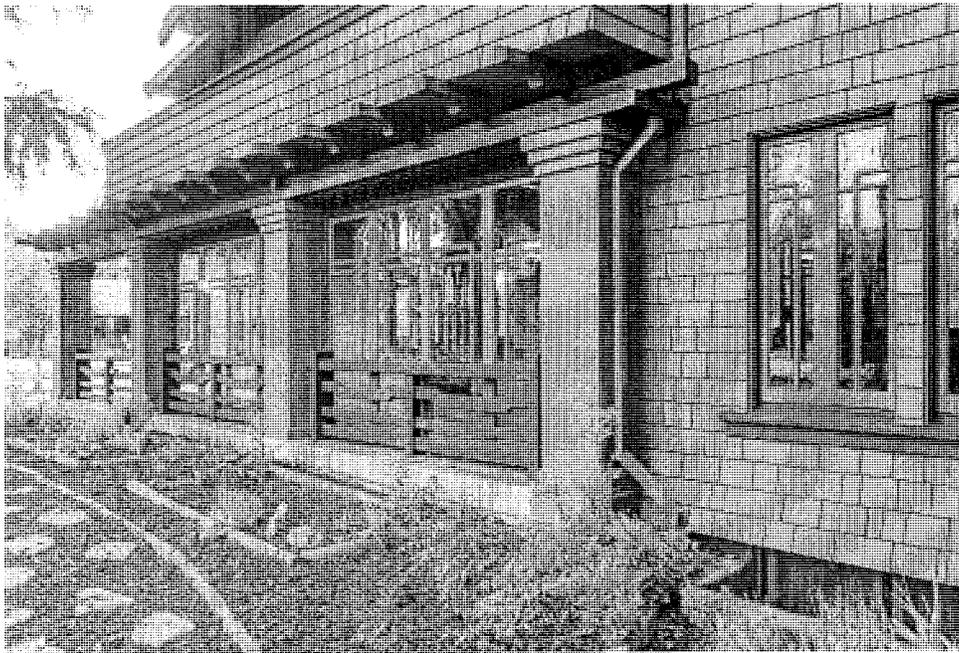
E. W. STILLWELL & COMPANY

Dover Publications, Inc., Mineola, New York

Note the consistent angle of the roofs, the ubiquitous front porches and chimneys, the common setback from the street and the local Arroyo stone used for porch walls and chimneys. This photo demonstrates the consistent patterns of Craftsman bungalow architecture that are the character-defining features of the Ramona Avenue Historic District and other similar neighborhoods in the Los Angeles area, especially in Pasadena, where the style originated. Although this was a tract development with most of the houses designed by G. Lawrence Stimson, each house is unique.

Photographs by Real Estate Company in 2015  
Views from the southwest and south of the character-defining features of the property





## ANN SCHEID

### EDUCATION

- A. B. Vassar College (Junior Year Ludwig-Maximilians Universität Munich)  
M.A. University of Chicago, Germanic Languages.  
MDesS. Harvard University, Graduate School of Design. Special studies in history and theory of landscape architecture, city planning.

### PROFESSIONAL EXPERIENCE

#### ARCHIVAL EXPERIENCE

- Archivist, Greene and Greene Archives at the Huntington Library, Gamble House, USC Department of Architecture, 2000-present.  
Exhibit Coordinator, "Seeing Greene & Greene," Exhibition of archival photographs, Pasadena Museum of California Art, 2008-2009.  
Survey of Architectural Collections at UCLA. Collaboration with Tawny Nelb, architectural archivist, 1999.  
Prepared papers of Robert Millikan for microfilming. NHPRC grant project, Caltech Archives, 1976.  
Exhibit Curator. "Notable Books and Manuscripts." Special Collections, University of Chicago Library, 1971.  
Processed papers of Samuel Harper (early 20<sup>th</sup> century Russian history), Special Collections, University of Chicago Library, 1969-1970.

