



**CITY OF SOUTH PASADENA  
CULTURAL HERITAGE COMMISSION**

**AGENDA  
REGULAR MEETING  
THURSDAY, MAY 16, 2024 AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS  
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

*South Pasadena Cultural Heritage Commission Statement of Civility*

*As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Cultural Heritage Commission Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person – Council Chambers, 1424 Mission Street, South Pasadena
- Via Zoom: <https://us02web.zoom.us/j/82268359053> **Meeting ID: 822 6835 9053**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the two methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/82268359053>

**CALL TO ORDER:** Chair Conrado Lopez

**ROLL CALL:** Chair Conrado Lopez  
 Vice-Chair Kristin Morrish  
 Commissioner William Cross  
 Commissioner Jeremy Ding  
 Commissioner Scott Severson

**COUNCIL LIAISON:** Mayor Pro Tem Jack Donovan

### **APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

### **DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS**

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

### **PUBLIC COMMENT GUIDELINES** (Public Comments are limited to 3 minutes)

The Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by one of the following options:

#### Option 1:

Participate in-person at the Council Chambers, 1424 Mission Street, South Pasadena

#### Option 2:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

#### Option 3:

Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov).

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Name (optional), and
- 2) Agenda item you are submitting public comment on, and
- 3) Submit by no later than 12:00 p.m., on the day of the Cultural Heritage Commission meeting.

**NOTE:** Pursuant to State law, the Cultural Heritage Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Cultural Heritage Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

**PUBLIC COMMENT****1. Public Comment – General (Non-Agenda Items)****PRESENTATION****2. Commission Analysis Revisit – City Manager’s Office****PUBLIC HEARING**

3. **1635 Lyndon Street, Project No. 2578-COA/DRX** – A request for a Certificate of Appropriateness (COA) to demolish an existing single-family dwelling located at 1635 Lyndon Street (APN: 5320-003-013). In accordance with the California Environmental Quality Act (CEQA), the subject property does not qualify for consideration as a historical resource (Section 15064.5(a) of the CEQA Guidelines). The project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).

**Recommendation:**

Continue this item to the June 20, 2024 Cultural Heritage Commission meeting date.

4. **1017 Magnolia Street, Project No. COA24-0003** – A request for a Certificate of Appropriateness (COA) to construct a 528 square-foot first story addition, a new 269 square-foot second story addition, and a 274 square-foot covered porch to an existing 1,300 square-foot one-story single-family dwelling at 1017 Magnolia Street (APN: 5315-013-027). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

**Recommendation:**

Finding the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness, subject to the conditions of approval.

5. **1617 Spruce Street, Project No. COA24-0005** – A request for a Certificate of Appropriateness (COA) for a 469 square-foot second-story addition to the rear of an existing two-story single-family dwelling at 1617 Spruce St. (APN: 5320-009-019). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

**Recommendation:**

Finding the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness, subject to the conditions of approval.

- 6. **1209 Indiana Avenue, Project No. LMR23-0001** – A request for a Landmark Historic Designation for a single-family dwelling located at 1209 Indiana Avenue (APN: 5314-010-061). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15308, Class 8 (Actions Taken by Regulatory Agencies for Protection of the Environment).

**Recommendation:**

Review and recommend approval of the Landmark Historic Designation to the City Council.

**DISCUSSION ITEMS**

- 7. **1209 Indiana Avenue – Mills Act Request**

**Recommendation:**

Form a subcommittee to review the Mills Act request.

- 8. **2024 Annual Commission Report**

**Recommendation:**

Discuss and approve 2024 Annual Commission Report.

**ADMINISTRATION**

- 9. **Comments from City Council Liaison**
- 10. **Comments from Commissioners**
- 11. **Comments from Subcommittees**
- 12. **Comments from Staff**

**ADJOURNMENT**

- 13. **Adjourn to the Regular Cultural Heritage Commission meeting scheduled for June 20, 2024 at 6:30 PM.**

**PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS**

Cultural Heritage Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

**ACCOMMODATIONS**



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

5/9/2024

Date

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Braulio Madrid, Associate Planner



Community Development  
Department

# Memo

DATE: May 9, 2024

TO: Cultural Heritage Commission (CHC)

FROM: Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Item 3. Project No. 2578-COA/DRX located at 1635 Lyndon Street  
(APN: 5320-003-013)

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This item was continued from the regularly scheduled May 16, 2024, CHC meeting. The applicant is pending minor application submittal items.

Staff is recommending continuing this item to the next regularly scheduled CHC meeting on June 20, 2024.



# Cultural Heritage Commission Agenda Report

ITEM NO. 4

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**DATE:** May 16, 2024

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Robert (Dean) Flores, Senior Planner

**SUBJECT:** **Project No. COA24-0003 – A request for a Certificate of Appropriateness (COA) to construct a 528 square-foot first story addition, a new 269 square-foot second story addition, and a 274 square-foot covered porch to an existing 1,300 square-foot one-story single-family dwelling at 1017 Magnolia Street (APN: 5315-013-027). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).**

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## RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. COA24-0003 subject to the conditions of approval (**Attachment 1**).

## BACKGROUND

### Project Timeline

On December 4, 2023, the applicant submitted an application for a Certificate of Appropriateness to for first- and second-story additions to an existing single-family residence. On March 7, 2024, the project application was deemed complete.

### Site Characteristics

The subject property is a rectangular-shaped 8,511 square-foot lot located on the southerly side of Magnolia Street between Meridian Avenue and Fairview Avenue. The subject property is located in the Residential High Density zoning district, or RH Zone, and is surrounded by one- and two-story single-family or multi-family residential uses. Neighborhood images are included on page A-1B of the architectural plans (**Attachment 3**).

The subject site is currently developed with an existing 1,300 square-foot single-story single-family dwelling, and a 231 square-foot detached garage. The subject site is included in the City's Inventory of Historic Resources, listed as an addition to the North of Mission District (**5D1**). The district is comprised of approximately 22 contributing properties built between 1895 and 1924. It is characterized as single-family residences designed in the early Craftsman bungalow style.

**Image 1: Street View of the Property**



The single-family residence (see **Image 1** above) was built in 1904 in Craftsman-Bungalow style. Character-defining features include the horizontal wood siding, bay windows, arched front porch, double hung wood windows, decorative window mullion divides, exposed wood rafters, and exposed brick foundation stem walls.



Since being built, the property has undergone a few alterations. According to building permit records:

- In 1925, a permit was issued for the detached garage,
- In 1970, a permit was issued for a re-roof and the installation of composition shingles,
- In 2007, a permit was issued for a rear porch but was never finalized and is considered unpermitted.

Building permit records are included as **Attachment 2**.

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Certificate of Appropriateness to construct a 528 square-foot first story addition, a new 269 square-foot second story addition, and a 274 square-foot covered porch (to replace the existing unpermitted porch) to an existing 1,300 square-foot one-story single-family dwelling. When complete, the property will include a total of 2,097 square feet. The additions will allow for a new office, one new bedroom, and one bathroom, for a total of four (4) bedrooms and four (4) baths. The architectural plans and proposed materials are included as **Attachment 3**.

## **PROJECT ANALYSIS**

### General Plan Consistency

The General Plan (2040) land use designation of the project is High Density Neighborhood, which allows for single-family units to continue to exist along with multifamily units at a density up to 45 units per acre. The proposed project, therefore, complies with the following General Plan goals, policies, and/or actions:

*Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.*

*Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.*

### Zoning Code Compliance

The subject property is zoned Residential High Density (RH), which is intended for multifamily uses, but existing single-family homes are permitted to continue to exist. The existing land use and density of the project site complies with the South Pasadena

Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City’s design standards and guidelines. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040 and 36.220.050 were applied to the proposed project. The table below lists the project’s conformance with applicable development standards.

**Table 2: Residential Development Standards Compliance**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	50% (4,256 SF max. allowed)	22.2% 1,886 SF	31.9% 2,717 SF
<b>Building Height</b>	45 ft. max.	20 ft.	25 ft. (second-story addition)
<b>Off-Street Parking</b>	2-Car garage	1-car garage	1-car garage <sup>1</sup>
<b>Front Setback</b>	15 ft.	33 ft.	Unchanged
<b>First Story Side Setback</b>	8 ft.	3 ft. (nonconforming)	5 ft. (allowed to continue nonconforming setback as long as the addition does not encroach any further into setback)
<b>Second Story Stepbacks</b>	5 ft. minimum from front of house and 3 ft. minimum on both sides	N/A	Front: Greater than 5 ft. Sides: 9'-9 ½" on east side; 27'-3 ½" on west side
<b>Rear Setback</b>	20 ft.	Greater than 20 ft.	48'-5"

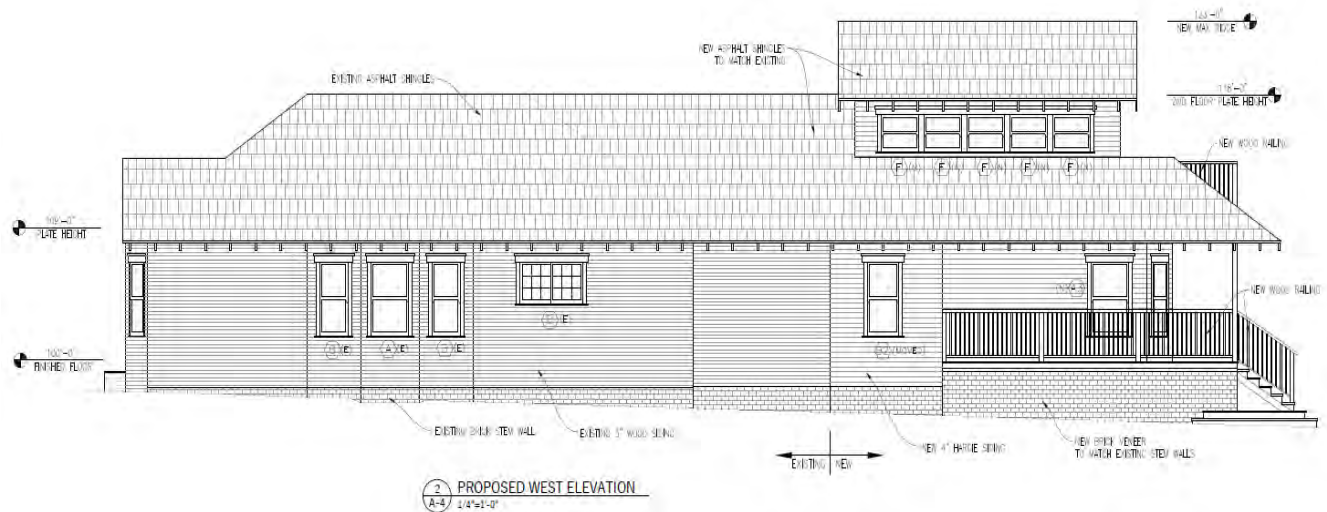
<sup>1</sup> The property is within ½-mile of the Metro A Line and is thereby exempt from proving additional parking due to State Assembly Bill (AB) 2097.

Certificate of Appropriateness (COA)

The proposed first and second floor additions require a Certificate of Appropriateness review and approval from the Cultural Heritage Commission as the addition is larger than 200 square feet. The subject property has been identified as a contributor to an eligible historic district by the City of South Pasadena. As such, an addition should be visually subordinate, or secondary, to the original structure.

The proposed project includes a 528 square-foot first story addition, a new 269 square-foot second story addition, and a 274 square-foot covered porch which will replace the existing unpermitted porch. All proposed work is concentrated in the middle and rear of the existing structure and maintains the character of the existing one-story structure. There are no proposed changes to the front elevation. The second-story addition will have a very limited visibility from the public right-of-way along Magnolia Street. The second story addition is carefully differentiated from the existing structure in that it is articulated from the first floor to clearly distinguish between the existing and new. The new addition also incorporates design elements such as the horizontal siding, double hung windows, exposed roof rafters, and bay window. The proposed elevations can be found on **Image 2**.

**Image 2: Proposed West Elevation**



**FINDINGS**

**Required Certificate of Appropriateness (COA) Findings**

In order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the design and layout of the proposed addition complies with the findings as stipulated in the South Pasadena Municipal Code.

**Mandatory Findings**

The Cultural Heritage Commission shall make all the required findings listed below.

**1. The project is consistent with the goals and policies of the General Plan.**

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1904, is listed on the City of South Pasadena's Historic Inventory List as a potential contributor to the eligible North of Mission District. The proposed project has been designed to retain and preserve the character-defining features of the house.

**2. The project is consistent with the goals and policies of Article IVH – Cultural Heritage Ordinance – of Chapter 2 of the South Pasadena Municipal Code.**

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project implements the goals of the Cultural Heritage Ordinance by encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is generally consistent with the *Secretary of Interior's Standards*.

**3. The project is consistent with the applicable criteria identified in subsection (e)(8) of this section which the commission applies to alterations, demolitions, and relocation requests.**

The project, including the residence's addition, is consistent with the *City of South Pasadena's Design Guidelines*; the following are most relevant to the proposed modifications and addition to the property:

1. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
2. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p. 37)
3. "Dividing the building mass into smaller separate structures can break up the perceived mass of a building." (p. 38)
4. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)

5. “Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided.” (p. 46)

The project is consistent with the standards in the Secretary of Interior’s Standards of Rehabilitation, as shown in **Table 3**.

**Table 3: Consistency with Secretary of Interior Standards**

Standard	Recommendation
<p><b>Standard 1:</b> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.</p>	<p><b>Consistent.</b></p>
<p><b>Standard 2:</b> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</p>	<p><b>Consistent.</b></p>
<p><b>Standard 3:</b> Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</p>	<p><b>Consistent.</b></p>
<p><b>Standard 4:</b> Changes to a property that have acquired historic significance will be retained and preserved.</p>	<p><b>Consistent.</b></p>
<p><b>Standard 5:</b> Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p><b>Consistent.</b></p>
<p><b>Standard 6:</b> Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</p>	<p><b>Not applicable.</b></p>
<p><b>Standard 7:</b> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</p>	<p><b>Not applicable.</b></p>

Standard	Recommendation
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	<b>Not applicable.</b>
<b>Standard 9:</b> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	<b>Consistent.</b>
<b>Standard 10:</b> New additions and adjacent or related new construction shall 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.	<b>Consistent.</b>

*Project Specific Findings for a Certificate of Appropriateness*

**Finding 2. The project is appropriate to the size, massing, and design context of the historic neighborhood;**

The project is appropriate to the size, massing and design context of the historic residence and the surrounding district, which is comprised of a mixture of one and two-story residential buildings. The second-story addition is located to the middle and rear of the structure and incorporates compatible building materials, finishes, and detailing as the historic property. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and the neighborhood.

**Finding 3. In the case of an addition or enlargement, the project provides clear distinction between the new and historic elements of the cultural resource or improvement;**

The new addition is located at the middle and rear of the home. The new addition on the first floor is setback an additional two feet on the easterly side of the home from the existing home's side yard setback. The second-story is setback an additional 4 feet from the first floor. To provide clear distinction between the new and historic elements, proposal utilizes hardie board siding rather than wood siding which is the material used on the existing home.

**Finding 5. The project adds substantial new living space while preserving the single story [architectural style or building type] character of the streetscape;**

The project will add substantial new living space while preserving the character of the historic district. The proposed additions will provide an addition bedroom, bathroom, and office space and is designed to limit the overall scale and massing of the existing structure. The proposed addition will not modify the façade along Magnolia Street.

**ENVIRONMENTAL ANALYSIS**

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

**STAFF RECOMMENDATION**

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. COA24-0003 subject to the conditions of approval (**Attachment 1**).

**ALTERNATIVES TO CONSIDER**

The Cultural Heritage Commission has the following options available;

1. The Cultural Heritage Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. The Cultural Heritage Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.

**PUBLIC NOTICING**

A Public Hearing Notice was published on May 3, 2024, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on May 2, 2024. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

## **NEXT STEPS**

If the Cultural Heritage Commission approves the project, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. Should there be no appeals during this 15-day period, the applicant may proceed through the Plan Check Process with the Planning Division to review the construction plans to ensure that all conditions are satisfied prior to submittal with the Building Division.

## **ATTACHMENTS**

1. Conditions of Approval
2. Building Permits
3. Architectural Plans
4. Renderings
5. Project Narrative



# **ATTACHMENT 1**

Conditions of Approval

**CONDITIONS OF APPROVAL**  
**Certificate of Appropriateness**  
**Project No. COA24-0003**  
**1017 Magnolia Street (APN: 5315-013-027)**

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**DEVELOPMENT REQUIREMENTS**

*Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.*

**PLANNING DIVISION:**

- P1. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P2. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Certificate of Appropriateness.
- P3. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P4. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P5. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission/Board concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P6. The construction site and the surrounding area shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.
- P7. The hours of construction shall be limited to the following: 8:00 am and 7:00 pm Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.

**BUILDING DIVISION**

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.
- B9. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
- B10. Foundation inspection will not be made until setback of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.
- B12. Fire resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.
- B13. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
- B14. Separate permit is required for Fire Sprinklers.

**FIRE DEPARTMENT:**

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); Current California Fire Code (CFC); Current California Building Code and NFPA standards.
- FD2. Fire Sprinklers are required. Submit plans to City for approval.

- FD3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- FD4. (CFC 903.2) Where Required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.
- FD5. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- FD6. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD7. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD8. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD9. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD10. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD11. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
- 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code.
- FD12. New and existing building shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be view from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.
- FD13. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD14. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).
- FD15. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following

locations:

- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
- 2) In each room used for sleeping purposes.
- 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

FD16. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).

FD17. Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).

FD18. (CFC 903.2.18) Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 /ft<sup>2</sup> (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.

FD19. Garage Separation. Separations shall comply with the following:

- 1) The private garage shall be separated from the dwelling unit and its attic area by means of a minimum ½ inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separate from all habitable rooms above by not less than a 5/8 inch (15.9mm) Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches (34.9 mm) thick, or doors in compliance with Section 715.4.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.
- 2) Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019 inch (0.48 mm) sheet steel and shall have no openings into the garage.
- 3) A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above.

FD20. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:

- 1) At each stairway on all floor levels where combustible materials have accumulated.
- 2) In every storage and construction shed.
- 3) Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.

- FD21. A set of plans must remain on the job site at all times. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- FD22. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

### **PUBLIC WORKS DEPARTMENT**

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review. The applicant shall identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed. A Title Report, with effective date within the last 60 days, may be required to verify presence of easements. The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department.
- PW3. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public right-of-way including, but not limited to curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and all other features.
- PW4. Magnolia Street shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.
- PW5. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW6. The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- 1) The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 112-2. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).
  - 2) The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department.

- PW7. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, [VMagana@SouthPasadenaCA.gov](mailto:VMagana@SouthPasadenaCA.gov) for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW8. Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW9. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.
- PW10. The applicant shall include the following information on the plans:
- 1) Provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
  - 2) The location, grade, and dimensions of all existing conditions and proposed improvements within the public right-of-way, including, but not limited to, curb and gutter, sidewalk, driveway, traffic striping, signage, trees, utilities, pavement and other features.
  - 3) The location of all existing utilities on adjacent street(s), as well as location and size of all existing or proposed services serving the property. Show all utility points of connection (POC).
  - 4) Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
  - 5) A trench restoration detail per City standards for proposed utility connections.
  - 6) All utility poles adjacent to the properties and note to "PROTECT-IN-PLACE".
- PW11. The applicant shall add the following notes on the plans:
- 1) The applicant shall bring the existing parkway on Magnolia Street up to current standards per SPMC Section 31.48.
  - 2) The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
  - 3) Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure

exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and resident at least 48 hours in advance of the street closure.

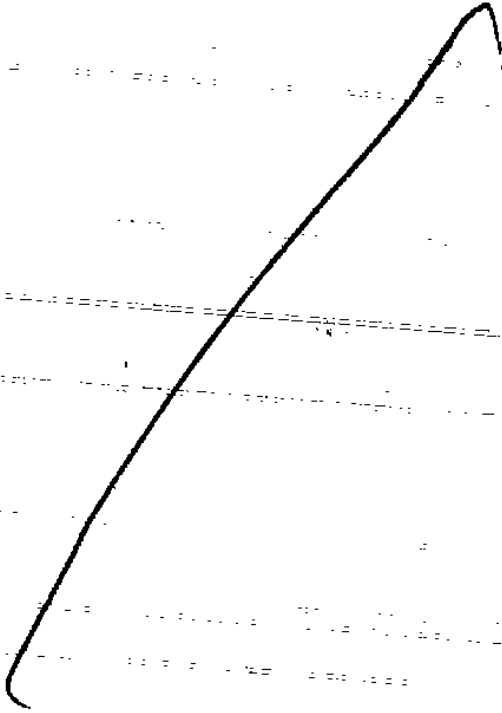
- 4) No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- 5) Temporary bins (low boy), if used, shall be “roll off” style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
- 6) The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
- 7) The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.



**ATTACHMENT 2**

Building Permits

1017 MAGNOLIA STREET



# CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

LOCATION

*1017 Magnolia Street*

LEGAL DESCRIPTION: LOT

*2*

BLOCK

*C*

TRACT

*Replet of Buena Vista*

OWNER

*Mrs D.A. Allison  
1017 Magnolia*

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST		FEE
<i>9-1-25</i>	<i>5133</i>	BUILDING	<i>Brower</i>	<i>100</i>	<i>00</i>	<i>50</i>
		ELECT. WIRING				
		ELECT. FIXTURES				
		PLUMBING				
		SEWER				

NUMBER & STREET 1017 Magnolia

# 7500

APPLICATION FOR A  
LATHING/PLASTERING PERMIT  
OR  
ROOFING PERMIT  
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>Virgin Roof Co.</b>	STATE LIC. NO. <b>160650</b>
MAIL ADDRESS <b>600 So. San Gabriel Bl.</b>	PHONE <b>287-0507</b>
OWNER <b>Mrs. Pauline Fine</b>	(CITY BUS. LIC.) <b>5718</b>
MAIL ADDRESS <b>1017 Magnolia</b>	OWNER PHONE

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR <b>XX</b>
PRESENT USE		PROPOSED USE	

ROOFING DETAILS

(INCLUDE WEIGHTS, NO. OF LAYERS, TYPE OF SHINGLES, ETC.)

TYPE OF ROOFING <b>Composition</b>	NO. OF SQUARES
---------------------------------------	----------------

DESCRIPTION **Herroof house**

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ **500.00** FEES \$ **5.00**

LATHING & PLASTERING DETAILS

\_\_\_\_\_ YDS. EXTERIOR LATH.  
 \_\_\_\_\_ YDS. EXTERIOR PLASTER  
 \_\_\_\_\_ YDS. INTERIOR LATH.  
 \_\_\_\_\_ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION \$ \_\_\_\_\_  
 PERMIT FEE \$ \_\_\_\_\_  
 TOTAL FEE \$ \_\_\_\_\_

INFORMATION PROVIDED BY BUILDING DEPT.

USE ZONE <b>R3B</b>	FIRE ZONE <b>#</b>	OCCUPANCY <b>I</b>	CHECKER'S APPROVAL <b>JRN.</b>
---------------------	--------------------	--------------------	-----------------------------------

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON. **8812512 M -5.00 RD**

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

**By Mail** \_\_\_\_\_ **JAN**  
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT  
PERMANENT

# INSPECTION RECORD – LATHING & PLASTERING

	DATE	APPROVED
EXTERIOR LATHING		
EXTERIOR SCRATCH COAT		
EXTERIOR BROWN COAT		
EXTERIOR FINISH COAT		
INTERIOR LATHING		
INTERIOR BROWN COAT		
INTERIOR FINISH COAT		
PARTIAL OR MISC. INSPECTIONS		
FINAL		

# INSPECTION RECORD – ROOFING

	DATE	APPROVED
<i>NO</i> SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
FINAL	4-24-70	<i>[Signature]</i>

NUMBER & STREET

1017 Magnolia 85300

APPLICATION FOR AN ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

CONTRACTOR: Muddlesohn Electric, STATE LIC. NO. 276150
MAIL ADDRESS: 807 Fairview, PHONE: 7997526
OWNER: C. Morrell, CITY LIC. NO. 7418
MAIL ADDRESS: 1017 Magnolia, OWNER PHONE: 7993351

DESCRIPTION OF WORK

NEW BUILDING [checked] EXISTING BUILDING [ ] NO SERV. CHANGE [ ] RECONNECT OR RESEAL [checked]

FEE COMPUTATION

Table with columns for PICTURES (2), RECEPTACLES (12), SWITCHES (6), RANGES, OVENS, GARB. DISP., WATER HTR., FAN OUTLET, DISH WSHR., WALL HEATERS, CEILING HEATERS, WASHING MACHINES, 220 VOLT OUTLETS, SIGN FIXTURES, AIR HEATERS OVER 1650 W, TEMPORARY POWER POLE, NEW SERVICE UP TO 100 AMPS (100 Amp), 200 AMPS, 400 AMPS, OVER 400 AMPS, MOTORS (under 2 hp to over 1000 hp), INVESTIGATION FEE, OTHER, BLANKET PERMIT, ELECTRICAL PERMIT, TOTAL (\$8.50)

Vertical handwritten note on the left margin.

