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Historic Herkimer building is sold

Partnership buys apartment from Fuller

By Janetta Williams
Staff Writer

PASADENA — Heritage Housing Partnership, an offshoot of Pasadena Heritage, has bought the historic Herkimer Arms apartments as the centerpiece of a \$2.5 million project in Northwest Pasadena.

The group announced plans Tuesday to move the rare eight-unit building — the only known apartments by Greene and Greene — from Fuller Seminary's campus for conversion to two market-rate condominiums.

The \$10 purchase — hailed by Fuller officials as a "win-win situation" for all concerned — comes three months after the collapse of a contentious year-long effort by developer Fil Salcedo to move the building to North Marengo Avenue, making way for the seminary's planned \$30-million Worship Center.

Charles Loveman, the partnership's executive director, said Tuesday it will spend about \$50,000 to take the 1912 stucco building — probably in one piece — from 527 E. Union St. to a 20,000-square-foot site it owns at 407 N. Raymond Ave.

Fuller will provide \$200,000 to subsidize the move and for site-preparations costs.

"It's a very good fit," Loveman said of the newly purchased \$750,000 lot. "One of the challenges of this building is that it required a property with a lot of width, and this has 80 feet of frontage — plus it's in a wonderful neighborhood of historic houses."

Loveman said he expects the building move and rehab, which must start through the city process again, will take about 18 months "start to finish."

Fuller spokesman Howard Wilson said Tuesday that the sale was a "win-win" solution.

"I would say Fuller is relieved, and happy the Herkimer Arms has been sold to an organization that will love it and put it to good use," Wilson said.

The partnership has a "proven track record," he said. "It's a good resolution to the whole challenge."

The total cost for the Herkimer Arms development — which could include a single-family Victorian house that may be moved from the Fuller campus — is estimated at \$2.5 million, Loveman said.

"This is a lot of money for three units," he said, explaining why the project will not be affordable or even work-force housing, normally components of partnership developments.

"The numbers didn't work for this unless we got a lot of money for each unit," Loveman said. "To do the rehab right, you can't be budget-constrained. We're Heritage Housing, and this is the

SALE Structure will be preserved

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'heritage' part of our name."

The Greene and Greene connection is expected to be a huge selling point for the two three-bedroom condos planned, Loveman said.

"They don't make many of them," he joked.

The conversion from eight apartments isn't the "perfect,

perfect" project because of the changes necessary, said Sue Mossman, executive director of Pasadena Heritage.

"But it's an amazing resolution of a difficult, difficult challenge," Mossman said, adding that they lent the partnership \$22,500 to help with the land acquisition.

"Remarkably, the plans retain most of the historic fabric," said Mossman. "They've come up with a brilliant plan to make each floor wonderful, livable space."

Janetta.williams@sgym.com
(626) 578-6300, Ext. 4482