#### PLANNING/HISTORIC PRESERVATION

- Planning Consultant: Historic Preservation and Urban Design, 1996 to present.  
Architectural Historian, Department of Transportation, State of California, 1992-1995.  
Associate Planner, Historic Preservation and Current Planning, City of Redlands, CA, 1991-1992.  
Senior Planner, Urban Conservation, City of Pasadena, 1977-1991.

### PUBLICATIONS

#### BOOKS

- Downtown Pasadena's Early Architecture*. Charleston: Arcadia, 2006.  
*Historic Pasadena*. San Antonio: Historical Publishing Network, 1999 (published under name Ann Scheid Lund).  
*Pasadena: Crown of the Valley*. Northridge: Windsor Publications, 1986.  
*The Valley Hunt Club: One Hundred Years 1888-1988*. Pasadena: The Valley Hunt Club, 1988.

#### SELECTED ARTICLES

- "Researching Landscape and Garden History at the Huntington Library," *Eden: Journal of the California Garden and Landscape History Society*, 21, no. 2 (Spring 2018) 30-35.  
"Ernest Batchelder: Teacher, Designer, Tilemaker," *Eden*, 20, no. 1 (Winter 2017) 3-6.  
"The Gamble House: How a House Museum Helped Save a Neighborhood and a City," in *House Museums and the Interpretation of the Cultural, Social and Urban Landscape: Proceeding of the 16<sup>th</sup> Annual DemHist Conference, Milan: 2016*. ed. Gianlucca Kannes, 119-128.  
"The Legacy of Pasadena's Trees," *Eden*, 16, no. 2 (Spring 2013) 4-9.  
"Beatrix Farrand in Southern California," *Eden*, 14, no. 2 (Spring 2011) 1-13.

- "Beatrix Farrand: Tour and Talk," *Eden*, 14, no. 2 (Spring 2011) 14.
- "The Gambles' Pasadena Garden," chapter in *The Gamble House: Building Paradise in Southern California*. Pasadena: Gamble House/USC School of Architecture and City Files Press, 2015.
- "Pasadena's Civic Center: A Grand Vision Realized, Despoiled, and Revived," *Southern California Quarterly*, 91, no. 4 (Winter 2010)
- "A Look at Pasadena: Bungalows and Community-Building," *Journal of the West*, 48, no. 2 (Spring 2009) 28-34.
- "Independent Women, Widows, and Heiresses: Greene & Greene's Women Clients," chapter in *A New and Native Beauty: The Art and Craft of Greene & Greene*. London, New York: Merrill Publishers, 2008, 178-195.
- "The City Beautiful in Utopia: A Study of Civic Center Designs in Southern California," *Proceedings of the Third National Conference on American Planning History*. (Hilliard, Ohio: 1990), 385-398.
- "To Make a City Attractive is to Make it Prosperous," *Proceedings of the Second Annual Conference on American Planning History*. (Hilliard, Ohio: 1988), 403-423.

#### SELECTED LECTURES AND PAPERS

- "Pasadena: Health Makes Wealth in a Southern California Fresh-Air Spa," Society of Architectural Historians Annual Meeting, Austin, Texas, April 2014.
- "Pasadena's Civic Center: A Grand Vision Realized, Despoiled, and Revived," Society of Architectural Historians Annual Meeting. Pasadena, April 2009.
- "Gardens Remade: Pasadena's Arroyo Seco," The Garden Conservancy, Los Angeles Arboretum, February, 2009.
- "Frederick L. Roehrig, Architect," Pasadena Heritage Craftsman Weekend, November 2006.
- "Landscape Design and Setting for a California Winter Residence (Gamble House)," DemHist/ICOM Conference, Berlin, September 2004.
- "A Look at Pasadena: The Built Environment and Community Building," Symposium: *Environment and Community in Los Angeles*. University of La Verne, April 2004.
- "Ranchos to Groves: The Beginnings of Agriculture in Southern California," Jameson Lecture Series, California Arboretum Foundation, March 1999.
- "Finding Land and Tilling It: Pasadena's Founders," Pasadena Historical Society, January 1999.
- "Historic Gardens of Pasadena," Huntington Library, September 1998.
- "The Fabulous Busch Gardens: Clues and Remnants," Pasadena Historical Society, January 1997.
- "Pasadena's Civic Center," California Preservation Foundation Conference, Pasadena, May 1997.
- "What's in It For You?" California Preservation Foundation Workshop 1990.
- "Strategies for Preservation in California," Conference of California Historical Societies Southern Symposium, Santa Fe Springs, 1990.
- "The City Beautiful in Utopia: A Study of Civic Center Designs in Southern California," Third National Conference on American Planning History, Cincinnati, Ohio. Nov 30 - Dec 2, 1989.
- "Pasadena Architecture," Western Regional Honors Conference, Pasadena. April 1988.