WHEN PROPERLY VALIDATED HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON.

1 692 27

008.50 A - :

X E. Muddlesohn

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

PERMANENT

# INSPECTION RECORD

T. P. P.	DATE	APPROVED
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED	4/20/18	<i>J</i>
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	4/20/18	<i>J</i>



# CITY OF SOUTH PASADENA

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

## CORRECTION NOTICE

1017 Magnolia 6/20/05  
ADDRESS DATE

10:25 AM Mike JM Page 1 of 1  
TIME INSPECTOR'S NAME

① For Building, shut,  
Plumb, Mecha Inspectors;  
for Building final you  
need to complete & finish  
and get clearance from  
planning Dept (Blue Slip)

② For Mechanical corrector  
4-12-05 been ok, AK unit  
ok proper finish.

③ Complete all work  
Reschedule for inspectors.





CITY OF SOUTH PASADENA

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

**CORRECTION NOTICE**

1017 MAGNOLIA ST 4-12-05  
ADDRESS DATE

2:15 R. RAMIREZ Page 1 of 1  
TIME INSPECTOR'S NAME

- ①. Provide Adequate combust. AIR OPENINGS FOR F.A.U. IN ATTIC <sup>dr. 6/20/05</sup> ~~WALLS~~
- ②. Provide Light & switched HARD WIRE DISCONNECT FOR F.A.U.
- ③. Provide AT LEAST 1 MAINTENANCE RECEPTACLE.



**CITY OF SOUTH PASADENA**

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

**CORRECTION NOTICE**

1017 MAGNOLIA ST.

ADDRESS

3-30-5

DATE

TIME

INSPECTOR'S NAME

RR.

Page

of

2

⑦. Provide 2 ~~SMALL~~ APPLIANCE  
BRANCH CKTS FOR KIT COUNTERS.

⑧ INSULATION OK TO COVER.

⑨ R. WIRING OK.

⑩ Provide GAS TEST.

⑪ OK TO DRY WALL





**CITY OF SOUTH PASADENA**

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

**CORRECTION NOTICE**

1017 MAGNOLIA ST- 3-1-5  
ADDRESS DATE

RR Page 1 of       
TIME INSPECTOR'S NAME

① All frame work to  
exist. House is OK to  
~~work~~. & Insulate

② Call for Insulation.  
Inspection.

③  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# CITY OF SOUTH PASADENA

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

## CORRECTION NOTICE

1017 MAGNOLIA ST. 2-25-05  
ADDRESS DATE

3:45 - R RAMIREZ Page 1 of       
TIME INSPECTOR'S NAME

STCP WORK ORDER.

Demolition & Adding Sq.  
Footage NO PLAN APPROVAL  
OR PERMITS. "DIY" ALSO.

- ① Submit A Detailed PLAN  
FOR APPROVAL. BY PLANNING &  
Bldg. Dept's.
- ② PAY INVESTIGATION FEES.
- ③ OBTAIN REQUIRED PERMITS.
- ④ LICENSED CONTRACTOR DOING  
WORK.
- ⑤ Provide Required INSPECT.



# CITY OF SOUTH PASADENA

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

## CORRECTION NOTICE

1017 MAGNOLIA ADDRESS 2/28/06 DATE

10:35 TIME M. Mendenhall INSPECTOR'S NAME Page 1 of 1

① For Foundation Retrofit  
OK: all work on  
forms & REBAR Placement  
Fs per the Approver  
detail work. OK TO  
POUR CONCRETE (PASS)

② you going to need to  
obtain new Inspection  
CARD; DAMAGES: only get  
one time replacement next you  
you have to pay for 2nd time  
so tell Contractor to put out  
some kind plastic.



**CITY OF SOUTH PASADENA**

1414 Mission Street

Inspection Request (626) 403-7226

Office Phone: (626) 403-7220

Fax: (626) 403-7221

**CORRECTION NOTICE**

1017 Magnolia. 1/02/07  
ADDRESS DATE

10:18. Mike M.  
TIME INSPECTOR'S NAME Page 1 of 1

17 for inspection  
at the dock  
as footing ok to  
pour concrete

27 for the roof  
ok to cover.

37 Call for framing  
inspection.

Made in Duplicate

No. 5123

Posted 4

# City of South Pasadena

## Department of Buildings

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. 9-1 1925

Permission is hereby granted to Mrs. Dr. Allison, Owner

Owner's Address: 1017 Magnolia

City and State: S. P. S. Phones:

Contractor's Name: Brown

Contractor's Address: 1206 St. Louis

City and State: S. P. S. Phones:

To: Build a garage

On Lot 2 Block C

Tract: Part of Buena Vista

Street and Number: 1017 Magnolia

In accordance with Application No. on file in this office, and subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated Value, \$ 1000

Fee, \$ 50

R. V. ORBISON

Building Inspector.

(Owner must post Inspection Card on job)

NOTIFY FOR INSPECTION

- 1—Trench is dug.
- 2—Foundation is in.
- 3—Joists are laid.
- 4—Frame is up.
- 5—Rough plumbing is in.
- 6—Electric wires are in.
- 7—Plumbing is complete.
- 8—Electric is in.
- 9—Final completion.

# WHEN



**City of South Pasadena**  
**Building and Planning Dept.**  
**PROPERTY INSPECTION REPORT**

I, SAUL ZITTER, owner of property located at  
(please print name)

1017 MAGNOLIA South Pasadena, Calif.  
do hereby give my consent for a property inspection at the above address by the Building and Planning Department.

The purpose of the inspection is to investigate work which may have been done without benefit of permits or inspections. The undersigned agrees that any violations found by this inspection will be corrected in compliance with applicable codes and ordinances.

Date 10-12-87 Signed: Saul Zitter

INSPECTION REQUESTED FOR: IN WALL GAS HEATER

BUILDING CORRECTIONS REQUIRED: Installation of wall heater OK  
Mechanical permit required

PERMITS REQUIRED: \_\_\_\_\_  
Building \_\_\_\_\_ Demolition \_\_\_\_\_ Electrical \_\_\_\_\_ Mechanical \_\_\_\_\_ Plumbing \_\_\_\_\_  
~~Heating~~

ZONING CORRECTIONS REQUIRED: \_\_\_\_\_

ZONING: \_\_\_\_\_  
Setbacks \_\_\_\_\_ Lot Coverage \_\_\_\_\_ Open Area \_\_\_\_\_ Parking \_\_\_\_\_

NOTE: This is not a permit and does not constitute acceptance by this Department. All corrections herein stated must be started within 30 Days of Inspection and must be completed prior to FINAL Approval from this Department.

FEE \$ 35<sup>00</sup> PL-10/14/87 Permit issued 10/21/87

INSPECTOR B Carroll INSPECTION DATE 10-20-87

APPROVAL DATE 10-20-87

City of South Pasadena  
Building and Planning Dept.  
PROPERTY INSPECTION REPORT

SAUL ZITTER, owner of property located at  
(please print name)

1017 MAGNOLIA South Pasadena, Calif.  
do hereby give my consent for a property inspection at the above address by the Building and Planning Department.

The purpose of the inspection is to investigate work which may have been done without benefit of permits or inspections. The undersigned agrees that any violations found by this inspection will be corrected in compliance with applicable codes and ordinances.

Date 10-12-87 Signed: Saul Zitter

INSPECTION REQUESTED FOR: \_\_\_\_\_

BUILDING CORRECTIONS REQUIRED: \_\_\_\_\_

Installation of wall heater OK  
Mechanical permit required

PERMITS REQUIRED: \_\_\_\_\_

Building \_\_\_\_\_ Demolition \_\_\_\_\_ Electrical \_\_\_\_\_ Mechanical  
~~Heating~~ \_\_\_\_\_ Plumbing \_\_\_\_\_

ZONING CORRECTIONS REQUIRED: \_\_\_\_\_

ZONING:

Setbacks \_\_\_\_\_ Lot Coverage \_\_\_\_\_ Open Area \_\_\_\_\_ Parking \_\_\_\_\_

NOTE: This is not a permit and does not constitute acceptance by this Department. All corrections herein stated must be started within 30 Days of Inspection and must be completed prior to FINAL Approval from this Department.

FEE \$ 35.00 / Pd 10/14/87

INSPECTOR B Carroll

INSPECTION DATE 10-20-87

APPROVAL DATE 10-20-87



# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: [Signature] Date: 1/2/07

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: [Signature] Date: 1/2/07

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

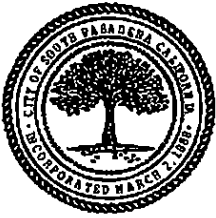
I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Jim Fenske

Signature: [Signature] Date: 1/2/07

SITE ADDRESS <u>1017 Magnolia ST.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>Margie Whalen</u>		
STREET ADDRESS <u>1017 Magnolia</u>		
CITY <u>SO. PAS.</u>	STATE <u>CA.</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>799-5316</u>		
PRINCIPAL DESIGNER'S NAME <u>Jim Fenske</u>		LICENSE NO. <u>CC5524</u>
STREET ADDRESS <u>111 Peterson</u>		
CITY <u>SO. PAS.</u>	STATE <u>CA.</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>6399 2174</u>		
CONTACT PERSON <u>[Signature]</u>		
PHONE NUMBER		
CONTRACTOR'S NAME <u>Jim Fenske</u>		
STREET ADDRESS <u>111 Peterson</u>		
CITY <u>SO. PAS.</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
LICENSE CLASS <u>B</u>	LICENSE NUMBER <u>579345</u>	EXPIRATION DATE <u>8/31/07</u>
PHONE NUMBER <u>626 399 2174</u>		
WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>STATE FUND</u>		
WORKER'S COMP. INSURANCE POLICY NUMBER		EXPIRATION DATE

DESCRIPTION OF WORK <u>ADDITION OF 220 SF OPEN, COVERED PORCH TO REAR OF EXIST'G S.F.D.</u>		
OCCUPANCY GROUP <u>Res.</u>	TYPE OF CONSTRUCTION <u>VN</u>	AREA <u>220 SF</u>
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES <u>1</u>	FIRE SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CODE IN EFFECT <u>LAUBC 2002</u>
STATISTICAL CLASSIFICATION NO. UNITS:		PLANNING FILE NO.
\$ <u>2,500</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE <u>1/2 HR.</u>		\$ <u>36.25</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
PLAN CHECK NUMBER <u>20008</u>	INITIALS <u>MR</u>	DATE <u>1-2-07</u>
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE		\$ <u>93.06</u>
ISSUANCE FEE		\$ <u>27.75</u>
SMIP FEE		\$ <u>.50</u>
PLAN MAINTENANCE FEE		\$ _____
		\$ _____
		\$ _____
REC# <u>135436</u>		TOTAL \$ <u>120.81</u>
PERMIT NUMBER <u>20009</u>	INITIALS <u>MR</u>	DATE <u>1-2-07</u>
DATE OF FINAL		FINAL BY



# City of South Pasadena

1414 Mission Street  
South Pasadena, CA 91030  
Office Hrs: 7:30 am to 5:00 pm, M-Th  
7:30 am to 4:00 Friday  
Phone Number (626) 403-7220  
Insp. Request (626) 403-7226

SITE ADDRESS 1017 MAGNOLIA		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME MARGIE WHALEN		
STREET ADDRESS 1017 MAGNOLIA		
CITY SO. PASADENA	STATE CA	ZIP CODE 91030
PHONE NUMBER 626 399 2174		
PRINCIPAL DESIGNER'S NAME Jim Fenske		LICENSE NO. C25524
STREET ADDRESS 111 Peterson Ave.		
CITY SO. PAS.	STATE CA.	ZIP CODE 91030
PHONE NUMBER 626 399 2174		
CONTACT PERSON Same J		
PHONE NUMBER		
CONTRACTOR'S NAME JWF CONSTRUCTION		
STREET ADDRESS 111 Peterson Ave.		
CITY So. Pasadena	STATE Ca.	ZIP CODE 91030
LICENSE CLASS B	LICENSE NUMBER 579345	EXPIRATION DATE 8/31/07
PHONE NUMBER 626 399 2174		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: [Signature] Date: \_\_\_\_\_

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: [Signature] Date: 2/24/06

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: [Signature] Date: 2/24/06

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: x Jim Fenske

Signature: [Signature] Date: 2/24/06

DESCRIPTION OF WORK VOLUNTARY SISTER FOUNDATION & RETROFIT: CONT. CONCRETE & STL. w/ A.B.s, A35's BLKG. & PLYWD.		
OCCUPANCY GROUP R	TYPE OF CONSTRUCTION V.N	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES 1	FIRE SPRINKLERS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CODE IN EFFECT LAVBC 2002
STATISTICAL CLASSIFICATION NO. UNITS		PLANNING FILE NO
\$ 3,000 INITIAL VALUATION		\$ REVISED VALUATION
PLAN CHECK FEE 1/2 HR		\$ 36.25
ADDITIONAL PLAN CHECK FEE REC# 99745		
PLAN CHECK NUMBER 14823	INITIALS AR	DATE 2/21/06
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$	93.06
ISSUANCE FEE	\$	27.75
SMIP FEE	\$	
PLAN MAINTENANCE FEE	\$	
	\$	
	\$	
REC# 100307	TOTAL	\$ 120.81
PERMIT NUMBER 14842	INITIALS MR	DATE 2-24-06
DATE OF FINAL	FINAL BY	



# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
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 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

## BUILDING PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

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I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: Jean Gunn Zenas Date: 2-18-05

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

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Signature: Jean Gunn Zenas Date: 2-18-05

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Jean Gunn Zenas

Signature: Jean Gunn Zenas Date: 2-18-05

SITE ADDRESS <u>1017 Magnolia ST.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>JEAN GUNN ZENAS</u>		
STREET ADDRESS <u>1144 Oxley ST.</u>		
CITY <u>SOUTH PASADENA</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>626 441 4723</u>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <u>Jean Zenas</u>		
PHONE NUMBER <u>626 676 8467</u>		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

DESCRIPTION OF WORK <u>Termites repair</u>		
<u>on back portion indicated in plan</u>		
<u>on plan, RE-FRAMING, BUILD</u>		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION <u>Type 5</u>	AREA <u>FOUNDATION</u>
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT
STATISTICAL CLASSIFICATION NO. UNITS:		PLANNING FILE NO.
<u>\$10,000</u> INITIAL VALUATION		REVISED VALUATION
PLAN CHECK FEE <u>1/2 hr.</u>	\$ <u>36.25</u>	
ADDITIONAL PLAN CHECK FEE \$ _____		
PLAN CHECK NUMBER <u>13129</u>	INITIALS <u>MR</u>	DATE <u>2/18/05</u>
<u>REC# 59890</u>		
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<input type="checkbox"/> SCHOOL FEES PAID	<input type="checkbox"/> SCAQMD	
<input type="checkbox"/> SANITATION DIST. PAID	<input type="checkbox"/> INDUSTRIAL WASTE APPROVAL	
<input type="checkbox"/> HEALTH DEPT. APPROVAL	<input type="checkbox"/> OSHA PERMIT OBTAINED	
<input type="checkbox"/> FIRE DEPT. APPROVAL	<input type="checkbox"/> PUBLIC WORKS FEES PAID	
BUILDING PERMIT FEE	\$ <u>202.60</u>	
ISSUANCE FEE	\$ <u>27.75</u>	
SMIP FEE	\$ <u>(1.00)</u>	
PLAN MAINTENANCE FEE	\$ _____	
		\$ _____
		\$ _____
TOTAL		\$ <u>230.10</u>
PERMIT NUMBER <u>013171</u>	INITIALS <u>MR</u>	DATE <u>2/28/05</u>
<u>REC# 59890</u>		
DATE OF FINAL <u>7/22/05</u>	FINAL BY <u>[Signature]</u>	

NO.	INSPECTION	DATE	INSPECTOR
<b>REQUIRED BUILDING INSPECTIONS AND APPROVALS</b>			
B1	Soils Engineer's Approval		
B2	Location and Setbacks	3-31-05	RD
B3	Foundation/Trench Forms		
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection	4-12-05	RR
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall	4-12-05	RR
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

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**THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.**

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

OWNER       AGENT

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?       YES       NO

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.       YES       NO

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.       YES       NO

PEDESTRIAN PROTECTION: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_  
DATE PERMITTED TO BE REMOVED: \_\_\_\_\_

**INSPECTION NOTES**

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**CONSTRUCTION LENDING AGENCY**  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_



**City of South Pasadena**  
 1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

# PLUMBING PERMIT APPLICATION

## OWNER-BUILDER DECLARATION

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I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: Jean Gunn Zenas Date: 2-28-05

## LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## WORKERS' COMPENSATION DECLARATION

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I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

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I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: Jean Gunn Zenas Date: 2-28-05

## CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

## AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Jean Gunn Zenas  
 Signature: Jean Gunn Zenas Date: 2-28-05

QTY.	ITEM	FEE
1	Plumbing fixtures: water closets, tubs, lavatories, sinks, floor drains, floor sinks, showers, trap primers, clothes washers, dishwashers	\$ _____
	Repair or alteration of drainage and/or vent piping per fixture	\$ _____
	Interceptor(s), clarifier(s) and grease trap(s)	\$ _____
	Water pressure regulator(s)	\$ _____
	Water heater(s) including vent	\$ _____
	Water treatment equipment	\$ _____
	Gas piping system(s) with 5 or less outlets	\$ _____
	Additional gas outlet(s) per system	\$ _____
	Drains in a rain water system	\$ _____
	Lawn sprinkler system(s)	\$ _____
	Hose bibs (first 5)	\$ _____
	Backflow / sewer backwater valve(s)	\$ _____
	Water service: 1 1/2 inch and smaller, 2 inch to 3 inch, Over 3 inches	\$ _____
	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device	\$ <u>7.10</u>
	Solar water heating system	\$ _____
	Connection of new sewer to existing sewer	\$ _____
	Disconnection, abandonment or repair of sewer	\$ _____
	Installation of grey water system	\$ _____
	Public or private spa	\$ _____
	Public or private swimming pool	\$ _____
	Subtotal	\$ <u>7.10</u>
	Plan Checking Fee	\$ _____
	Additional Plan Checking Fee	\$ _____
	Plan Maintenance Fee	\$ _____
	Permit Issuance Fee	\$ <u>27.75</u>
	Total Permit Fee	\$ <u>34.85</u>

SITE ADDRESS <u>1017 Magnolia St.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>Jean Gunn Zenas</u>		
STREET ADDRESS <u>1144 Onley St.</u>		
CITY <u>S. Pasadena</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>626 441 4723</u>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <u>Jean Gunn Zenas</u>		
PHONE NUMBER <u>626 676 8467</u>		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER		EXPIRATION DATE

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER <u>013169</u>	INITIALS <u>MR</u>	DATE <u>2/28/05</u>
DATE OF FINAL <u>7/22/05</u>	FINAL BY <u>[Signature]</u>	

NO.	INSPECTION	DATE	INSPECTOR
<b>REQUIRED PLUMBING INSPECTIONS AND APPROVALS</b>			
P1	Underground/Floor Plumbing	3.1.5	R.R.
P2	Water Service		
P3	Rough Plumbing / Topout	3.1.5	R.R.
P4	Rough Gas System		
P5	Sewer		
P6	Private Sewage Disposal System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test	3/30/05	RR/MW/M
P10	Gas Final		
P11	Fixtures Below Sewer Manhole		
	Gas Utility Released		

**INSPECTION NOTES**

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INCLUDE NORTH ARROW, DISTANCE TO TWO PROPERTY LINES, AND DEPTH OF CONNECTION

**SEWER MAP**

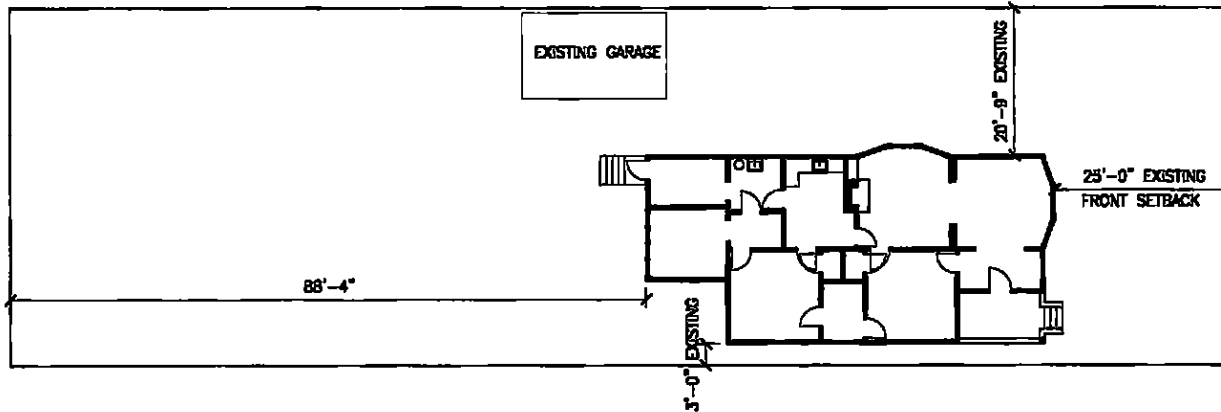
**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_





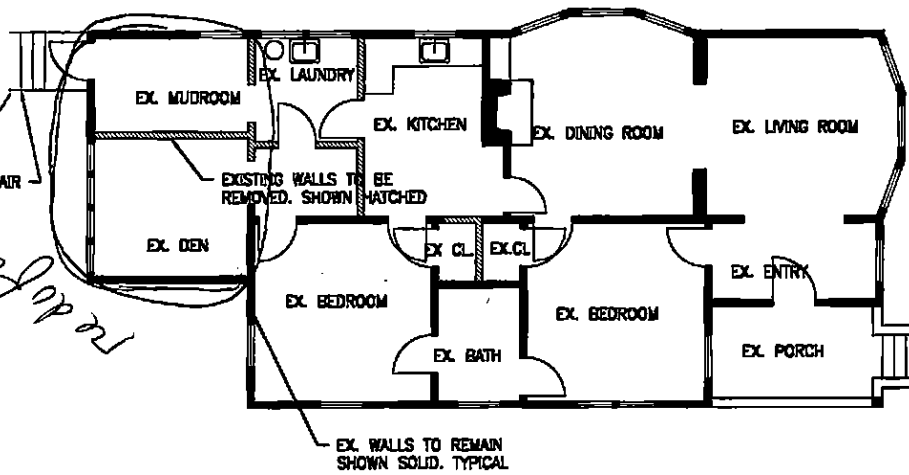
MAGNOLIA

NOTE:  
 NO CHANGES MADE TO FOOTPRINT  
 OF EXISTING HOUSE. AREA  
 OF RESIDENCE REMAINS UNCHANGED.  
 ALL EXISTING TREES TO REMAIN.  
 NO CHANGES TO EXISTING ELEVATIONS.

EXISTING/ DEMO FLOOR PLAN

SCALE: 1/16"=1'-0"

*Redefining per trees street  
 and add limits  
 per de facto  
 of extent or utility  
 slip from*



EXISTING/ DEMO FLOOR PLAN

OWNER: JOE ZENAS  
 FRANCOIS BERGERON

1017 MAGNOLIA  
 SO. PASADENA, CA 91030



SCALE: 1/8"=1'-0"

DATE: 1/18/05

A1

# CITY OF SOUTH PASADENA

THESE PLANS WERE REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE FOLLOWING CODE(S) ONLY

ZONING  BLDG  BLDG  ELEC  MECK  PLMB  GRAD  GRAD

(N) FOUNDATION  
& TERMITE REPAIR

IF OBSERVED NONCOMPLIANCE HAS BEEN CORRECTED THESE PLANS ARE SUBJECT TO FURTHER REVIEW AND CORRECTIONS. THE APPROVAL OF THESE PLANS AND/OR CALCULATIONS SHALL NOT BE HELD TO BE AN APPROVAL OF ANY VIOLATION OF FEDERAL OR STATE LAW OR ANY CITY OR CITY ORDINANCE. ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY ADOPTED CODES AND ORDINANCES REGARDLESS OF THE INFORMATION PRESENTED ON THESE PLANS.

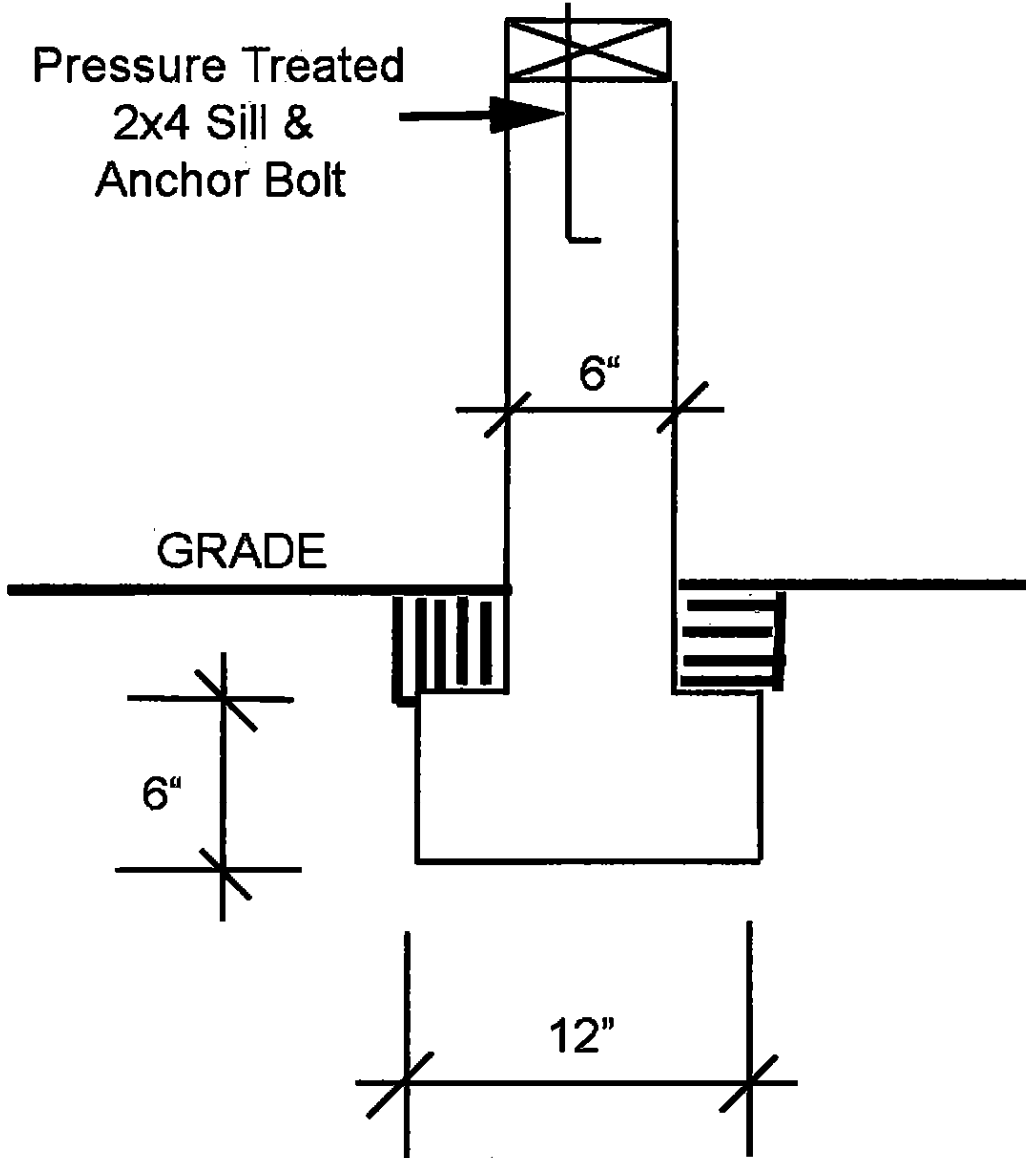
THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT

PLANNING DIVISION		DATE	DATE
INITIALS		<i>sk</i>	3/1/05

SEPARATE PERMITS ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY

1017 Magnolia  
South Pasadena

Rear Termite Repair  
Foundation Detail  
2/15/05



DETAIL A

### CITY OF SOUTH PASADENA

THESE PLANS WERE REVIEWED FOR SUBSTANTIAL  
COMPLIANCE WITH THE FOLLOWING CODE(S) ONLY

ZONING  BLDG  ELEC  MECH  PLMB  GRAD  \_\_\_\_\_

ALL OBSERVED NONCOMPLIANCE HAS BEEN CORRECTED. THESE PLANS ARE SUBJECT  
TO FURTHER REVIEW AND CORRECTIONS. THE APPROVAL OF THESE PLANS AND/OR  
CALCULATIONS SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF ANY  
VIOLATION OF FEDERAL OR STATE LAW, OR COURT OR CITY ORDINANCE.

ALL WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE CURRENTLY  
ADOPTED CODES AND ORDINANCES REGARDLESS OF THE INFORMATION PRESENTED  
ON THESE PLANS

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE  
AMERICANS WITH DISABILITIES ACT

PLANNING DIVISION		BUILDING DIVISION	
INITIALS	DATE	INITIALS	DATE
		*	3/1/05

SEPARATE PERMITS ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY



# City of South Pasadena

1414 Mission Street

South Pasadena, CA 91030

Office Hrs: 7:30 am to 5:00 pm, M-Th

7:30 am to 4:00 Friday

Phone Number (626) 403-7220

Insp. Request (626) 403-7226

SITE ADDRESS <b>1017 Magnolia</b>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <b>Jean Gunn Zenas</b>		
STREET ADDRESS <b>1144 Oxley St.</b>		
CITY <b>SOUTH PASADENA</b>	STATE <b>CA</b>	ZIP CODE <b>91030</b>
PHONE NUMBER <b>626 676-8467</b>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <b>Jean Zenas</b>		
PHONE NUMBER <b>626 676 8467</b>		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

## ELECTRICAL PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: Jean Gunn Zenas Date: 2-22-05

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: Jean Gunn Zenas Date: 2-22-05

### WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: Jean Gunn Zenas Date: 2-22-05

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Jean Gunn Zenas

Signature: Jean Gunn Zenas Date: 2-22-05

QTY.	ITEM	FREE
New residential construction		
Less than 3 units:	sq. ft.	\$
3 or more units:	sq. ft.	\$
<u>10</u>	Outlet Boxes(s) for receptacles, switches, lights & similar	
	First 20	\$ <u>12.40</u>
	21 or more	\$
<u>10</u>	Lighting Fixture(s)	
	First 20	\$ <u>12.40</u>
	21 or more	\$
Branch circuit(s) (in lieu of Outlet Box fees above)		
	First 10 branch circuits	\$
	11 to 40 branch circuits	\$
Residential appliances		
Nonresidential appliances		
Power apparatus (size in HP, KW, or kVA)		
	Over 1 but not over 10	\$
	Over 10 but not over 50	\$
	Over 50 but not over 100	\$
Signs, outline lighting, and marquee		
	Supplied from one branch circuit	\$
	Additional circuits within the same sign	\$
	Service New Change Size:	\$
Switchboards, subpanels, motor control centers		
	0 to 399A	\$
	400A to 1,000A	\$
	Over 1,000A	\$
Misc. apparatus, conduit, and conductors		
Temporary power pole(s)		
Temporary distribution system		
Subtotal		\$ <u>24.80</u>
Plan Checking Fee		\$
Additional Plan Checking Fee		\$
Plan Maintenance Fee		\$
Permit Issuance Fee		\$ <u>27.75</u>
Total Permit Fee		\$ <u>52.55</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER <b>113136</b>	INITIALS <b>MR</b>	DATE <b>2/22/05</b>
DATE OF FINAL <b>7/24/05</b>	FINAL BY <i>[Signature]</i>	

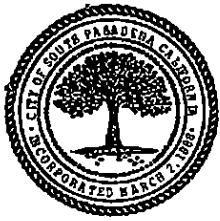
OWNER-BUILDER











# City of South Pasadena

1414 Mission Street  
 South Pasadena, CA 91030  
 Office Hrs: 7:30 am to 5:00 pm, M-Th  
 7:30 am to 4:00 Friday  
 Phone Number (626) 403-7220  
 Insp. Request (626) 403-7226

## MECHANICAL PERMIT APPLICATION

### OWNER-BUILDER DECLARATION

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I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section \_\_\_\_\_, Business and Professions Code for the following reason: \_\_\_\_\_

Signature: Jean Gunn Zenas Date: 2-22-05

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I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### WORKERS' COMPENSATION DECLARATION

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Signature: Jean Gunn Zenas Date: 2-22-05

### CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

### AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: Jean Gunn Zenas

Signature: Jean Gunn Zenas Date: 2-22-05

QTY.	ITEM	FEE
2	Each Furnace, A/C condenser, heater, boiler or vented decorative appliance (includes duct work) Up to 100,000 Btu .....	\$ 35.70
	Over 100,000 Btu but not over 500,000 Btu .....	\$
	Over 500,000 Btu .....	\$
7	Air inlets and outlets served by heat/AC system .....	\$ 19.60
	Installation, relocation, or replacement of appliance vents not included in another permit .....	\$
	Installation or alteration of air handling units (including ducts) up to and including 2000 cfm .....	\$
	Installation or alteration of air handling units (including ducts) over 2000 cfm but not over 10,000 cfm .....	\$
	Installation or alteration of air handling units (including ducts) over 10,000 cfm .....	\$
	Evaporative coolers other than portable types .....	\$
	Ventilation fans which serve a single register .....	\$
	Ventilation systems not part of AC system .....	\$
	Commercial kitchen hoods .....	\$
	Spray booths .....	\$
	Product conveying systems .....	\$
	Fire dampers .....	\$
	Alteration of existing duct systems .....	\$
	Subtotal .....	\$ 55.30
	Plan Checking Fee .....	\$
	Additional Plan Checking Fee .....	\$
	Plan Maintenance Fee .....	\$
	Permit Issuance Fee .....	\$ 27.75
	Total Permit Fee .....	\$ 83.05

SITE ADDRESS <u>JEAN 1017 Magnolia</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>JEAN GUNN ZENAS</u>		
STREET ADDRESS <u>1144 Oxley St.</u>		
CITY <u>South Pasadena</u>	STATE <u>Ca</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>626 676 8467</u>		
PRINCIPAL DESIGNER'S NAME		LICENSE NO
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON <u>Jean Zenas</u>		
PHONE NUMBER <u>626 676 8467</u>		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER		
WORKER'S COMPENSATION INSURANCE COMPANY NAME		
WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE	

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER <u>113137</u>	INITIALS <u>MR</u>	DATE <u>2/22/05</u>
DATE OF FINAL <u>2/22/05</u>	FINAL BY <u>[Signature]</u>	

# INSPECTION NOTES

NO.	INSPECTION	DATE	INSPECTOR
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## REQUIRED MECHANICAL INSPECTIONS AND APPROVALS

M1	FAU/Wall Furnace	3-9-30-5 RR.	
M2	Combustion Air Openings		
M3	Duct Work		
M4	A/C Compressor		
M5	Thermostat		
M6	Fire Dampers		
M7	Smoke Detection Devices		
M8	Manufactured Fireplace		
M9	Commercial Hood		

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**CONSTRUCTION LENDING AGENCY**

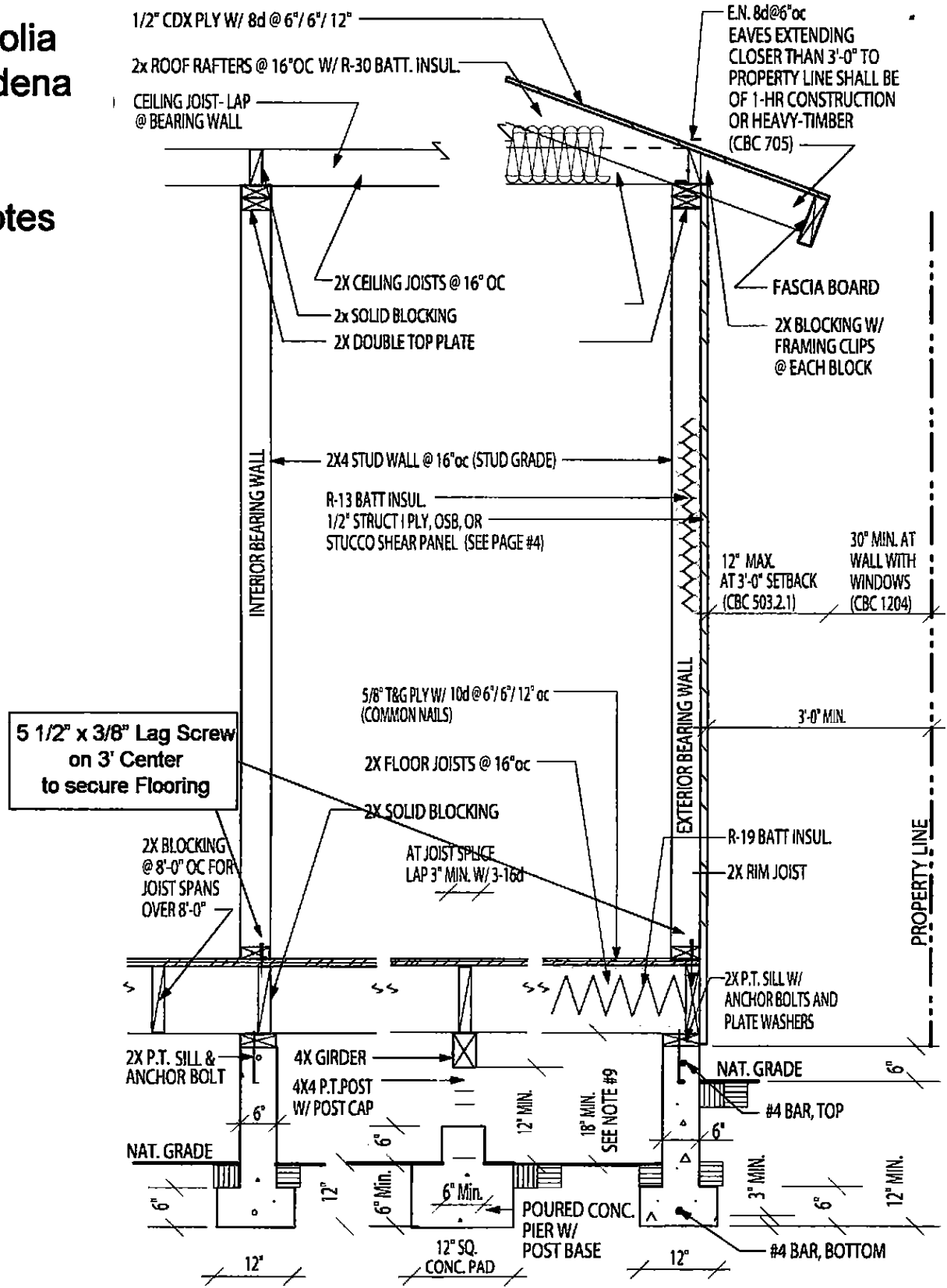
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_

# 1017 Magnolia South Pasadena

## 4/3/05 Flooring Notes



- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

## CITY OF SOUTH PASADENA


**THESE PLANS WERE REVIEWED FOR SUBSTANTIAL  
COMPLIANCE WITH THE CITY CODE(S) ONLY**

ZONING   
  BLDG   
  ELEC   
  MECH   
  PLUMB   
  FIRE   
  SIGNS

ALL OBSERVED NON-CONFORMANCE SHALL BE CORRECTED TO BRING THE PROJECT INTO COMPLIANCE WITH THE CITY CODE(S) SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE CITY ENGINEER. THE REVIEWER'S SIGNATURE AND DATE SHALL BE OBTAINED FOR ALL PROJECTS SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE CITY ENGINEER.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY CODE(S) AND ORDINANCES. THE REVIEWER'S SIGNATURE AND DATE SHALL BE OBTAINED FOR ALL PROJECTS SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE CITY ENGINEER.

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH THE  
 AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)

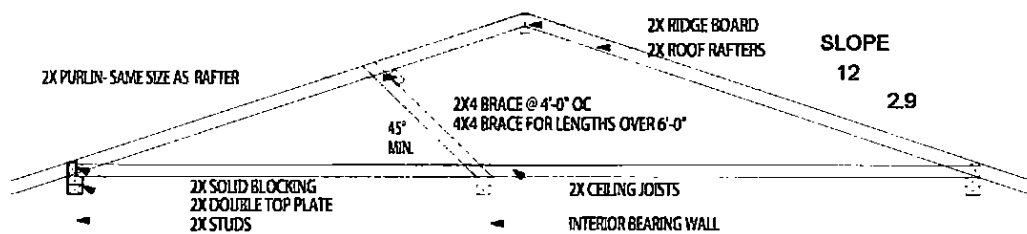
CITY ENGINEER		CITY ENGINEER	
INITIALS	DATE	INITIALS	DATE
RE	4/4/05		4/4/05

SEPARATE PERMITS ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY

REVIEW

# 1017 Magnolia South Pasadena

## Roof Slope: 2.9:12



PURLINS (CBC 2320.12.7)

**CITY OF SOUTH PASADENA**

**THESE PLANS WERE REVIEWED FOR SUBSTANTIAL COMPLIANCE WITH THE FOLLOWING CODE(S) ONLY**

ZONING  BLDG  ELEC

GRAD

ALL OBSERVED NONCOMPLIANCE  
TO FURTHER DEVELOPMENT  
CALCULATED PERCENTAGE  
VIOLATION

ALL PLANS ARE SUBJECT  
TO THE CITY ENGINEER'S  
APPROVAL

ALL WORK SHALL BE IN  
ACCORDANCE WITH THE  
ADOPTED CODES

ALL WORK SHALL BE  
PRESENTED

THESE PLANS HAVE NOT  
BEEN APPROVED

INITIALS	DATE
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*[Signature]* 4/4/05

SEPARATE PERMITS ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY

REV N



NO.	INSPECTION	DATE	INSPECTOR
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**REQUIRED BUILDING INSPECTIONS AND APPROVALS**

B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms	2/24/08	M/M/M.
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection	3/16/08	M/M/M
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

**THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.**

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?  YES  NO

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.  YES  NO

OWNER  AGENT

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.  YES  NO

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PEDESTRIAN PROTECTION: DATE APPROVED: \_\_\_\_\_  
DATE PERMITTED TO BE REMOVED: \_\_\_\_\_

**INSPECTION NOTES**

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**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_







# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 PLANNING & BUILDING DIVISION

# MECHANICAL PERMIT

department of PUBLIC WORKS

**EXP. 10-21-87**

Building Address: 1017 MAGNOLIA  
 Lot # 3 Tract VISTA TRACT  
 No. 3  
 Owner: SAUL ZITLER  
 Mailing Address: 1017 Mission ST  
SOUTH PASADENA Zip 91030 Tel. 441-3171  
 Contractor: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_ Tel.: \_\_\_\_\_  
 State Lic. No. & Classif.: \_\_\_\_\_ City Lic. No.: \_\_\_\_\_

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 9800, Lab.C.).  
 Policy No. \_\_\_\_\_ Company: \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.  
 Date: \_\_\_\_\_ Applicant: \_\_\_\_\_  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)  
 Lender's Name: \_\_\_\_\_  
 Lender's Address: \_\_\_\_\_

**LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Exp. Date: \_\_\_\_\_ Signature of Contractor: \_\_\_\_\_

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.P.C. for this reason: \_\_\_\_\_  
 Date: \_\_\_\_\_ Owner: \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_

PERMIT NO.: 005074 WORKERS COMP. EXP. Exempt PROCESSED BY ESC  
 Date: 10-21-87

APPLICATION FOR A HEATING, VENTILATING, AIR-CONDITIONING OR REFRIGERATION PERMIT  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 PERMITTEE TO COMPLETE:

**DESCRIPTION OF WORK**

HEATING  AIR CONDITIONING  POOL  
 REFRIGERATION  VENTILATION  SPA

DESCRIBE WORK TO BE DONE  
One wall furnace  
work done by contractor without permit

NO. OF HEATING APPLIANCES (INCL. VENTS) INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED

TYPE	B. T. U.

GAS LINE: 1-8 OUTLETS AT 5.00 EACH

QUANTITY	NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED		ACTUAL H. P.
	OVER	INCL.	
	0	20	
	20	50	
	50	UP	

VALUATION: \$ 500.00

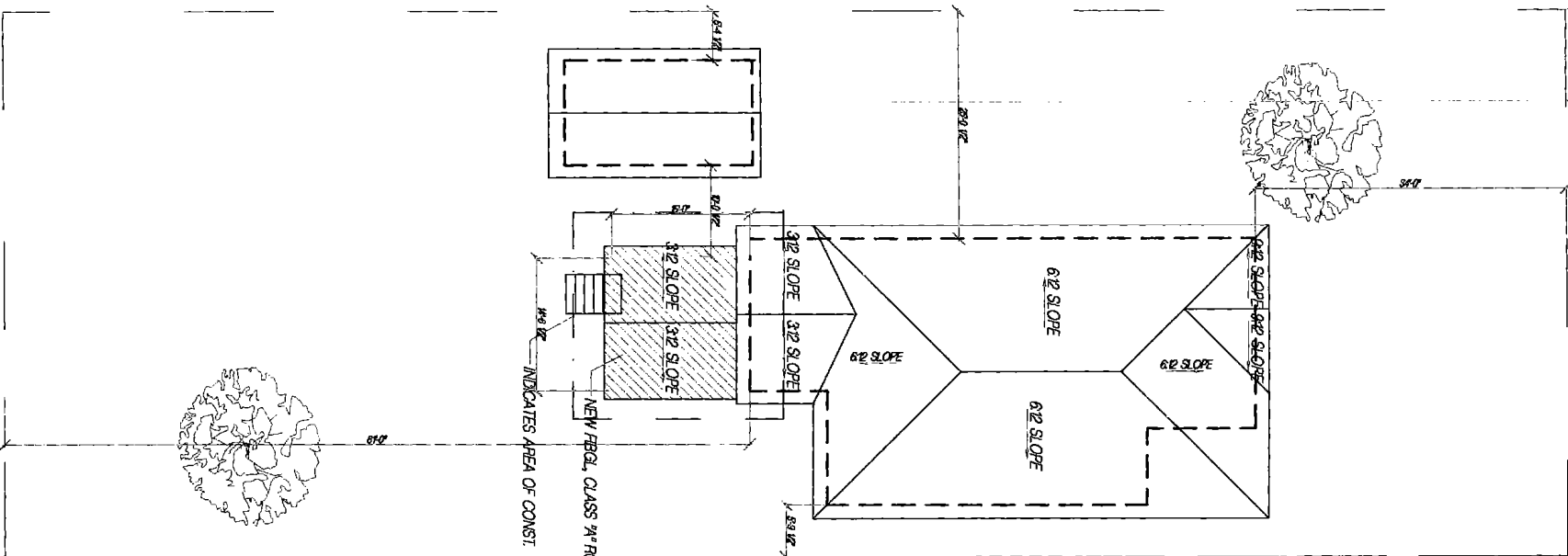
F	PERMIT FEE	\$ 10.00	
E	INVESTIGATION FEE		
E	PLAN CHECKING FEE		
E	ENERGY COMPL. FEE		
S	ISSUANCE FEE	\$ 10.00	
	TOTAL	\$ 20.00	

• 896 000 ••• 20.00 CLK  
 ••••• 10-21-87 \*  
 CASHIER USE



# 1017 Magnolia Ave.

South Pasadena, California



INDICATES AREA OF CONSTRUCTION  
NEW REQ. CLASS ¾" ROOF TO MATCH EXISTING

### CITY

#### THESE PLAN COMPLIANCE

- ZONING
- BUILDING
- FIRE
- ALL OBSERVERS TO BE PROVIDED TO FURTHER CALIFORNIA CODES AND REGULATIONS.
- ALL WORK TO BE DONE IN ACCORDANCE WITH ADOPTED CODES AND REGULATIONS.