"Local History Collections at the Huntington Library," Oral History Association  
National Conference, Huntington Library. October 1986.

"Preservation in Pasadena," Planning Commissioners' Institute, League of California  
Cities. San Diego, 1984.

#### **CURRENT PROFESSIONAL AFFILIATIONS**

California Garden & Landscape History Society: Secretary and Board Member: 2006-  
present

ICOM/DemHist: Member of the Board 2012-2016 and organizer of the 2012 annual  
meeting at the Getty Museum

Garden Conservancy

Mediterranean Garden Society

Society for American City and Regional Planning History, Founding Member

Society of Architectural Historians, Life Member

Historical Society of Southern California

Pasadena Historical Society, Past Member: Board of Trustees

**TABLE 1: SETTING (DISTRICT/NEIGHBORHOOD) & BUILDING SITE, SECRETARY'S STANDARDS PROJECT ANALYSIS**

This table presents an analysis of project compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017, US Department of the Interior, National Park Service. This describes the Secretary's Standards guidelines relating to the Setting (District/Neighborhood) and Building Site of historic properties and districts.

<p><b>1. Setting (District/Neighborhood), Description:</b>          "The setting is the larger area or environment in which a historic building is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood" (SOIS, 2017, p. 21).</p>	<p>Does project comply?</p>	<p>Description of how project does/does not comply</p>
<p><b>Secretary's Standards Recommended Approaches</b></p>		

ATTACHMENT #3

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<p><b>Recommended Changes to Setting (District/Neighborhood)</b> (SOIS, 2017, p. 66):</p> <p><b>Recommended:</b> "Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships."</p>	No	<p><b>Project does not retain landscape features that are important in defining the overall historic character of the setting.</b> Those character-defining landscape features that will be altered or removed include: the residential scaled and styled landscape that enhances rather than competes with or distracts from the Arts and Crafts-style residence or the Ramona Avenue Historic District; deep setback with expansive lawn and mature trees; lack of hedges that interrupt or obscure views and visual relationships; one pedestrian-scaled walkway; residential style landscape; minimal use of ornamental hardscaping or features more common for institutional landscapes (such as clearing lawn areas or landscaping and replacing with outdoor seating areas, fountains, statues, and public gardens)</p>
<p><b>Recommended:</b> "Retaining the historic relationship between buildings and landscape features in the setting."</p>	No	<p><b>Project does not retain the historic relationship between building and landscape features in the setting.</b> Specifically, the complexity, scale, and character of the Rectory Front Yard Landscape project, which are more</p>
		<p>reflective of an institutional landscape, are out of step with the residential setting of the historic home and the historic district. See above for elements that characterize the historic spatial relationships between the building and landscape that will be either altered or removed.</p>