THESE PLANS

PLANNING & ZONING	DATE
PERMITS	DATE
APPROVED	DATE

SEPARATE PERMITS ARE REQUIRED

### PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

# **ATTACHMENT 3**

## Architectural Plans

**SCOPE OF WORK**

2 STORY REAR ADDITION TO EXISTING SINGLE FAMILY HOME ADDING TOTAL OF 797 SQ. FT WITH COVERED BACK PORCH AND NEW DRIVEWAY.

**PROPERTY OWNER:**

TIMOTHY LIN AND LISA MILES  
1017 MAGNOLIA STREET  
SOUTH PASADENA, CA 91030

**STATISTICS:**

LOT SIZE: 8,511 SQ. FT.  
PARCEL #: 5315-013-027  
ZONE: RS (SMALL NON-CONFORMING LOT)  
YEAR CONSTRUCTED: 1904  
HISTORIC DESIGNATION: 5D1  
OCCUPANCY: R3-SINGLE FAMILY HOME  
MAX HEIGHT: 20'-2" (E); 27'-2" (N)  
FIRE SPRINKLERS: NONE  
NUMBER OF DWELLING UNITS: ONE  
TYPE OF CONSTRUCTION: VB  
BUILDING CODE LACO 2023, LACO RESIDENTIAL CODE 2023,  
LACO ELECTRICAL CODE 2023, LACO PLUMBING CODE 2023,  
2022 CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL,  
MECHANICAL, PLUMBING, ENERGY AND GREEN BUILDING STANDARDS CODES.

**SQUARE FOOTAGES:**

**EXISTING:**

LOT SIZE: 8,511  
EXISTING HOME: 1,300  
1-CAR GARAGE: 231  
COVERED FRONT PORCH: 83  
EXISTING SHED: 32  
COVERED BACK PORCH: 240 (TO BE REMOVED)

**PROPOSED:**

ADDITION TOTAL: 797  
1ST FLOOR: 528  
2ND FLOOR: 269  
COVERED BACK PORCH: 274

**FLOOR AREA RATIO:**

35% OF LOT AREA = 2,979 SQ. FT. ALLOWED

EXISTING: 1,300 = 15.27%  
PROPOSED: 1,300 + 797 = 2,097 = 24.64%

**LOT COVERAGE:**

50% OF LOT AREA = 4,256

EXISTING = 1,300 + 231 + 83 + 32 + 240 = 1,886 = 22.16%  
PROPOSED = 1,300 + 797 + 231 + 83 + 32 + 274 = 2,717 = 31.92%

**SETBACK REQUIREMENTS:**

FRONT: 15' - 33' PROVIDED  
SIDE: 5' - 5' PROVIDED FOR ADDITION  
(EXISTING 3' SETBACK TO REMAIN ON NORTH)  
REAR: 20' - 53'-7" PROVIDED

NOTE: FOR CLARITY, 231 SQ. FT. GARAGE NOT SHOWN IN F.A.R. CALCULATION

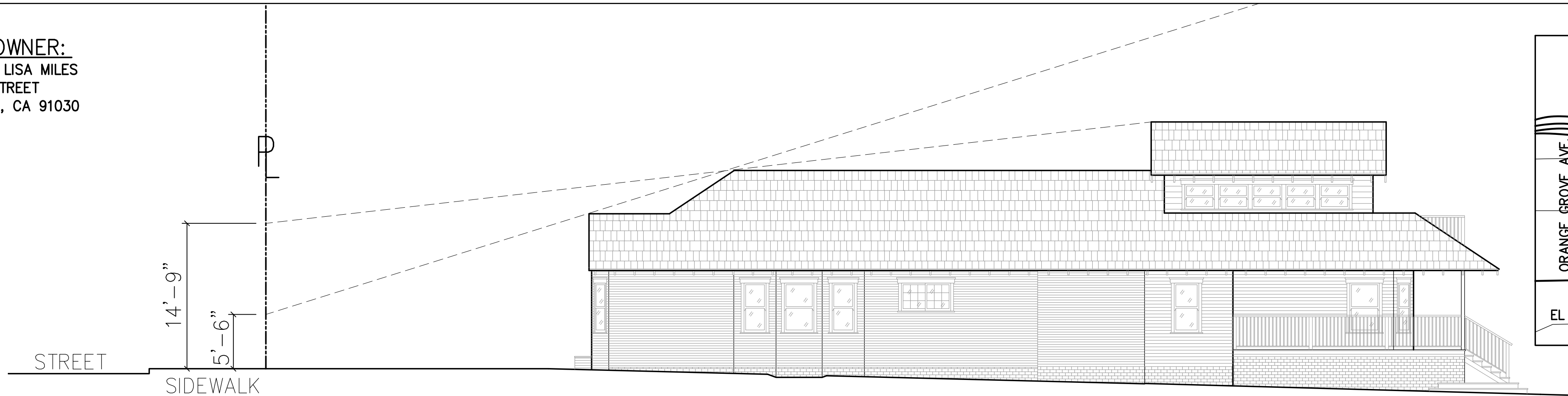
**SHEET INDEX:**

- A-1 COVER SHEET, SHEET INDEX, STATISTICS/INFO, CALCULATIONS, VICINITY MAP, SITE PLAN
- A-1A EXISTING SITE PHOTOS
- A-1B NEIGHBORHOOD CONTEXT PHOTOS
- A-2 EXISTING AND PROPOSED FLOORPLANS
- A-3 NORTH AND SOUTH ELEVATIONS, DOOR AND WINDOW SCHEDULES
- A-4 WEST ELEVATION
- A-5 EAST ELEVATION
- A-6 EXISTING AND PROPOSED ROOFPLANS
- A-7 SQ. FT. CALCULATIONS

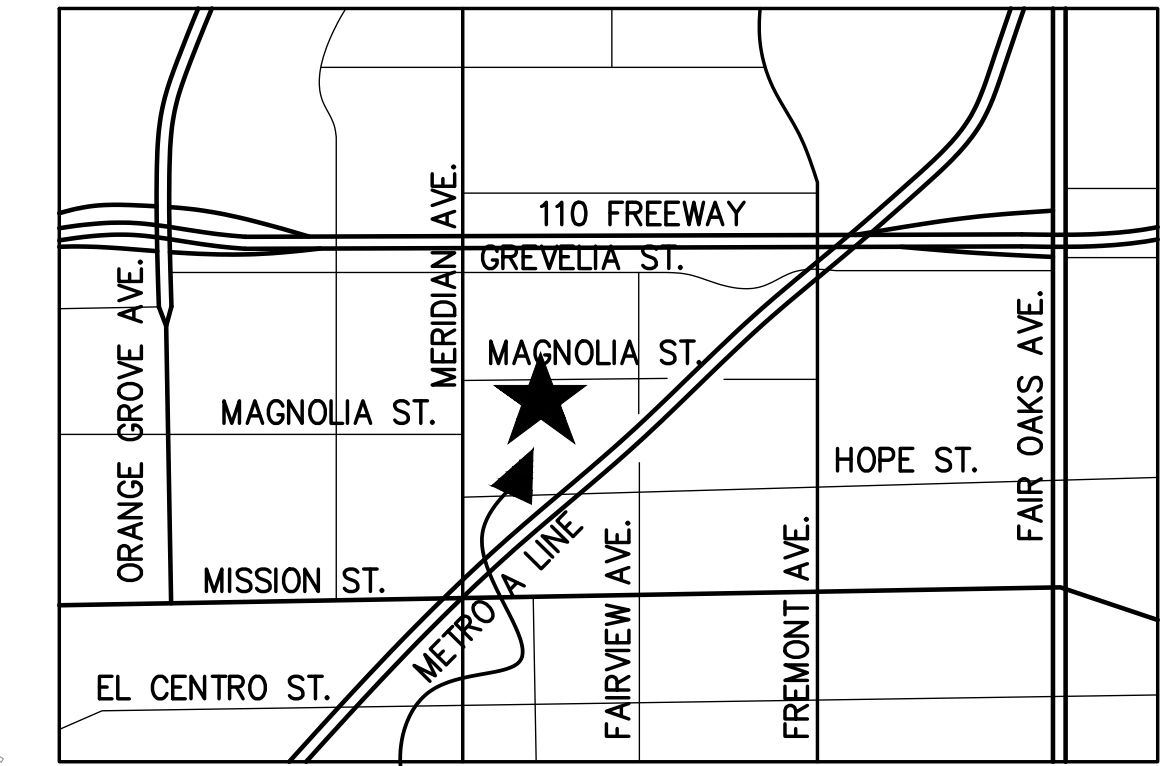
PHOTO KEY SEE A-1A

- AC CONDENSER
- W/H WATER HEATER
- GAS METER
- WATER METER
- EM ELECTRICAL METER AND SERVICE PANEL

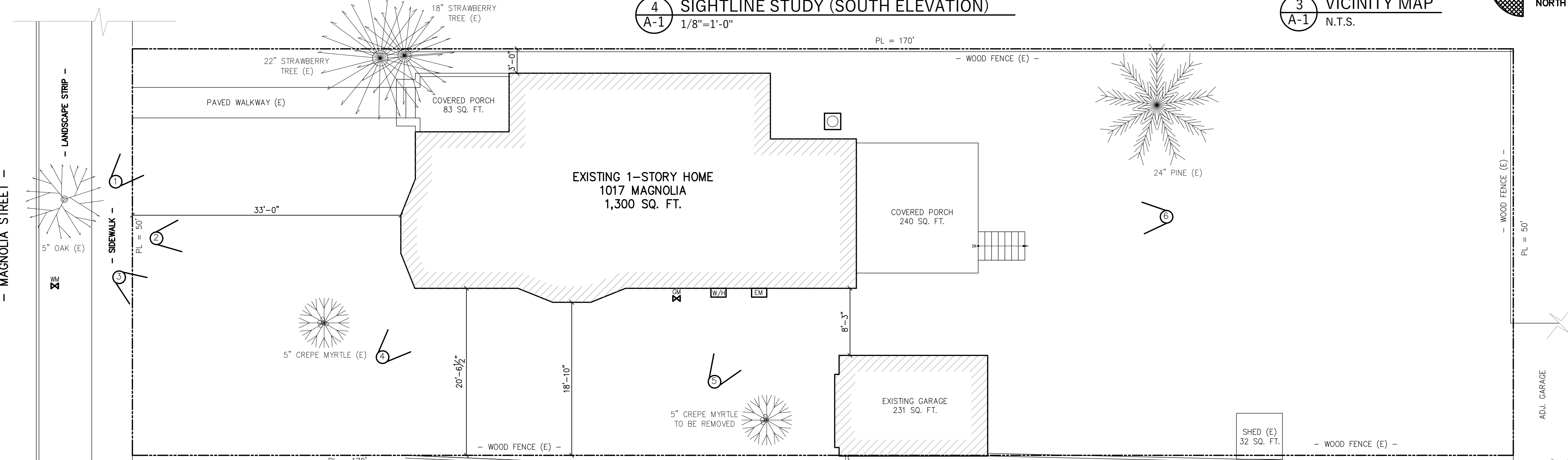
NOTE: DRIVEWAY REQUIRES 2' CLEARANCE FROM OBSTRUCTIONS ON EACH SIDE



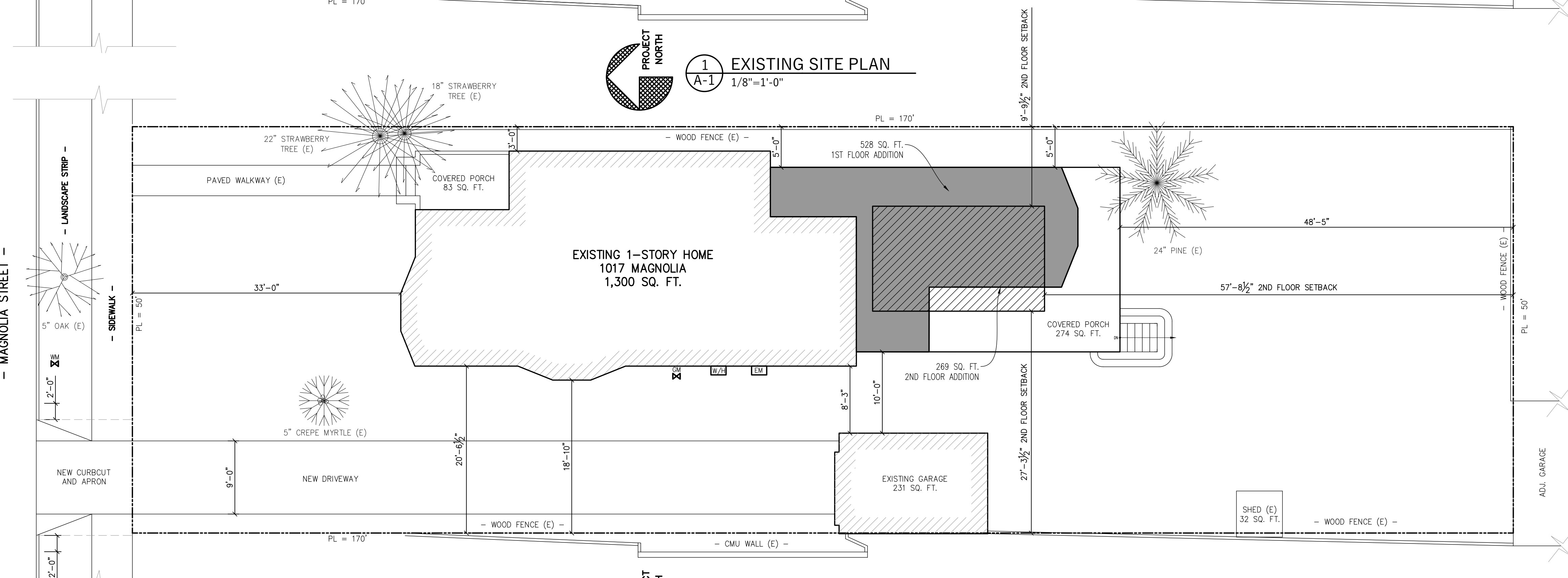
4 SIGHTLINE STUDY (SOUTH ELEVATION)  
A-1 1/8"=1'-0"



3 VICINITY MAP  
A-1 N.T.S.



1 EXISTING SITE PLAN  
A-1 1/8"=1'-0"

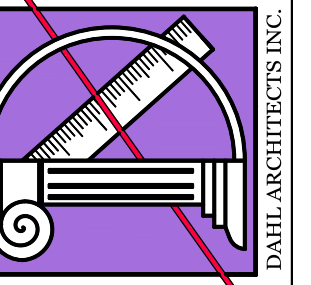


2 PROPOSED SITE PLAN  
A-1 1/8"=1'-0"

REV. DATE

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MILES/LIN HOME  
1017 MAGNOLIA ST.  
SOUTH PASADENA, CA 91030

COVER SHEET, SHEET INDEX,  
STATISTICS/INFO CALCULATIONS,  
VICINITY MAP, SITE PLAN

Date 2/8/2024  
Scale AS NOTED  
Drawn APD  
Job  
Sheet

A-1



EXISTING



PROPOSED



1



2



3



4



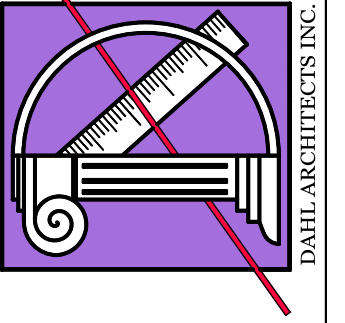
5



6

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(626) 564-0011 adrian@dahlarchitects.com



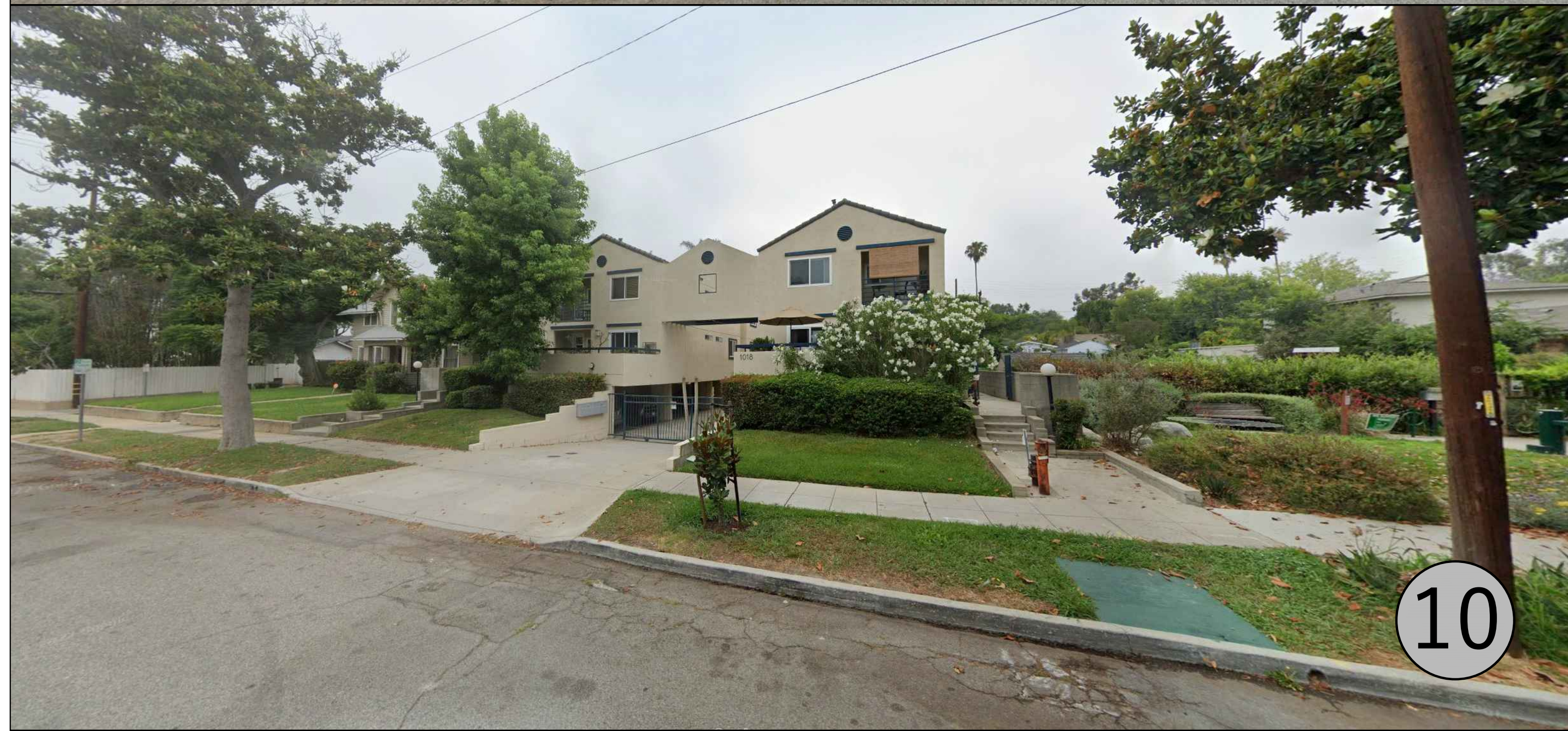
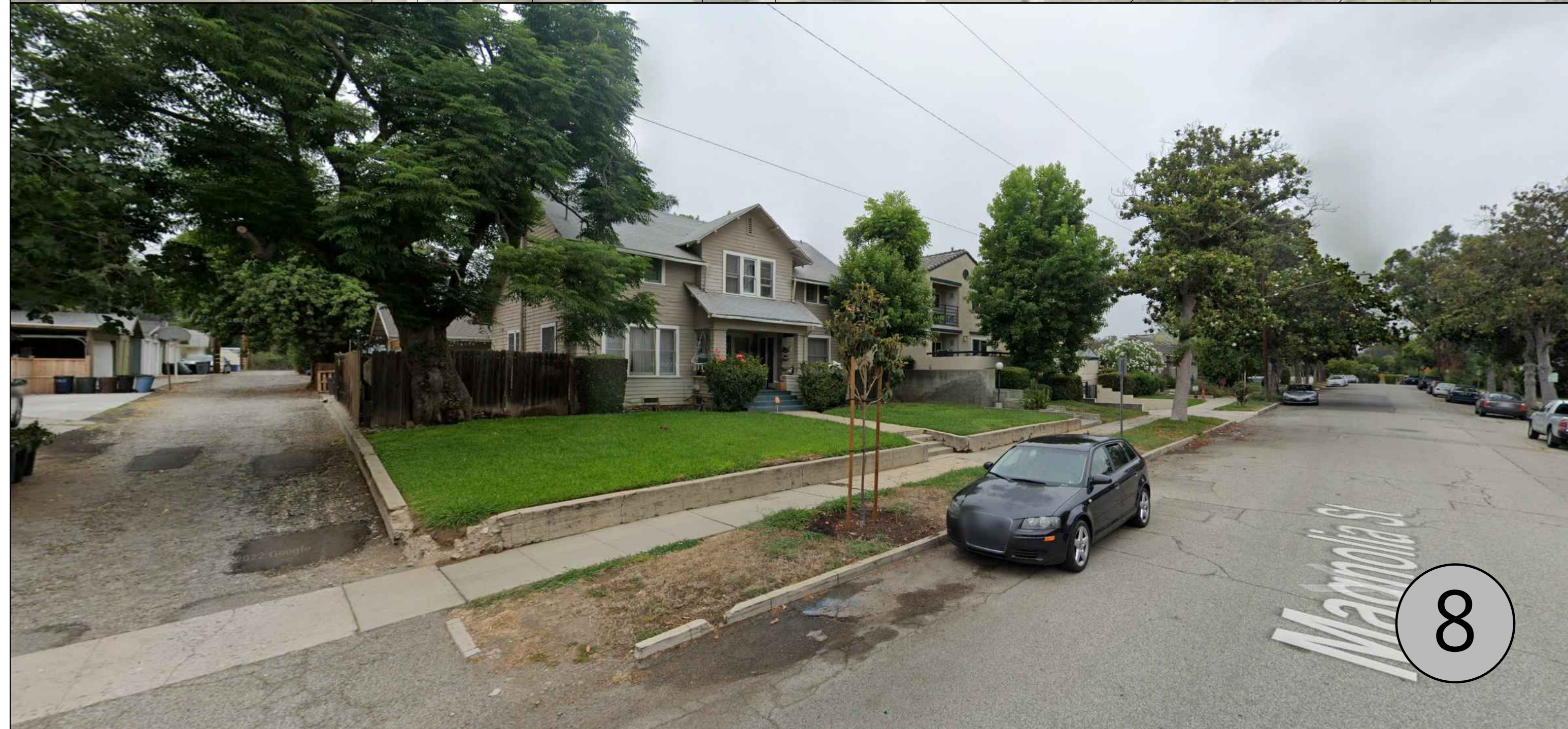
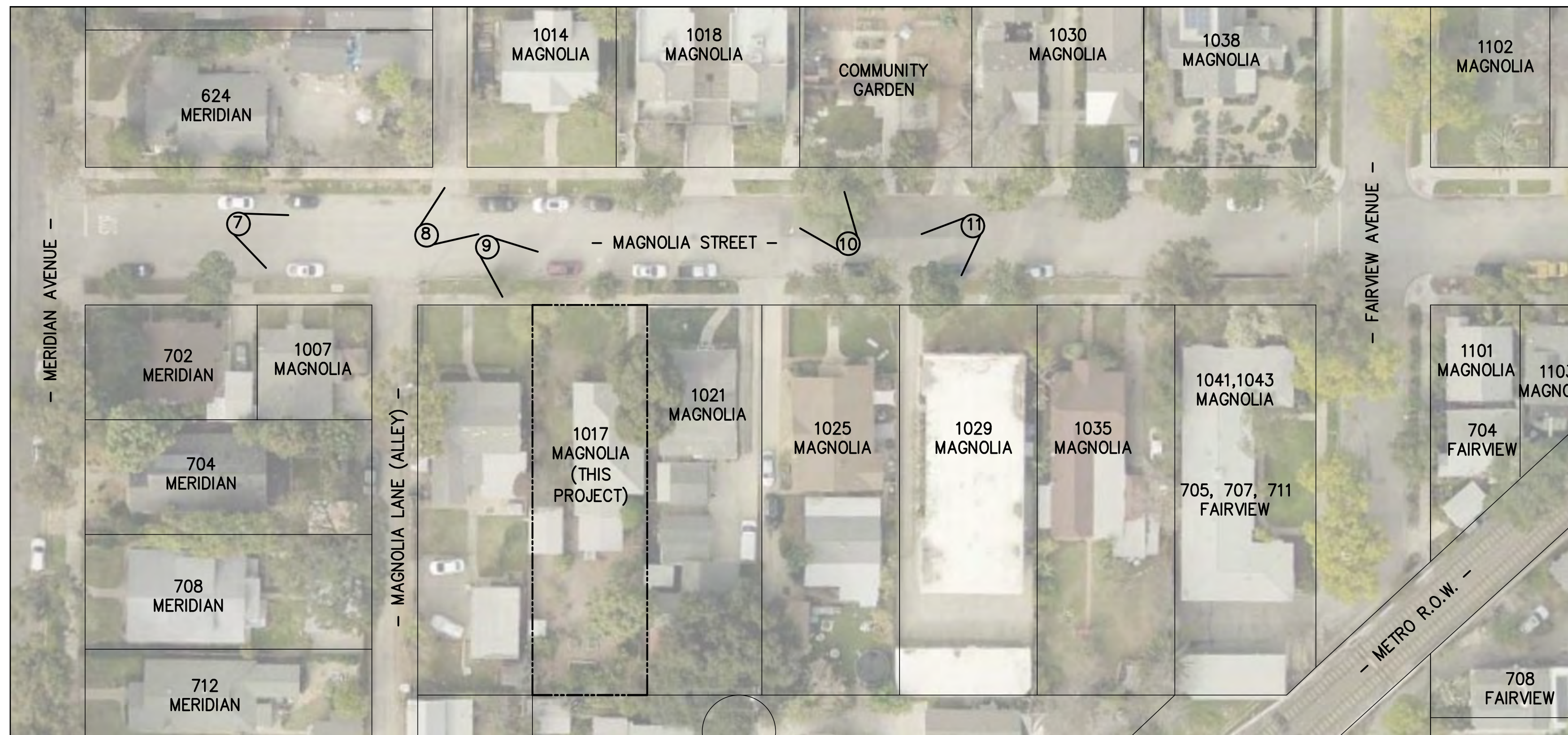
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SOUTH PASADENA, CA 91030