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<p><b>Not Recommended Changes to Setting (District/Neighborhood) (SOIS, 2017, p. 66):</b></p> <p><b>Not Recommended:</b> "Altering those building and landscape features of the setting which are important in defining its historic character so that, as a result, the character is diminished."</p>	<p>No</p>	<p><b>Project would alter building and landscape features of the setting that are important in defining its historic character so that the character will be diminished.</b> Specifically, the complexity, scale, and character of the Rectory Front Yard Landscape project, which are more reflective of an institutional landscape, are out of step with the residential setting of the historic home and the historic district. See above for elements that characterize the historic spatial relationships between the building and landscape that will be either altered or removed.</p>
<p><b>Not Recommended:</b> "Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting."</p>	<p>No</p>	<p><b>Project would alter building and landscape features of the setting in a manner that will negatively impact the setting.</b> Specifically, the complexity, scale, and character of the Rectory Front Yard Landscape project, which are more reflective of an institutional landscape, are out of step with the residential setting of the historic home and the historic district. See above for elements that characterize the historic spatial relationships between the building and landscape that will be either altered or removed.</p>
<p><b>Not Recommended:</b> "Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting."</p>	<p>No</p>	<p><b>Project would alter the historic relationship between the building and landscape of the setting in a manner that will negatively impact the setting.</b> Specifically, the complexity, scale, and character of the Rectory Front Yard Landscape project, which are more reflective of an institutional landscape, are out of step with the residential setting of the historic home and the historic district. See above for elements that characterize the historic spatial relationships between the building and landscape that will be either altered or removed.</p>

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**II. Building Site, Description:**

"The building site consists of a historic building or buildings, structures, and associated landscape features and their relationship within a designed or legally-defined parcel of land. A site may be significant in its own right or because of its association with the historic building or buildings" (SOIS, 2017, p. 21).

Secretary's Standards Recommended Approaches	Does project comply?	Description of how project does/does not comply
<p><b>Recommended and Not Recommended Changes to Building Site (SOIS, 2017, p. 63):</b></p> <p><b>Recommended:</b> "Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site."</p>	<p>No</p>	<p>Project does not retain character-defining features that are important in defining the historic site. Those character-defining features that will be altered or removed include: the residential-scaled and styled landscape that enhances rather than competes with or distracts from the Arts and Crafts-style residence or the Ramona Avenue Historic District; deep setback with expansive lawn and mature trees; lack of hedges or public seating areas that interrupt or obscure views and visual relationships; one pedestrian-scaled walkway; residential-style landscape; minimal use of ornamental landscaping or features more common for institutional landscapes (such as clearing lawn areas or landscaping and replacing with outdoor seating areas, fountains, statues, and public gardens)</p>

<p><b>Recommended:</b> "Retaining the historic relationship between buildings and the landscape."</p>	<p>No</p>	<p>Project does not retain character-defining features that are important in defining the historic site. Those character-defining features that will be altered or removed include: the residential-scaled and styled landscape that enhances rather than competes with or distracts from the Arts and Crafts-style residence or the Ramona Avenue Historic District; deep setback with expansive lawn and mature trees; lack of hedges or public seating areas that interrupt or obscure views and visual relationships; one pedestrian-scaled walkway; residential-style landscape; minimal use of ornamental landscaping or features more common for institutional landscapes (such as clearing lawn</p>
<p><b>Not Recommended:</b> "Altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished."</p>	<p>No</p>	<p>Project would alter character-defining features of the site in such a way that the overall historic character will be diminished. Those character-defining features that will be altered or removed include: the residential-scaled and styled landscape that enhances rather than competes with or distracts from the Arts and Crafts-style residence or the Ramona Avenue Historic District; deep setback with expansive lawn and mature trees; lack of hedges or public seating areas that interrupt or obscure views and visual relationships; one pedestrian-scaled walkway; residential style landscape; minimal use of ornamental landscaping or features more common for institutional landscapes (such as clearing lawn areas or landscaping and replacing with outdoor seating areas, fountains, statues, and public gardens)</p>

<p><b>Not Recommended:</b> "Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape."</p>	<p>No</p>	<p>Project would remove <b>character-defining features of the site in such a way that the overall historic character will be diminished</b>. Those character-defining features that will be altered or removed include: the residential-scaled and styled landscape that enhances rather than competes with or distracts from the Arts and Crafts-style residence or the Ramona Avenue Historic District; deep setback with expansive lawn and mature trees; lack of hedges or public seating areas that interrupt or obscure views and visual relationships; one pedestrian-scaled walkway; residential style landscape; minimal use of ornamental hardscaping or features more common for institutional landscapes (such as clearing lawn areas or landscaping and replacing with outdoor seating areas, fountains, statues, and public gardens)</p>
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**TABLE 2: CITY OF SOUTH PASADENA DESIGN GUIDELINES PROJECT ANALYSIS**

This table highlights excerpts from *City of South Pasadena Design Guidelines (Part II) for Alterations & Additions to Historic Residences*, January 2009, "Streetscape and Site Design," (p. 34-35)

City Design Guidelines	Which Character-Defining Features Would be Impacted?	Does Project Comply with City Design Guidelines?
<p>"Most streets are somewhat narrow, with homes on similarly sized lots, identical setbacks from the street, and similar side yard driveways and center set walkways, creating a rhythmic pattern along the streets."</p>	<p>Landscape design whose components, scale, complexity, and character are residential in nature</p> <p>Landscape design whose style is compatible with the Arts and Crafts home and historic district</p> <p>Curved concrete path from Ramona Avenue; minimal use of paved walkways</p> <p>Deep setback, emphasizing the home's design</p> <p>Minimal use of ornamental hardscaping or landscaping emphasizes scale and design of the house</p> <p>Open, expansive front lawn accented with trees</p>	<p>No (more institutional than residential in nature, the complexity, scale, and character of the proposed landscape design departs dramatically from the character of the historic front yard of 1534 Ramona Avenue and the front yards throughout the Ramona Avenue Historic District)</p>
<p>"Most front yards also have a generous area of lawn, many with landscaped garden areas."</p> <p>"Any rehabilitation or alterations should maintain the traditional landscape character..."</p>	<p>See above</p>	<p>No (the project would result in the removal of large swaths of lawn and landscaping and a roughly sixfold increase in the amount of paving, walkways, and cleared areas for seating, a statue, and a fountain, among other features)</p>
<p>"Replacing planted areas with hardscape or impervious materials is not recommended."</p> <p>"Provide front yard character compatible to the historic residences and neighborhoods."</p>	<p>See above</p>	<p>No (more institutional than residential in nature, the complexity, scale, and character of the proposed landscape design departs dramatically from the character of the historic front yard of 1534 Ramona Avenue and the front yards throughout the Ramona Avenue Historic District)</p>
<p>"Landscape materials and features should be compatible with the architectural style of the house and complementary in color, texture, form and scale."</p>	<p>See above</p>	<p>No (the axial concrete walkway and symmetrical, two-foot-high hedge encircling the entrance porch are not compatible with the Arts and Crafts style of the house; in terms of the plans overall, they are more institutional than residential in nature. The complexity, scale, and character of the proposed landscape design departs dramatically from the character of the historic front yard of 1534 Ramona Avenue and the front yards throughout the Ramona Avenue Historic District)</p>

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"Front yards should remain open to public view and remain free of fencing or hedges."	See above	No (project plans include an expansive, two-foot-high hedge that would encircle the focal point of the house, the main entrance and porch; more institutional than residential in nature, the complexity, scale, and character of the proposed landscape design departs dramatically from the character of the historic front yard of 1534 Ramona Avenue and the front yards throughout the Ramona Avenue Historic District)
"Large areas of paving, decks or patios are discouraged at the front yards. Retain the existing pattern of pathways and driveways."	See above	No (more institutional than residential in nature, the complexity, scale, and character of the proposed landscape design departs dramatically from the character of the historic front yard of 1534 Ramona Avenue and the front yards throughout the Ramona Avenue Historic District)
"A pathway should lead from the sidewalk to the entry, generally at the center of the front yard, perpendicular to the street."	See above	No (more institutional than residential in nature, the complexity, scale, and character of the proposed landscape design departs dramatically from the character of the historic front yard of 1534 Ramona Avenue and the front yards throughout the Ramona Avenue Historic District)