EXISTING SITE PHOTOS

Date	2/8/2024
Scale	N.T.S.
Drawn	APD
Job	
Sheet	

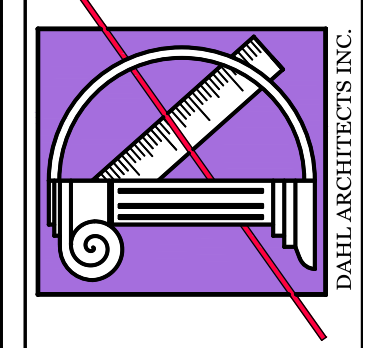
A-1A





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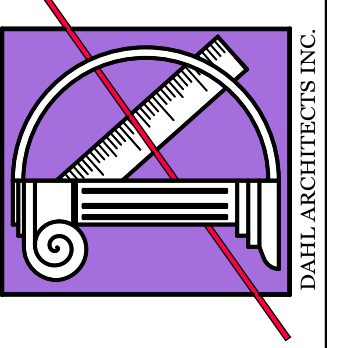
NEIGHBORHOOD  
 CONTEXT PHOTOS

Date	2/8/2024
Scale	N.T.S.
Drawn	APD
Job	
Sheet	

**A-1B**

REV.	DATE

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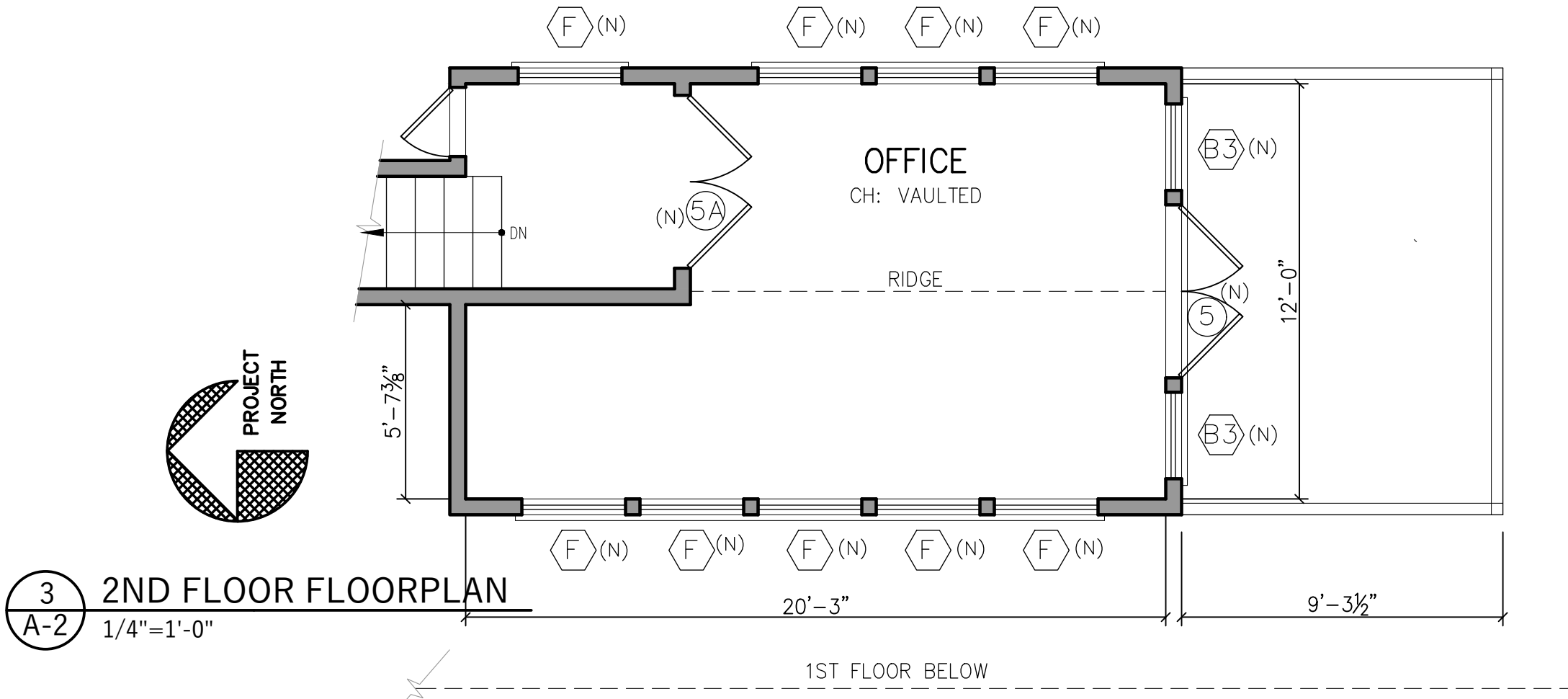
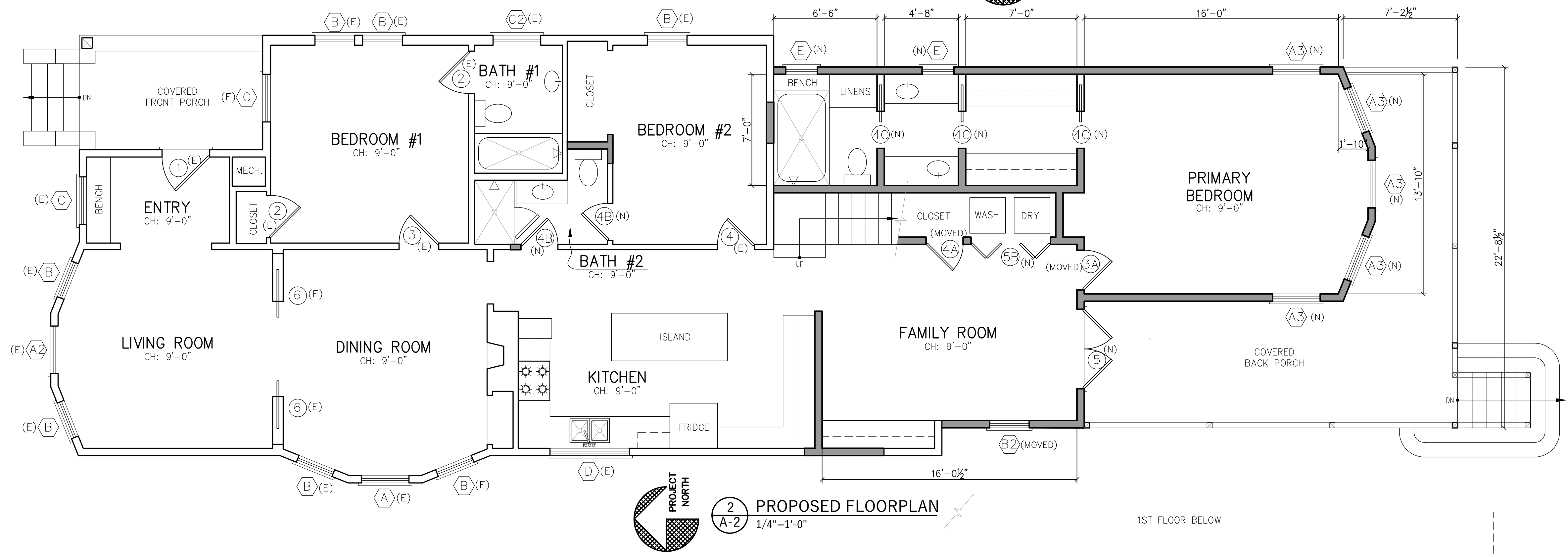
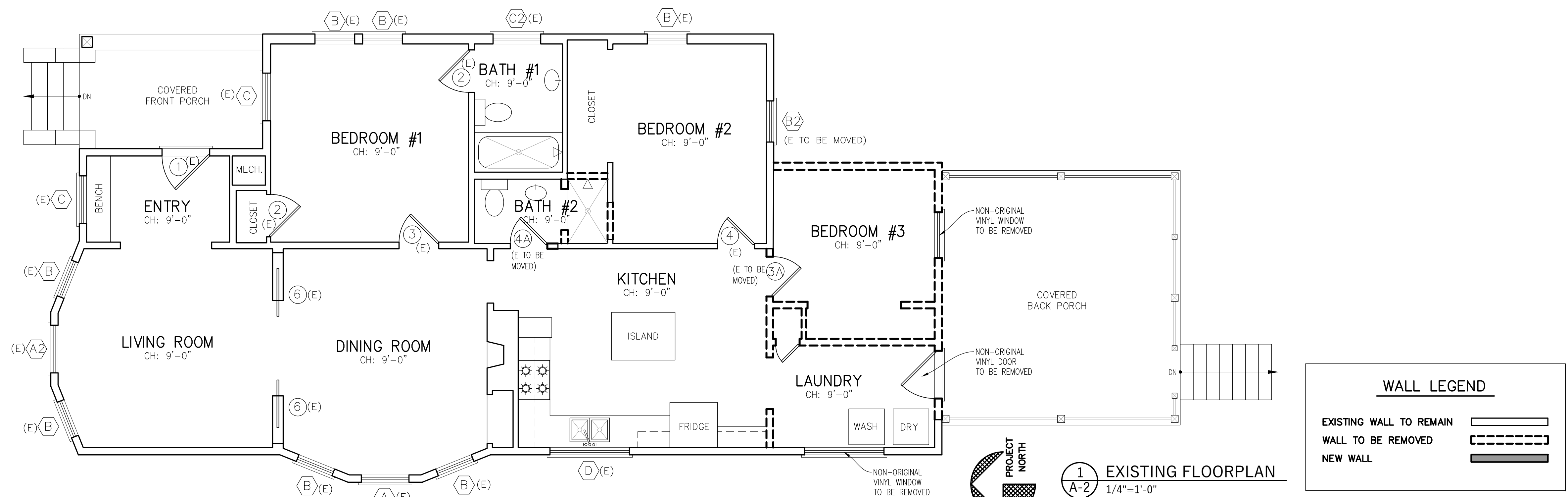


**MILES/LIN HOME**  
 1017 MAGNOLIA ST.  
 SOUTH PASADENA, CA 91030

**EXISTING AND PROPOSED FLOORPLANS**

Date	2/8/2024
Scale	1/4"=1'-0"
Drawn	APD
Job	
Sheet	

**A-2**



**WINDOW SCHEDULE**

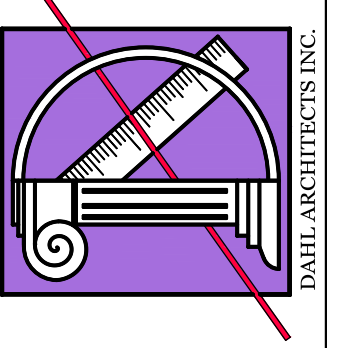
	SIZE (W X H)	TYPE	FRAME	LITES	SILL HEIGHT	QUANTITY	NEW OR EXISTING	SAFETY GLAZING	NOTES
(A)	3'-0"W X 5'-0"H	DOUBLE HUNG	WOOD	NONE	1'-8"	1	EXISTING	NO	
(A2)	3'-0"W X 5'-0"H	FIXED	WOOD	6 AT TOP	1'-8"	1	EXISTING	NO	
(A3)	3'-0"W X 5'-0"H	DOUBLE HUNG	CLAD	NONE	1'-8"	5	NEW	NO	NEW WINDOWS TO MATCH EXISTING 'A' WINDOWS
(B)	2'-6"W X 5'-0"H	DOUBLE HUNG	WOOD	NONE	1'-8"	7	EXISTING	NO	
(B2)	2'-6"W X 5'-0"H	DOUBLE HUNG	WOOD	NONE	1'-8"	1	EXISTING	NO	EXISTING WINDOW MOVED TO NEW LOCATION
(B3)	2'-6"W X 5'-0"H	DOUBLE HUNG	CLAD	NONE	1'-8"	2	NEW	YES	NEW WINDOWS TO MATCH EXISTING 'B' WINDOWS
(C)	3'-0"W X 2'-0"H	HOPPER	WOOD	6	4'-8"	2	EXISTING	NO	
(C2)	3'-0"W X 2'-0"H	DOUBLE HUNG	WOOD	NONE	4'-8"	1	EXISTING	NO	
(D)	5'-0"W X 2'-10"H	SLIDING	VINYL	18	3'-10"	1	EXISTING	NO	
(E)	2'-0"W X 3'-0"H	DOUBLE HUNG	CLAD	NONE	3'-8"	2	NEW	NO	
(E)	2'-6"W X 2'-6"H	DOUBLE HUNG	CLAD	NONE	4'-2"	9	NEW	NO	

**DOOR SCHEDULE**

	SIZE (W X H)	DOOR FACE	MATERIAL	TYPE	FINISH	QUANTITY	NEW OR EXISTING	NOTES
(1)	3'-0"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	FRONT DOOR
(2)	2'-8"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	2	EXISTING	
(3)	2'-6"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	
(3A)	2'-6"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	EXISTING DOOR, MOVED TO NEW LOCATION
(4)	2'-4"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	
(4A)	2'-4"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	EXISTING DOOR, MOVED TO NEW LOCATION
(4B)	2'-4"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	2	NEW	NEW TO MATCH EXISTING '4' DOORS
(4C)	2'-4"W X 6'-8"H	FLUSH	WOOD/CORE	POCKET	PAINTED	3	NEW	PRIMARY SUITE POCKET DOORS
(5)	5'-0"W X 6'-8"H	FRENCH	CLAD	SWING	PAINTED	2 SETS	NEW	NEW EXTERIOR DOORS
(5A)	2'-6"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1 SET	NEW	NEW INTERIOR DOORS
(5B)	2'-6"W X 6'-8"H	LOUVERED	WOOD/CORE	BIFOLD	PAINTED	1 SET	NEW	BIFOLDING LAUNDRY DOORS
(6)	3'-0"W X 6'-8"H	FLUSH	WOOD/CORE	POCKET	PAINTED	2	EXISTING	EXISTING DINING/LIVING ROOM POCKETS

REV.	DATE

**DAHL ARCHITECTS INC.**  
 1134 EL CENTRO STREET  
 SOUTH PASADENA CA 91030  
 (626) 564-9011 [info@dahlarchitects.com](mailto:info@dahlarchitects.com)



**MILES/LIN HOME**  
 1017 MAGNOLIA ST.  
 SOUTH PASADENA, CA 91030

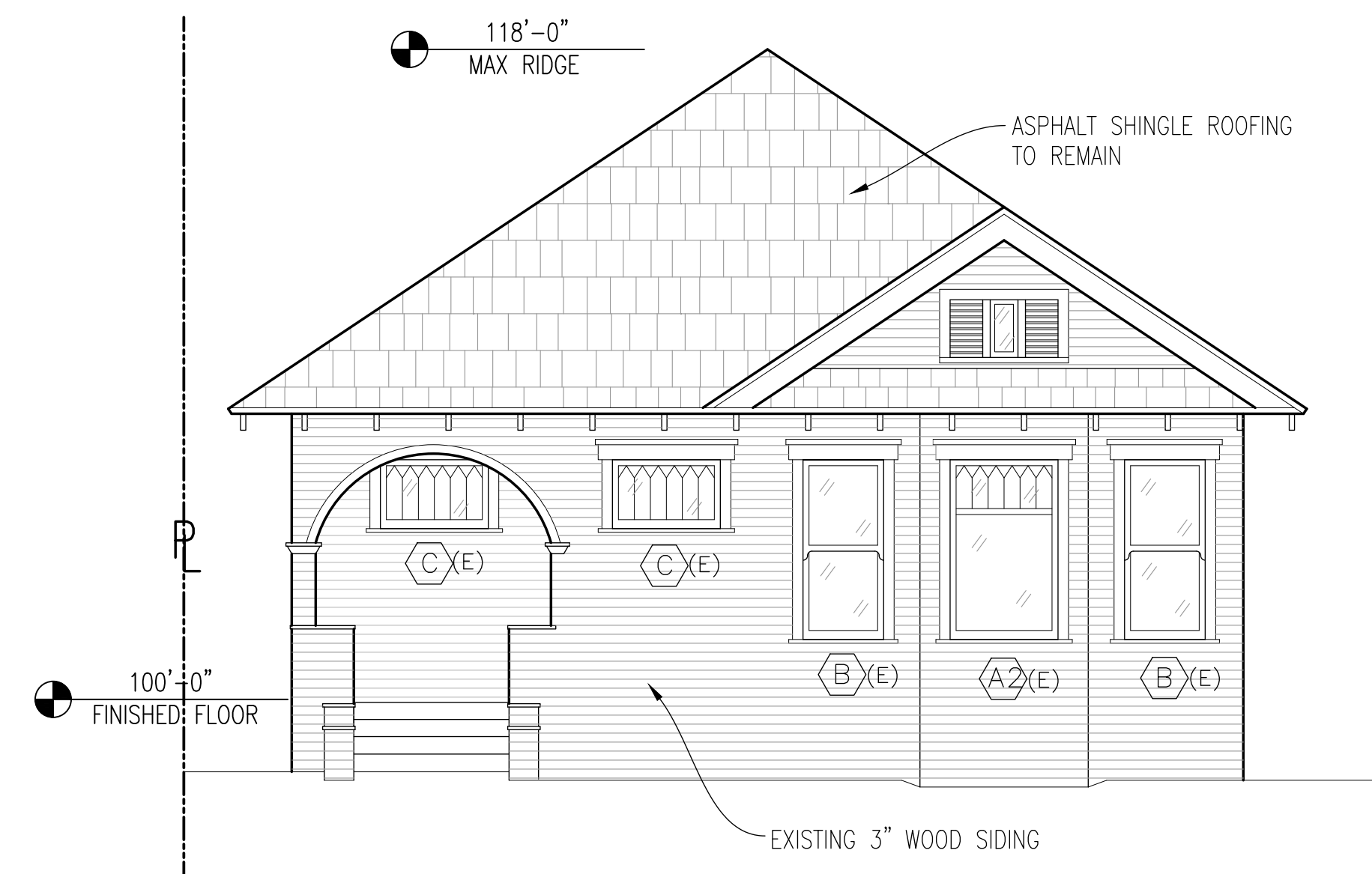
**NORTH AND SOUTH ELEVATIONS,  
 DOOR AND WINDOW SCHEDULES**

Date	2/8/2024
Scale	1/4"=1'-0"
Drawn	APD
Job	
Sheet	

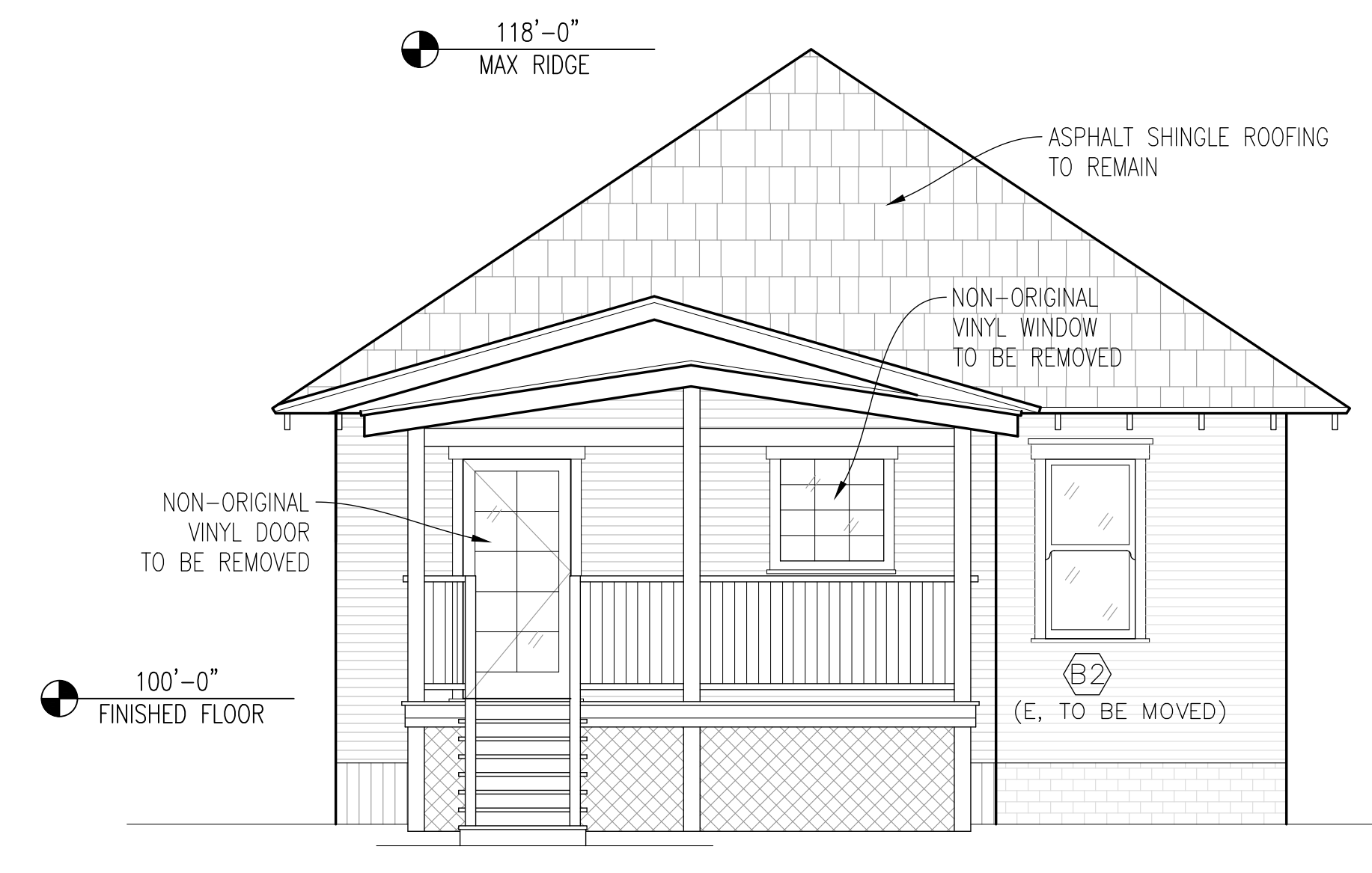
**A-3**

WINDOW SCHEDULE									
	SIZE (W X H)	TYPE	FRAME	LITES	SILL HEIGHT	QUANTITY	NEW OR EXISTING	SAFETY GLAZING	NOTES
(A)	3'-0"W X 5'-0"H	DOUBLE HUNG	WOOD	NONE	1'-8"	1	EXISTING	NO	
(A2)	3'-0"W X 5'-0"H	FIXED	WOOD	6 AT TOP	1'-8"	1	EXISTING	NO	
(A3)	3'-0"W X 5'-0"H	DOUBLE HUNG	CLAD	NONE	1'-8"	5	NEW	NO	NEW WINDOWS TO MATCH EXISTING 'A' WINDOWS
(B)	2'-6"W X 5'-0"H	DOUBLE HUNG	WOOD	NONE	1'-8"	7	EXISTING	NO	
(B2)	2'-6"W X 5'-0"H	DOUBLE HUNG	WOOD	NONE	1'-8"	1	EXISTING	NO	EXISTING WINDOW MOVED TO NEW LOCATION
(B3)	2'-6"W X 5'-0"H	DOUBLE HUNG	CLAD	NONE	1'-8"	2	NEW	YES	NEW WINDOWS TO MATCH EXISTING 'B' WINDOWS
(C)	3'-0"W X 2'-0"H	HOPPER	WOOD	6	4'-8"	2	EXISTING	NO	
(C2)	3'-0"W X 2'-0"H	DOUBLE HUNG	WOOD	NONE	4'-8"	1	EXISTING	NO	
(D)	5'-0"W X 2'-10"H	SLIDING	VINYL	18	3'-10"	1	EXISTING	NO	
(E)	2'-0"W X 3'-0"H	DOUBLE HUNG	CLAD	NONE	3'-8"	2	NEW	NO	
(F)	2'-6"W X 2'-6"H	DOUBLE HUNG	CLAD	NONE	4'-2"	9	NEW	NO	

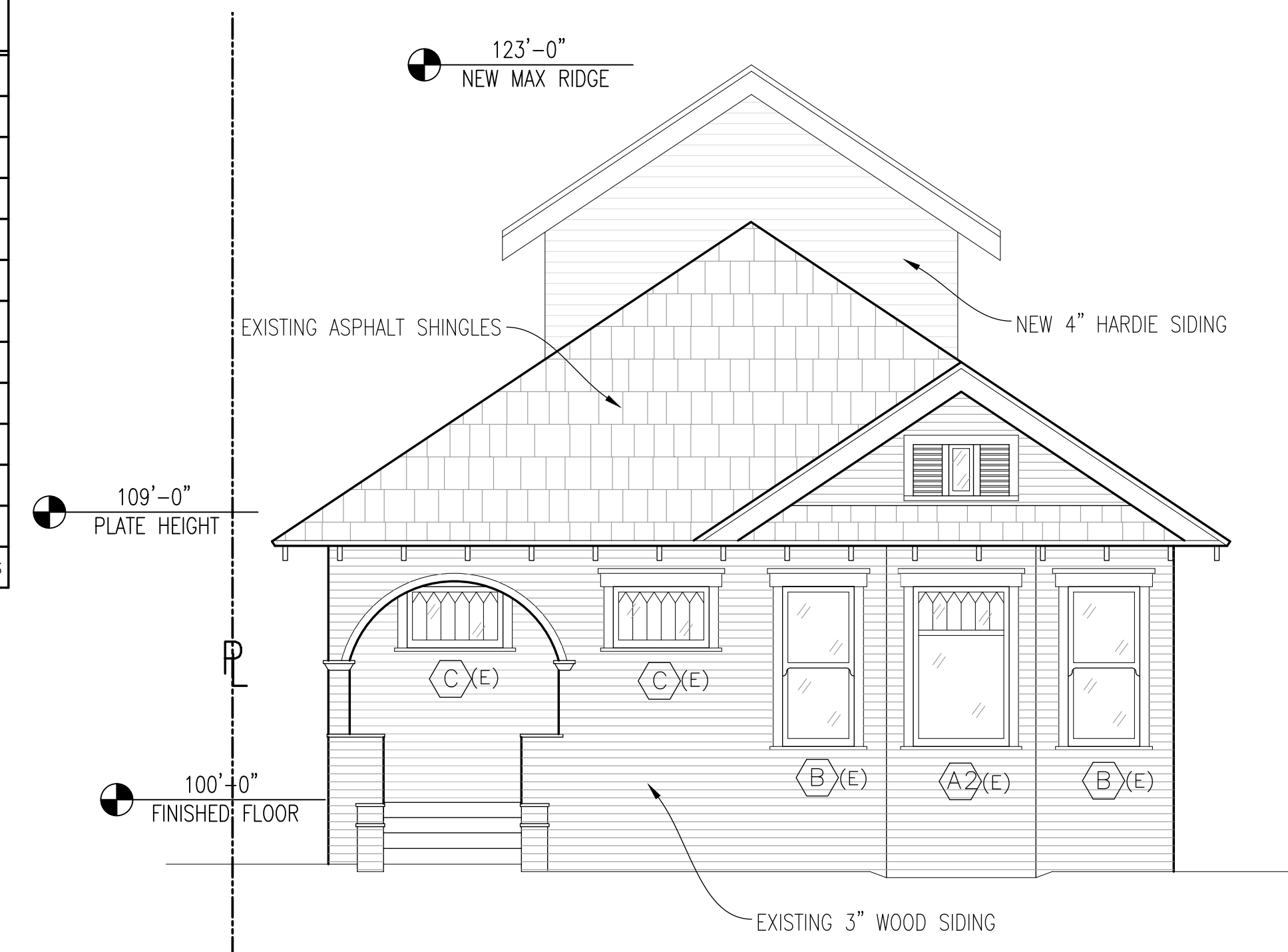
DOOR SCHEDULE									
	SIZE (W X H)	DOOR FACE	MATERIAL	TYPE	FINISH	QUANTITY	NEW OR EXISTING	NOTES	
(1)	3'-0"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	FRONT DOOR	
(2)	2'-8"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	2	EXISTING		
(3)	2'-6"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING		
(3A)	2'-6"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	EXISTING DOOR, MOVED TO NEW LOCATION	
(4)	2'-4"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	EXISTING DOOR, MOVED TO NEW LOCATION	
(4A)	2'-4"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1	EXISTING	EXISTING DOOR, MOVED TO NEW LOCATION	
(4B)	2'-4"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	2	NEW	NEW TO MATCH EXISTING '4' DOORS	
(4C)	2'-4"W X 6'-8"H	FLUSH	WOOD/CORE	POCKET	PAINTED	3	NEW	PRIMARY SUITE POCKET DOORS	
(5)	5'-0"W X 6'-8"H	FRENCH	CLAD	SWING	PAINTED	2 SETS	NEW	NEW EXTERIOR DOORS	
(5A)	2'-6"W X 6'-8"H	PANEL	WOOD/CORE	SWING	PAINTED	1 SET	NEW	NEW INTERIOR DOORS	
(5B)	2'-6"W X 6'-8"H	LOUVERED	WOOD/CORE	BIFOLD	PAINTED	1 SET	NEW	BIFOLDING LAUNDRY DOORS	
(6)	3'-0"W X 6'-8"H	FLUSH	WOOD/CORE	POCKET	PAINTED	2	EXISTING	EXISTING DINING/LIVING ROOM POCKETS	



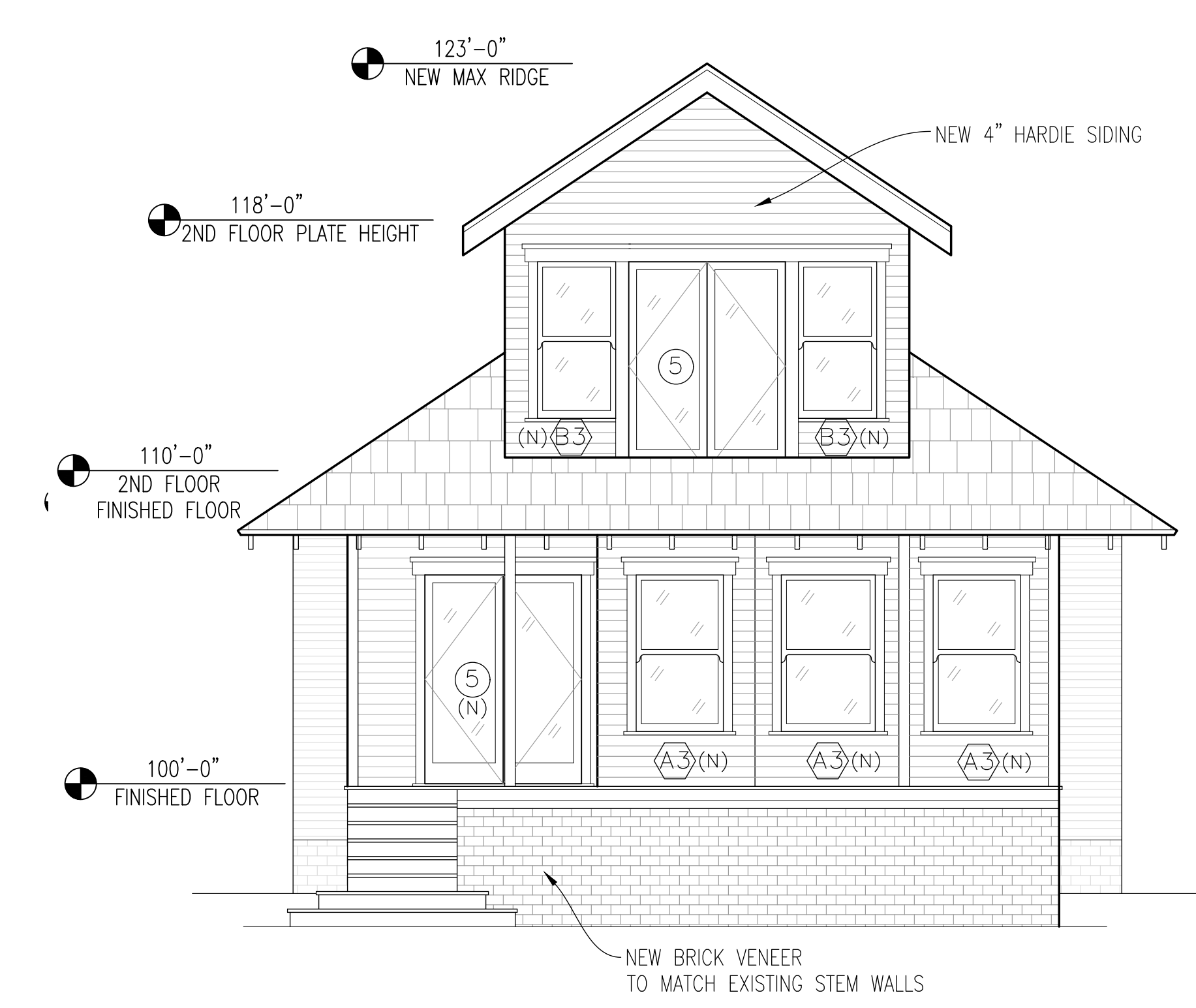
**1 EXISTING NORTH ELEVATION**  
 A-3 1/4"=1'-0"



**2 EXISTING SOUTH ELEVATION**  
 A-3 1/4"=1'-0"

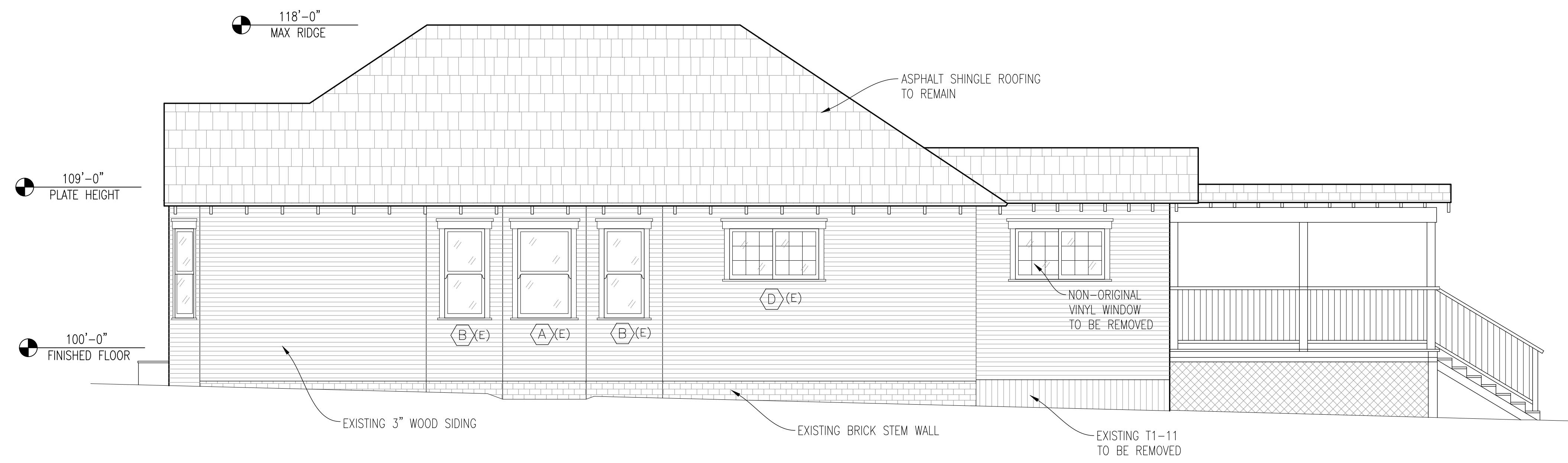


**3 PROPOSED NORTH ELEVATION**  
 A-3 1/4"=1'-0"



**4 PROPOSED SOUTH ELEVATION**  
 A-3 1/4"=1'-0"

NOTE: RAILINGS NOT SHOWN THIS ELEVATION FOR CLARITY



1 EXISTING WEST ELEVATION  
A-4 1/4"=1'-0"

### 1017 MAGNOLIA MATERIAL BOARD

NEW ASPHALT SHINGLES



GAF "TIMBERLINE HDZ" SHINGLES  
COLOR TO MATCH EXISTING ROOFING

NEW HARDIE SIDING

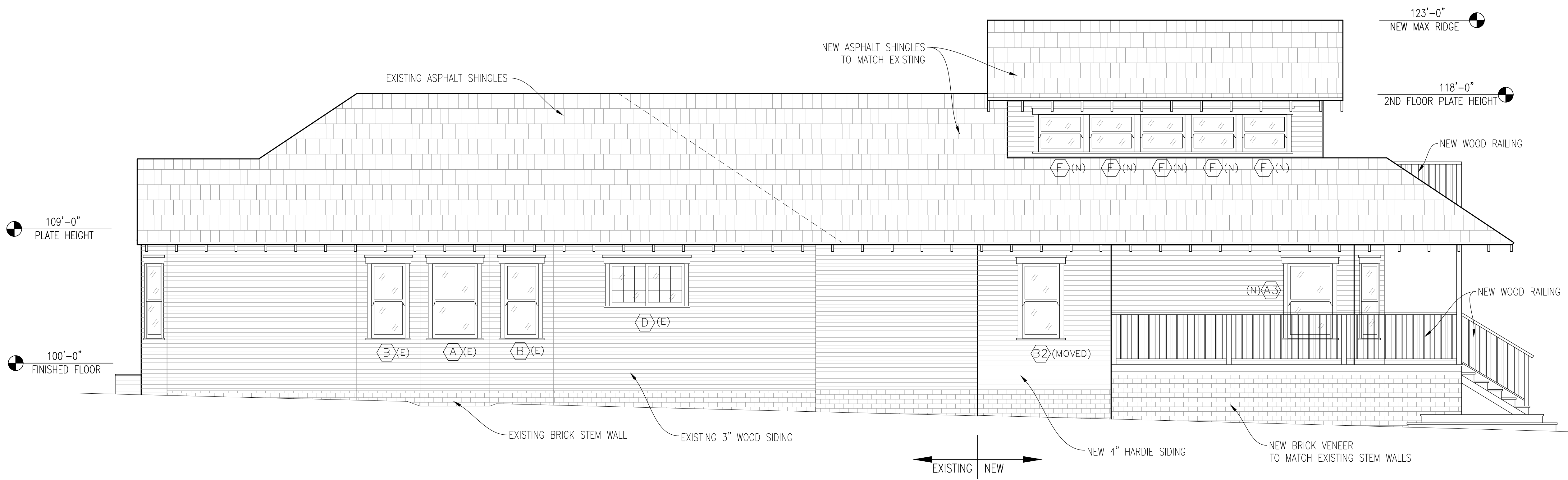


JAMES HARDIE 4" "HARDIE PLANK LAP SIDING",  
COLOR TO MATCH EXISTING SIDING

NEW BRICK VENEER

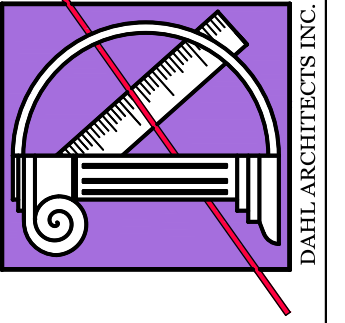


BRICK VENEER ON FOUNDATION WALLS  
TO MATCH EXISTING FOUNDATION



2 PROPOSED WEST ELEVATION  
A-4 1/4"=1'-0"

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**MILES/LIN HOME**  
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**WEST ELEVATION**

Date 2/8/2024  
 Scale 1/4"=1'-0"  
 Drawn APD  
 Job  
 Sheet

# 1017 MAGNOLIA MATERIAL BOARD

NEW HARDIE SIDING



JAMES HARDIE 4" "HARDIE PLANK LAP SIDING", COLOR TO MATCH EXISTING SIDING

NEW ASPHALT SHINGLES

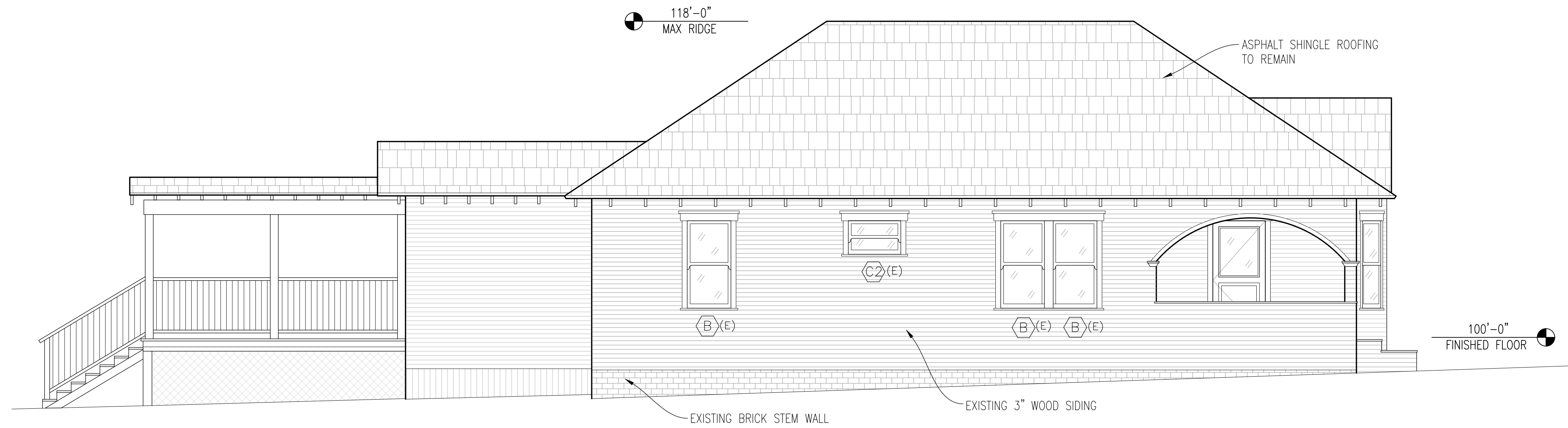


GAF "TIMBERLINE HDZ" SHINGLES COLOR TO MATCH EXISTING ROOFING

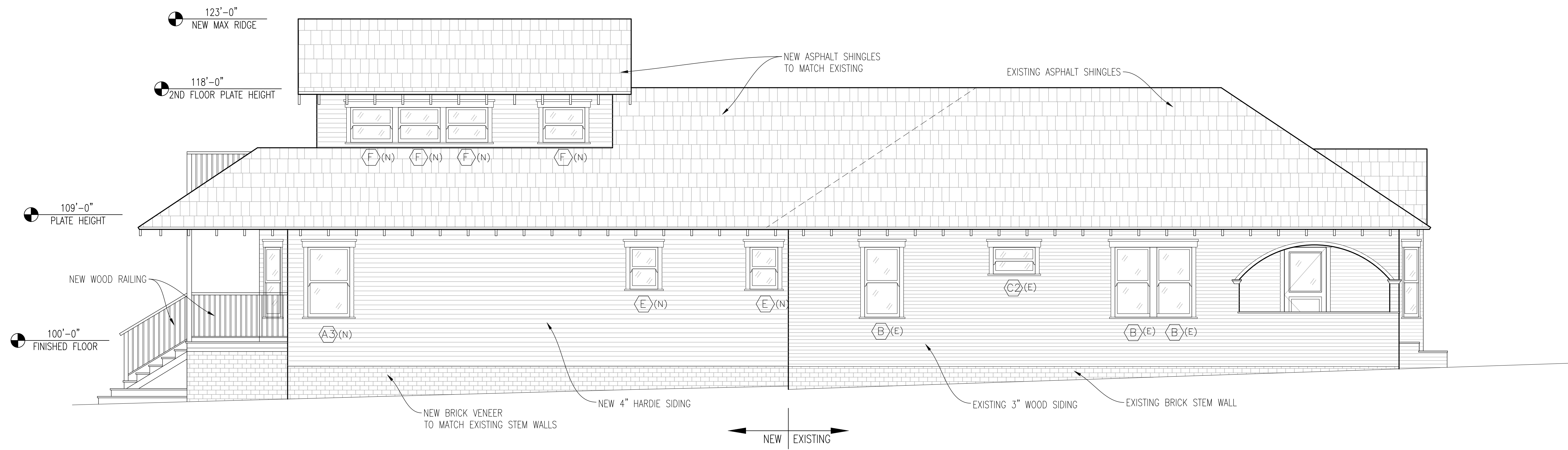
NEW BRICK VENEER



BRICK VENEER ON FOUNDATION WALLS TO MATCH EXISTING FOUNDATION



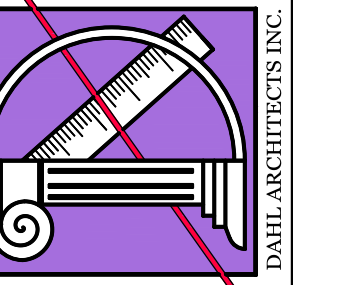
1 EXISTING EAST ELEVATION  
1/4"=1'-0"