TABLE 3: SECRETARYS STANDARDS FOR REHABILITATION PROJECT ANALYSIS

Principal Project Components	Character-Defining Features and Spaces affected by project (for house and for Ramona Avenue Historic District)	<p>No. 1: A property will be used as it was historically or given a new use that requires minimal change</p> <p>No. 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features/spaces/spatial relationships will be avoided.</p> <p>No. 3: Each property will be recognized as a physical record of its time, place, and use. Avoid changes that create a false sense of historical development.</p> <p>No. 4: Changes that have acquired historic significance in their own right will be retained and preserved.</p> <p>No. 5: Distinctive materials, features, finishes, and construction techniques... lbe preserved.</p> <p>No. 6: Deteriorated historic features will be repaired rather than replaced. Where severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials.</p> <p>No. 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible.</p> <p>No. 9: New additions, ext. alterations, or related new constrxn will not destroy historic materials, features/spatial relationships that characterize the property. New work shall be differentiated from the old and will be compatible with the historic materials.</p> <p>No. 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.</p>	Recommended Project Modifications and Comments

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Reactory Front Yard Landscaping Plan	Character-defining Features of 1534 Ramona Avenue:	No	No	No	N/A	N/A	N/A	N/A	No	Yes	The project does not comply with a majority of the Secretary's Standards for Rehabilitation. The following project modifications are recommended in order to avoid indirect impacts to the historic Arts and Crafts home and the Ramona Avenue Historic District:  1. Streamline the complexity and scale of the landscape plan such that the residential character of the landscape is not destroyed. Ensure that the residential-scale landscaping remains intact by decreasing the proposed system of walkways and pathways that will obliterate the current open, expansive lawn and eliminate the two, 4- to 6-person seating areas in the front yard; look for options to relocate these seating areas and their associated statues and fountains to the backyard.  2. Eliminate the symmetrical, 2-foot-high hedge currently proposed to encircle the facade; the symmetrical nature, scale, and character of this feature detract from the appearance of this key area of the Arts and Crafts home.  3. Minimize the use of handscaping, whether concrete or gravel, in order to reflect a residential use rather than an institutional use
<p>1. Removal of expansive, open lawn with minimal handscaping and ornamental landscaping</p> <p>2. Redesign of typical residential-style landscape with a landscape plan reflective of an institutional use</p> <p>3. Addition of symmetrical, 24"-high hedge encircling the facade, with cobble edging; hedge would shelter a "Resident's Garden" on the main elevation and vegetable garden on west elevation, accessed via a concrete walkway and gravel path</p> <p>4. Approximate six-fold expansion of existing walkways, handscaping, and seating areas (including two concrete walkways of varying widths and gravel walkways)</p> <p>5. A two-bench, 4- to 6-person seating area, sited in large circular area cleared of lawn and landscaping, facing 2-foot-high statue along Ramona Avenue</p> <p>4. A two-bench, 4- to 6-person seating area, sited in large circular area cleared of lawn or landscaping, facing a 3-foot high fountain along Oak Street</p>	<p>Character-defining Features of 1534 Ramona Avenue Historic District:</p> <ol style="list-style-type: none"> <li>1. Uniform, deep setbacks</li> <li>2. Minimal use of ornamental handscaping or landscaping emphasizes the residential character of the district</li> <li>3. Simple, pedestrian-scaled walkway without elaborate ornamental detail leading from the sidewalk to the house, in a reflection of its single-family use</li> <li>4. Adjacent driveways</li> <li>5. Lack of institutional-scaled, ornamental statues, fountains, or public sitting areas</li> </ol>										<p>The project does not comply with a majority of the Secretary's Standards for Rehabilitation. The following project modifications are recommended in order to avoid indirect impacts to the historic Arts and Crafts home and the Ramona Avenue Historic District:</p> <ol style="list-style-type: none"> <li>1. Streamline the complexity and scale of the landscape plan such that the residential character of the landscape is not destroyed. Ensure that the residential-scale landscaping remains intact by decreasing the proposed system of walkways and pathways that will obliterate the current open, expansive lawn and eliminate the two, 4- to 6-person seating areas in the front yard; look for options to relocate these seating areas and their associated statues and fountains to the backyard.</li> <li>2. Eliminate the symmetrical, 2-foot-high hedge currently proposed to encircle the facade; the symmetrical nature, scale, and character of this feature detract from the appearance of this key area of the Arts and Crafts home.</li> <li>3. Minimize the use of handscaping, whether concrete or gravel, in order to reflect a residential use rather than an institutional use</li> </ol>

EXUD

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