2 PROPOSED EAST ELEVATION  
1/4"=1'-0"

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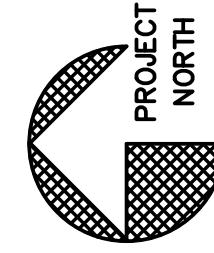
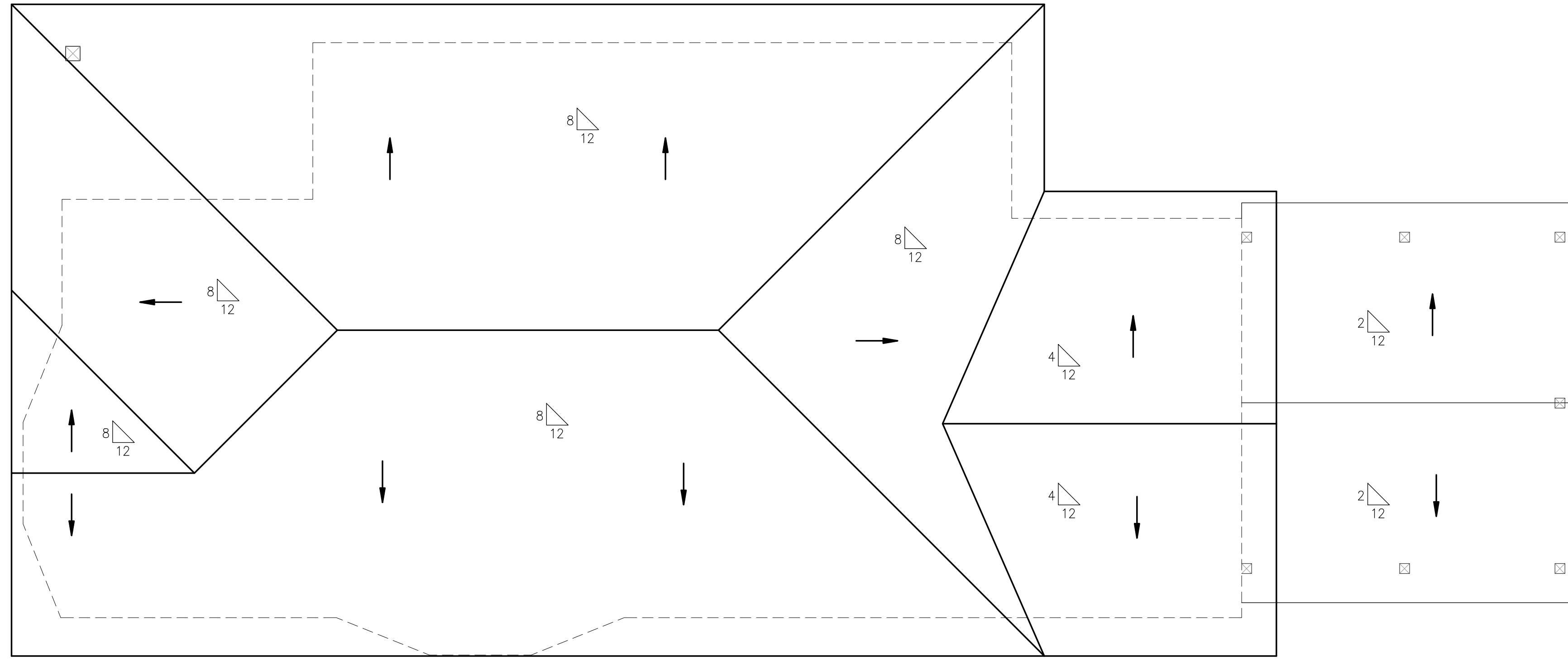


MILES/LIN HOME  
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SOUTH PASADENA, CA 91030

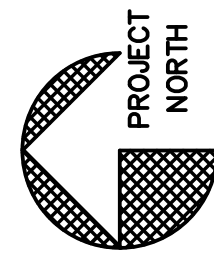
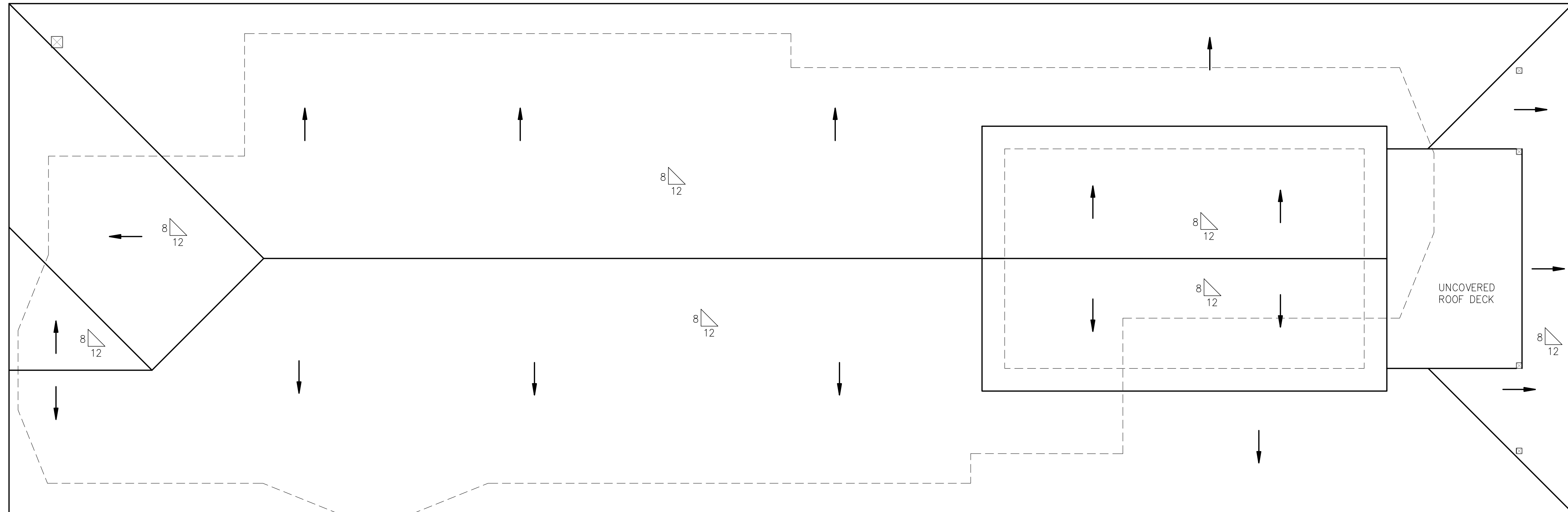
EAST ELEVATION

Date 2/8/2024  
Scale 1/4"=1'-0"  
Drawn APD  
Job  
Sheet

A-5



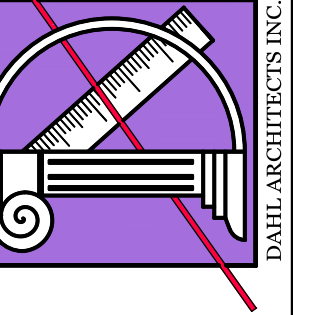
1 EXISTING ROOFPLAN  
A-6 1/4"=1'-0"



2 PROPOSED ROOFPLAN  
A-6 1/4"=1'-0"

REV. DATE

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MILES/LIN HOME  
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SOUTH PASADENA, CA 91030

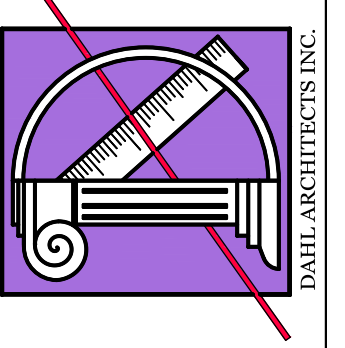
EXISTING AND PROPOSED  
ROOFPLANS

Date 2/8/2024  
Scale 1/4"=1'-0"  
Drawn APD  
Job  
Sheet

A-6

REV.	DATE

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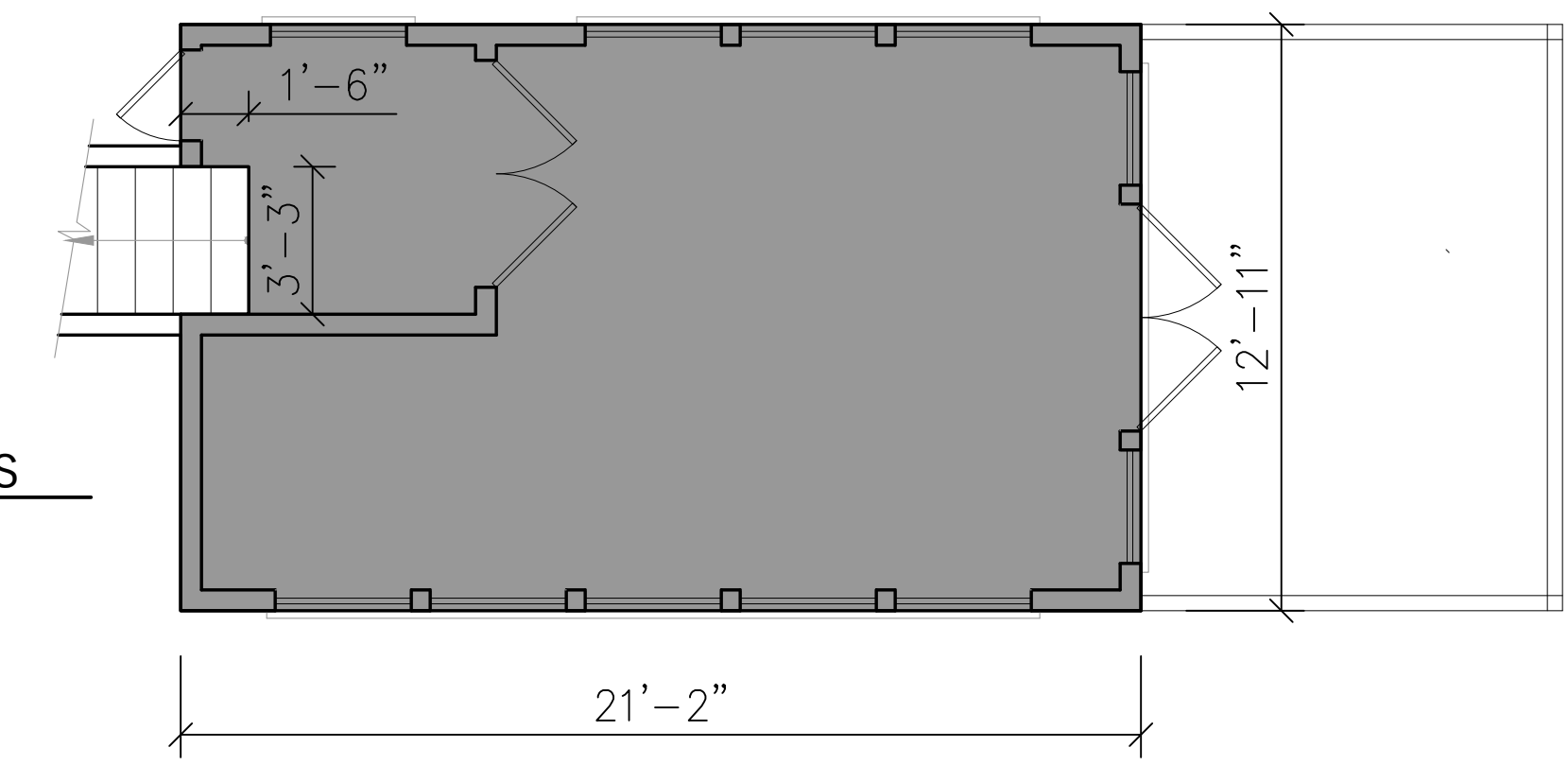
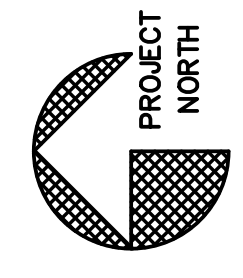
**MILES/LIN HOME**  
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 SOUTH PASADENA, CA 91030

**SQ. FT. CALCULATIONS**

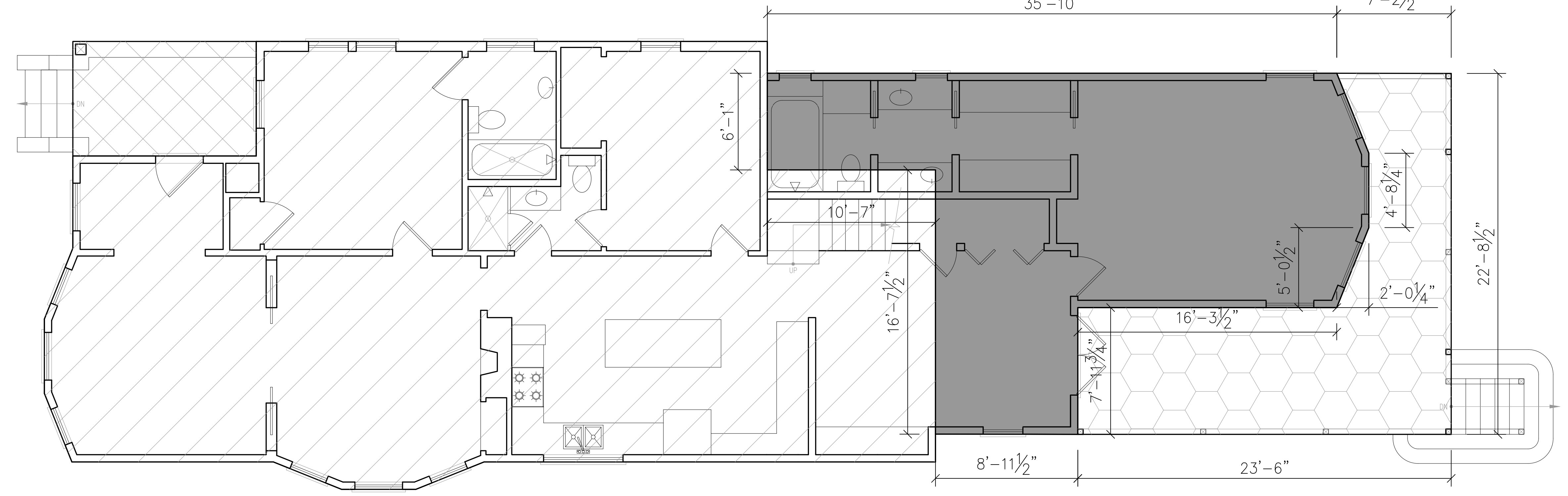
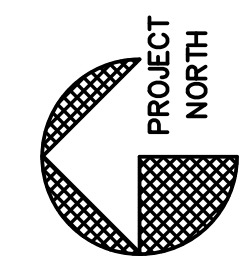
Date	2/8/2024
Scale	1/4"=1'-0"
Drawn	APD
Job	
Sheet	

**A-7**

**1 2ND FLOOR SQ. FT. CALCULATIONS**  
 A-7 1/4"=1'-0"



**2 1ST FLOOR SQ. FT. CALCULATIONS**  
 A-7 1/4"=1'-0"



- 528 1ST FLOOR  
269 SECOND FLOOR ADDITION AREA  
(COUNTED IN FLOOR AREA RATIO)
- 1,300 SQ. FT. EXISTING HOME  
(COUNTED IN FLOOR AREA RATIO)
- 83 SQ. FT. EXISTING COVERED FRONT PORCH  
(COUNTED IN LOT COVERAGE BUT NOT IN FAR)
- 274 SQ. FT. NEW COVERED REAR PORCH  
(COUNTED IN LOT COVERAGE BUT NOT IN FAR)

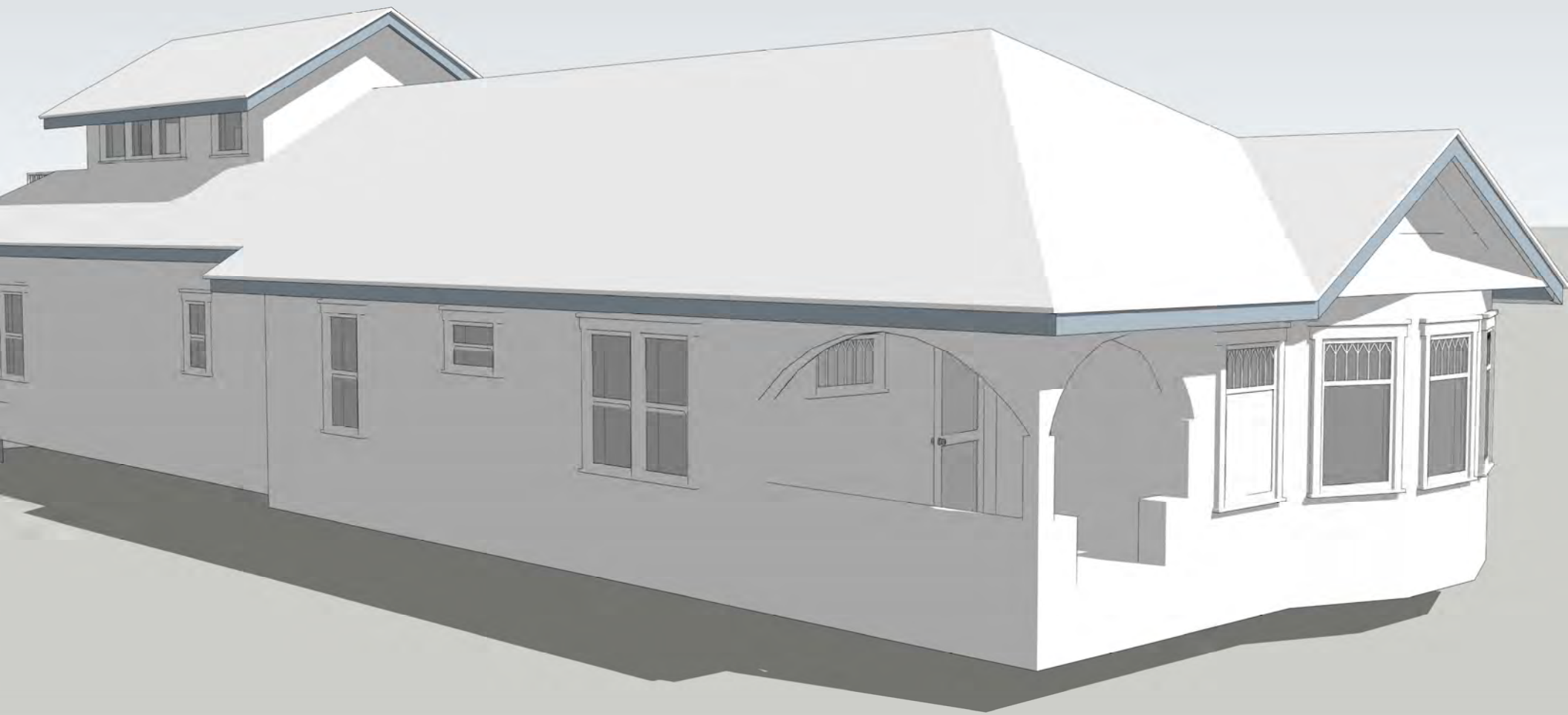
NOTE: THE NEW STAIRWAY IS ONLY COUNTED ONCE, ON THE 1ST FLOOR

# **ATTACHMENT 4**

Renderings

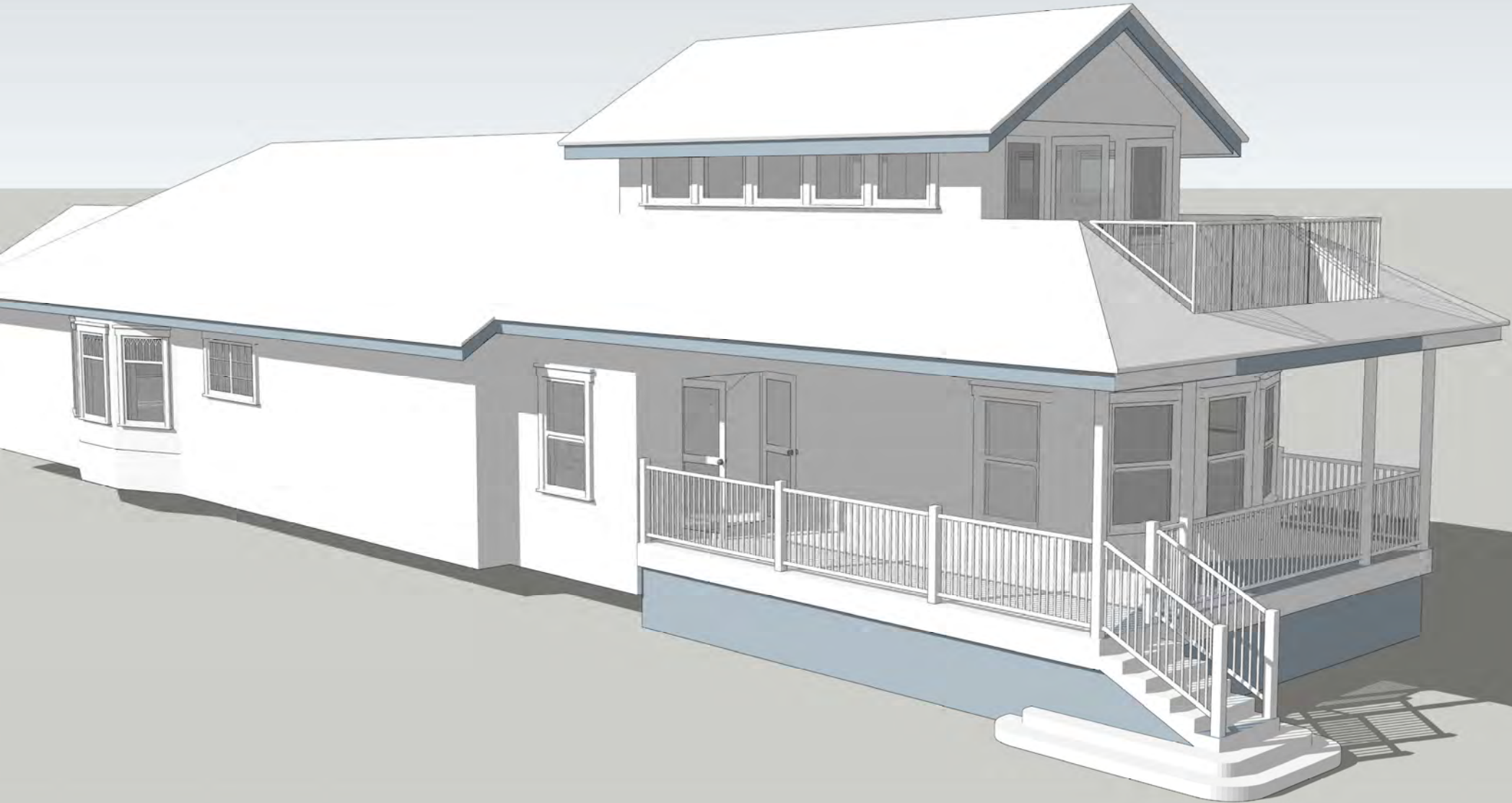












**ATTACHMENT 5**

Project Narrative



## **Dahl Architects, Inc**

**1134 El Centro Street  
South Pasadena, CA 91030  
(626) 564-0011, (626) 564-1591 fax**

### **1017 Magnolia Street CHC Project Narrative – November 29, 2023**

This project involves a single-family home that was built in 1904. It was built in a turn of the century style most closely related to Queen Anne cottage or bungalow – although it is more simplified than typical Queen Anne homes and lacks some of the usual ornate detailing.

We are proposing a new rear addition including a small 2<sup>nd</sup> story popup. The total addition area on both floors will be 797 sq. ft. along with a 274 sq. ft. covered back porch and a small uncovered balcony/roofdeck above. We are also proposing a new driveway to reactivate the garage that has no current access or connection to the street.

The original massing of the home was rectangular with a steeply pitched hipped roof broken up by bay windows, a forward facing gable, and an inset front covered front porch entry. Most of the ornamentation is on the front, with arches on two sides of the porch, decorative window mullion divides, and the gabled roof. The rest of the home is mostly unadorned, with exposed rafters, narrow width horizontal siding, double hung wood windows, and exposed brick foundation stem walls that become more visible as the grade slopes down to the south (rear).

There was a newer rear addition added some time in the last 110 years since the home was built that doesn't quite fit with the original home's style and detailing. It breaks up the rectangular floorplan and the rectangular symmetry of the hipped roof. It has a shallower pitch gabled roof that sticks out from the hip in the back, a different plate height and rafter spacing, and lacks some of the same detailing from the original home like the brick stem walls and notched rafter tails. We are proposing to remove most of this and replace it with a more compatible and appropriate rear addition.

Our proposed addition will bring the primary rectangular hipped roof all the way back throughout the addition by extending the rooflines and ridge. The outline of the roof will be completely rectangular around the home, but the exterior walls will jog inwards to create an inset covered rear porch reminiscent of the original porch in the front. The addition also features a bay window in the new primary bedroom in the back and the popup 2<sup>nd</sup> floor that helps to break up the large roof mass in a similar way to the forward-facing gable on the front of the home. The addition will use new clad windows with similar trim and appearance compared to the original wood windows but will be much more energy efficient and long-lasting. Similarly, we are proposing Hardie cementitious siding for the addition which will appear similar to the original but will be less susceptible to weathering and potential fire damage. In accordance with the Secretary of the Interiors Guidelines for Alterations to Historic Homes, the proposed addition will be offset with jogs of about 2' on each side and a change in siding from 3" exposure height on the original to 4" on the addition area.



# Cultural Heritage Commission Agenda Report

ITEM NO. 5

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**DATE:** May 16, 2024

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Tatianna Marin, Acting Assistant Planner

**SUBJECT:** **Project No. COA24-0005 – A request for a Certificate of Appropriateness (COA) for a 469 square-foot second-story addition to the rear of an existing two-story single-family dwelling at 1617 Spruce St. (APN: 5320-009-019). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).**

## Recommendation

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Staff recommends that the Cultural Heritage Commission approve the project, subject to an additional review by the Cultural Heritage Commission Chair and Conditions of Approval (**Attachment 1**).

## Background

Constructed in 1923, the subject site is included in the City's Inventory of Historic Resources. The residence is designed with the influence of Spanish Colonial Revival style. The subject site is located within the *Oneonta Park District* as a potentially eligible historic district. *The Oneonta Park District is a good example of a neighborhood of modestly-sized period revival single-family residences, with a high degree of integrity, in South Pasadena. Its period of significance is from 1907 to 1950, which encompasses the earliest residence to the latest. 66% of the buildings within the district boundary are contributing; therefore, the district is eligible for designation as a local historic district.* The home in its original condition has good integrity with minimal modifications to the existing building shell. After its original built, the home had an interior remodel, one addition, as well as other minor permits that were pulled for reroofing, plumbing, electrical and mechanical permits. (**Attachment 2 - Building Permits**)



The subject site is located on the south side of Spruce Street. The property measures a total of 8,753 square feet. The property has an approximate depth of 175 feet and an approximate width of 50 feet. The subject site is currently developed with a two-story, single-family residence and an attached two-car garage.

**Image 1: Street View of the Property**



The Spanish Colonial Revival style is noticeable in the structures' current condition with the use of; Spanish roofing tiles on a low gabled roof, iron railings, ceramic vents, and arched windows openings.

## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Certificate of Appropriateness to construct a 469 square foot second story rear addition above the existing one story attached garage to include a new bedroom, bathroom and walk in closet, expanding the existing 2<sup>nd</sup> floor into the new addition. When complete, the home will total 2,913 square-feet with four bedrooms. Minor interior improvements are proposed on the first floor as well, as illustrated in the plans. **(Attachment 3 – Project Plans)**

**PROJECT ANALYSIS**

*General Plan Consistency*

The General Plan land use designation of the project is Very Low Density Neighborhood, which allows for detached single-family units. The proposed project does not involve a subdivision of the existing lot; therefore, it is consistent with the General Plan.

*Development Standards*

The subject site is located within the Residential Estate (RE) zoning district. The existing land use and density of the project site complies with Section 36.220, Residential Zoning Districts of the South Pasadena Municipal Code (SPMC). The purpose of the residential design review process is to ensure that the proposed work and building design are suitable and compatible with the City’s design standards and guidelines. Pursuant to Section 36.220.050 (Development of Small Nonconforming Residential Parcels), the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential development standards from SPMC Sections 36.220.040 and 36.220.050 were applied to the proposed project. The following table lists the project’s conformance with applicable development standards.

**(RE) Residential Estate Development Standards Compliance**

<b>Standard</b>	<b>Requirement</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	50% (4,376 SF max. allowed)	23.5% 2,063 SF	Unchanged
<b>Floor Area Ratio (FAR)</b>	35% (3,063 SF max. allowed)	27.9% 2,444 SF	33.2% 2,913 SF
<b>Building Height</b>	35 ft.	26 ft. 4 in	Unchanged
<b>Off-Street Parking</b>	2-Car (Covered)	2-car garage	Unchanged
<b>Front Setback</b>	15' (with porch) 20' (w/o porch)	52 ft. 7 in.	Unchanged
<b>Side Setback (East)</b>	10% of lot width (5 ft. minimum)	5 ft.	Unchanged

Standard	Requirement	Existing	Proposed
Side Setback (West)	10% of lot width (5 ft. minimum)	9 ft. 8.5 in.	Unchanged
Rear Setback	20 ft	46 ft. 4 in.	Unchanged

*Certificate of Appropriateness (COA)*

The proposed addition requires a Certificate of Appropriateness with review and approval from the Cultural Heritage Commission as the addition is larger than the 200 square-foot threshold for CHC review as stipulated in Section 2.65 of the SPMC. The subject property has been identified as a contributor to an eligible historic district in the South Pasadena Inventory of Historic Resources. As such, an addition should be visually subordinate, or secondary, to the original structure.

The scope of work consists of a new rear addition above the existing attached garage with interior remodel to the original floor plan.

**DESIGN REVIEW**

*Project Design Elements*

The addition is proposed at the rear of the home and is proposed above the existing attached garage. The new addition will incorporate materials to match the existing style such as new stucco and roofing material.

The addition does not alter the original style of the home or modify original features, elements, or spaces, as illustrated in the development plans. The roof of the addition will match the existing clay tile roofing of the existing main house and will be matching the existing stucco siding.

The proposed windows and doors schedule calls out wood material for the new doors and windows, to be consistent to the styles found in Spanish Colonial Revival homes (**Attachment 6 – Material Brochures**).

In addition, the single-family home will remain compatible to the single-family residential tract, as the existing design style of the home will not be modified.

*City of South Pasadena Design Guidelines for Historic Properties*

As codified in the SPMC section 2.65, the City of South Pasadena Design Guidelines for Alteration and Additions to Historic Residences are to be assessed in the issuance of a Certificate of Appropriateness (COA). As stated on Page 9 of the Design Guidelines for historic resources, the guidelines are based on the Secretary of the Interior's

Standards for Treatment of Historic Properties, which intend to foster the preservation and rehabilitation of the character defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features. The Design Guidelines includes a section focused on Mission and Colonial Revival styles (pages 12-13).

The Spanish Colonial Revival style architecture is not a unifying featured style in the neighborhood, as the neighborhood tract contains a variety of architectural styles such as but not limited to English, Craftsman, Colonial, Tudor and Mission Revival.

The materials, finishes, detailing, and size/mass of the additions, with the proposed work, are all compatible with the existing style and color of the home. The property will retain the original architectural style after the proposed addition.

## **Findings**

### *Required Certificate of Appropriateness Findings*

In order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the design and layout of the proposed addition complies with the findings as stipulated in the SPMC.

### *Mandatory Findings*

The Cultural Heritage Commission shall make all the required findings listed below.

#### **1. The project is consistent with the goals and policies of the General Plan.**

The proposed project is consistent with the General Plan, specifically with Goal 8.0 of the Land Use Element of the General Plan by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town atmosphere". The area where the addition is proposed is partly visible from the street with minimal impact to the existing roof form. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. The property will continue to be used as a single-family residence, in addition to retaining the original Spanish Colonial Revival influenced design. Existing and original features are also maintained, therefore preserving the historic character, scale, and "small-town atmosphere" as to the surrounding land uses.

#### **2. The project is consistent with the goals and policies of this article.**

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project implements the goals of the Cultural Heritage Ordinance

by encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is generally consistent with the *Secretary of Interior's Standards*.

**3. The project is consistent with the applicable criteria identified in subsection (e)(8) of this section which the commission applies to alterations, demolitions, and relocation requests.**

The project, including the residence's addition, is consistent with the *City of South Pasadena's Design Guidelines*; the following are most relevant to the proposed modifications and addition to the property:

1. "Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style...The original roof form should be preserved. Any replacement of deteriorated features or addition of small features should be done in the style of the original building, considering the original roof form and slopes." (p. 26)
2. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
3. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p.37)
4. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)
5. "Window mullion widths, window trim, and surrounds should be consistent with the existing windows." (p. 42)

The proposed project is consistent with the applicable criteria identified under subsection (e)(8) of section 2.65 Certificate of *appropriateness – Alteration and demolition* of the South Pasadena Municipal Code. In addition to the standards in the Secretary of Interior's Standards of Rehabilitation.

<b>Consistency with Secretary of the Interior Standards</b>	
<b>Standard</b>	<b>Staff's Recommended Consistency Determination</b>
<b>Standard 1:</b> A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships	Consistent.
<b>Standard 2:</b> The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.
<b>Standard 3:</b> Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	Consistent.
<b>Standard 4:</b> Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
<b>Standard 5:</b> Distinctive materials, features, finishes, and construction techniques or examples of Spanish Colonial Revival that characterize a property will be preserved.	Consistent.
<b>Standard 6:</b> Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Consistent.
<b>Standard 7:</b> Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Consistent.
<b>Standard 8:</b> Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Consistent, no archeological resources are known to exist on the site.
<b>Standard 9:</b> New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and	The massing, size, scale and architectural features are consistent with this proposal; however, the new addition may not be

<b>Consistency with Secretary of the Interior Standards</b>	
<b>Standard</b>	<b>Staff's Recommended Consistency Determination</b>
architectural features to protect the historic integrity of the property and its environment.	differentiated enough from the old.
<b>Standard 10:</b> New additions and adjacent or related new construction shall 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.	Consistent.

*Recommended Project Specific Findings for a Certificate of Appropriateness (2, 5, and 6)*

**Finding No. 2: The project is appropriate to the size, massing, and design context of the historic neighborhood;**

The project is appropriate to the size massing, and design context of the historic residence and the surrounding areas as the massing and style of the home will remain the same. The building materials, finishes, and detailing are compatible to the existing historical architectural design of the subject residence. Additionally, the neighborhood is comprised of a variety of other architectural styles. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. Therefore, the proposed addition will be harmonious and compatible with the surrounding potentially historic neighborhood.

**Finding No. 5: The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape;**

The proposed project consists of a 469 square foot second story rear addition above the existing one story attached garage to include a new bedroom, bathroom and walk in closet, expanding the existing 2nd floor into the new addition. The addition is to the rear of the property and will not be visible from the public right-of-way.

The proposed addition is consistent with the surrounding residential land uses, which also contain one and two-story, single-family residences and will help further enjoy the existing use of the property. The proposed addition will not modify the front facade, helping to preserve the original structure and streetscape in compliance with the design guidelines for historic properties.

**Finding No. 8: The project will be compatible with the appearance of existing Improvements on the Site and the new work will be compatible with the massing, size, scale, and Character-Defining Features to protect the Historic Integrity of the property and its environment.**

The proposed project consists of an addition to the rear of the property, above the existing attached garage. As proposed, the addition is subordinate to the existing home and the proposed roof line of the second-story addition will be 3 feet beneath the existing roof line. The addition will match the existing clay tile and the existing sand finish stucco. In addition, the new second-floor addition will have new windows that will also match the existing material and style of wood windows. The project as proposed will maintain the character defining features of Spanish Colonial Revival style.

### **Environmental Analysis**

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

### **Staff Recommendation**

Staff recommends that the Cultural Heritage Commission:

1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. The proposed design meets many criteria of the design guidelines and staff is comfortable moving this project forward recommending an approval of this project. Staff has identified several areas of the project that will require continued refinement. However, these items could be addressed through a condition of approval (Condition No. P4), requiring that the Cultural Heritage Commission Chair review the revised architectural plans prior to the building plan check process. These items are:
  - a. Design refinement on the proposed South elevation.
  - b. Articulation for the proposed second story addition to create enough differentiation from the new and old construction.

### **Alternatives to Consider**

The Cultural Heritage Commission has the following options available:

1. The Cultural Heritage Commission can Approve the project as is or with modified condition(s) added or removed and provide findings; or



2. The Cultural Heritage Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project if it finds that the project does not meet the City's COA requirements.

### **Public Noticing**

A Public Hearing Notice was published on May 3, 2024, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on May 2, 2024. In addition, the public was made aware that this item was to be considered at a public hearing, by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

### **Next Steps**

If the Cultural Heritage Commission approves the project, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a public hearing by the City Council. Should there be no appeals during this 15-day period, the applicant may proceed through the plan check process with the Planning Division to review the construction plans to ensure that all conditions are satisfied prior to submittal with the Building Division.

### **Attachments**

1. Conditions of Approval
2. Building Permit History
3. Project Plans
4. Project Narrative
5. Site Pictures
6. Materials Brochure

# **Attachment 1**

## Conditions of Approval

**Attachment 1**  
**CONDITIONS OF APPROVAL**  
**Certificate of Appropriateness**  
**Project No. COA24-0005**  
**1617 Spruce Street (APN: 5320-009-019)**

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**DEVELOPMENT**  
**REQUIREMENTS**

*Note: As a convenience to the applicant, the development requirements from applicable Departments/Agencies are listed herein. These requirements list what the applicant will be required to comply with in order to receive a Building Permit, a Certificate of Occupancy, or other Department-issued entitlement.*

**PLANNING DIVISION:**

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on May 16, 2024:
- Certificate of Appropriateness for:
- a. A 469 square-foot second-story addition to the rear of an existing two-story single-family dwelling at 1617 Spruce St.
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any permitted or unpermitted building/structure on the property involved with the Certificate of Appropriateness.
- P4. A revised set of architectural plans shall be submitted to the Cultural Heritage Commission Chair for review and approval prior to the building plan check process. The revised plans shall address design refinement on the South Elevation and provide adequate differentiation on the exterior elevations.
- P5. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.

- P6. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P7. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.
- P8. Any modification to the approved plans shall require review and approval of the Planning Division.

### **Notes on Construction Plans**

**The contractor shall be responsible to implement and monitor compliance with the following conditions:**

- P9. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P10. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P11. When applicable, during construction, the demolition, clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
- a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
  - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
  - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.

P12. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

**BUILDING DIVISION:**

- B1. The second sheet of building plans shall list all conditions of approval and to include a copy of the Letter of Determination from Planning. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the current building code in effect shall be submitted to Building Division for review prior permit issuance.
- B3. School Developmental Fees shall be paid to School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.
- B8. Preliminary MS4 Project Application (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fi/chxsvdnb9u6uuxb25ua76/SP-MS4-1-LID-Determination-Form.pdf?rlkey=d7q43dh29lurp3ma1g4acbote&dl=0>
- B9. Project shall comply with the CalGreen Residential mandatory requirements.
- B10. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.
- B11. Existing garage shall be separated from the addition above per Section R302.6 of the Residential Code.
- B12. Proposed chimney at the first floor shall be extended 2 feet above any portion of the building within 10 feet of the chimney per Section R1003.9 of the Residential Code.
- B13. Exterior placement of proposed mechanical equipment shall comply with Mechanical Code regarding minimum required distance to a building opening.

**PUBLIC WORKS DEPARTMENT:**

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW3. Spruce Street shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.
- PW4. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW5. The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SPPWC).
- i. The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 112-2. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).
  - ii. The applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department.

- PW6. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW7. Provide an arborist report and clear site plan of what trees are being removed. Submit a design narrative with the arborist report explaining why certain trees are being removed and what alternative options were considered to preserve the existing trees.
- PW8. Show all existing and proposed trees, including size and species, and indicate their disposition. If any trees (12" in diameter or greater and/or native trees) are to be removed, apply for a tree removal permit with the Public Works Department per City Ordinance No. 2328 amending Section 34.10 of SPMC. See SPMC Section 34.12 for the required information and process for the trees that are proposed to be removed and/or impacted during construction. Replacement trees shall be planted per SPMC Section 34.12-5. If existing trees are to remain on site, the applicant shall note on the plans methods of protecting existing trees during construction.
- PW9. The applicant shall include the following information on the plans:
- i. The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
  - ii. The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).
  - iii. Show the location and area of trench sections for any proposed sewer and water line connections within the public right-of-way. Provide a trench restoration detail per City standards if any new utility connections are proposed.
- PW10. The applicant shall add the following notes on the plans:
- i. The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
  - ii. Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the

- applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.
- iii. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
  - iv. Temporary bins (low boy), if used, shall be “roll off” style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
  - v. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
  - vi. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.

**FIRE DEPARTMENT:**

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code; Title 19 and applicable NFPA fire standards.
- FD2. Fire Sprinklers are required per South Pasadena Municipal Code. Submit plans to City for approval.
- FD3. Provide a Water Flow Test from City of South Pasadena Water Department at time of submittal along with fire sprinkler plans.
- FD4. Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provide throughout all buildings with a Group R fire area.
- FD5. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system.
- FD6. The applicant shall provide a full set of drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD7. Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.



- FD8. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD9. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD10. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD11. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintained.
- FD12. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD13. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- i. On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
  - ii. In each room used for sleeping purposes.
  - iii. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD14. Interconnection. Where more than one smoke alarm is required to be install within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).
- FD15. Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed; and in dwelling units that have attached garages.

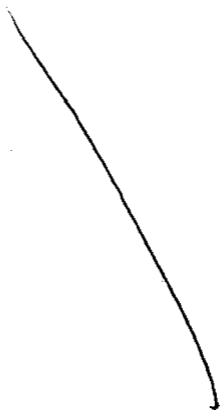
- FD16. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.
- FD17. Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).
- FD18. Alarm Requirements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 “Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment” and the manufacturer’s installation instructions. Other carbon monoxide alarm and detection devices are recognized in NFPA 720 are also acceptable.
- FD19. Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).
- FD20. Buildings under construction shall meet the condition of “Chapter 33 Fire Safety During Construction and Demolition” of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
- i. At each stairway on all floor levels where combustibles materials have accumulated.
  - ii. In every storage and construction shed.
  - iii. Where special hazards exist included, but not limited to, the storage and use of combustible and flammable liquids.
- FD21. A set of plans must remain on the job site at all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.
- FD22. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

## **Attachment 2**

### Building Permit History

1617 SPRUCE STREET

Por. Lot 13, Block F, Oneonta Park Tract



## CITY OF SOUTH PASADENA

## JOB CARD

ADDRESS: 1617 Spruce Street

DATE: 8/19/65

OWNER: W. A. Barnes

CONTRACTOR: Monarch Roofing (796=6191)

PERMIT NUMBER: 58661 VALUE: \$93.00 FEE: \$2.00

JOB: roof repair

ROUGH INSPECTION

FINAL INSPECTION

INSPECTOR:

## CITY OF SOUTH PASADENA

## BUILDING AND ALLIED PERMITS

LOCATION

1617 Spruce

LOT

13

BLOCK

F

TRACT

Oneonta PK

OWNER

H. H. Roberts

Repairs-termites

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED  
COST

11-19-36

3620

BUILDING

J. M. Harvey

100<sup>00</sup>

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

**CITY OF SOUTH PASADENA**  
**BUILDING AND ALLIED PERMITS**

LOCATION

*1617 SPRUCE*

LOT

*13*

BLOCK

*F*

TRACT

*ONEONTA PARK*

OWNER

*H. H. ROBERTS*

*SAME*

*ALTERATIONS & ADDITIONS*

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED COST

*7-3-30*

*6613*

BUILDING

*H. E. WING*

*500 00*

*7-10-30*

*9909*

ELECT. WIRING

*SO. PASA. ELECT.*

*1 25*

ELECT. FIXTURES

*7-10-30*

*7947*

PLUMBING

*SO. PASA. PLUMB.*

*1 00*

SEWER

HOUSE CONN.

**CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS**

LOCATION

*1617 Spruce*

LOT

*13*

BLOCK

TRACT

*Oneonta Park*

OWNER

*Alfred Murray  
New House*

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED  
COST

*7-18-23*

*3916*

BUILDING

*Owner*

*6000<sup>00</sup>*

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.



CITY OF SOUTH PASADENA  
BUILDING AND ALLIED PERMITS

LOCATION 1617 SPRUCE ST.

LOT Por. 13 BLOCK F TRACT ONEONTA PARK

OWNER MRS. G. G. ROBERTS

DESCRIPTION REMODEL KITCHEN, GARAGE DOORS AND  
MED. CABINET IN BATH

\$ 300.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
		BUILDING		
		TEMP POWER		
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

LOCATION 1617 SPRUCE ST MRS. G. G. ROBERTBUILDING REMODEL KITCHEN, GARAGE DOORS & MED PERMIT NO. 22122GENERAL CONTRACTOR OWNER CABINET PHONEELECTRICAL " BATH "

PLUMBING " " "

ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1) MADE	(2)		
TRENCHES		A.M. P.M.				
FRAME	11/17	A.M. P.M.	11/17		11/17	G. E. T.
VENTS & FURN.		A.M. P.M.				
WIRING	11/17	A.M. P.M.	11/17		11/17	G. E. T.
PLUMBING	11/17	A.M. P.M.	11/17		11/17	G. E. T.
LATH	11/17	A.M. P.M.	11/17		11/17	G. E. T.
FINAL PLUMB.		A.M. P.M.				
FINAL ELECT.		A.M. P.M.				
FINAL BUILD.		A.M. P.M.				
MISC.		A.M. P.M.				



NUMBER

STREET

1617 Spruce St.

APPLICATION FOR A  
PLUMBING PERMIT  
BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
TELEPHONE 799-9101 • 682-2175

CONTRACTOR <b>Morrow &amp; Holman</b>	ST. LIC. NO. <b>119485</b>
MAIL ADDRESS <b>1500 El Centro St.</b>	CITY LIC. NO. <b>10219</b>
<b>South Pasadena, Calif.</b>	PHONE <b>799-3115</b>
OWNER <b>Beacon Steel Corp.</b>	PHONE <b>682-3644</b>
MAIL ADDRESS <b>1608 Huntington Dr. So. Pas.</b>	

PROPOSED USE		USE ZONE	
NO. EACH FIXTURE		NO. EACH FIXTURE	NO. EACH FIXTURE
	BATHTUBS	ACC. SINKS	WASHING MACHINES
	STALL SHOWERS	FLOOR SINKS AND DRAINS	WATER HEATERS
<b>1</b>	LAVATORYS	"P" TRAPS	VENTS
	WATER CLOSETS	GARBAGE DISPOSALS	WATER PIPE
	URINALS	DISHWASHERS	SPRINKLER SYSTEM
	KITCHEN SINKS	LAUNDRY TRAYS	DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	\$ <b>4.00</b>
SAND OR GREASE TRAPS	@2.50	\$ _____
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	\$ _____
+ EACH ADDITIONAL OUTLET	.50	\$ _____
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	\$ _____
DILUTING TANK OR WATER SOFTENER	3.50	\$ _____
BUILDING DRAIN, ALTER OR REPAIR	4.00	\$ _____
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	\$ _____
SWIM POOL	10.00	\$ _____
ADDITIONAL INSPECTION	@5.00 hr.	\$ _____
INVESTIGATION FEE		\$ _____
OTHER		\$ _____
BLANKET PERMIT	3.00	\$ _____
PLUMBING PERMIT	2.50	\$ <b>2.50</b>

WHEN PROPERLY VALIDATED, HERE,  
THIS FORM CONSTITUTES A PERMIT  
FOR THE WORK DESCRIBED HEREON.

TOTAL FEE \$ **6.50**

3126211 19 - 6.50 PM

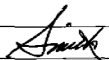
I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

*P. Cecil*

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

# INSPECTION RECORD

GROUND WORK	DATE	APPROVED
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	8-15-67	

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena, California 91030  
(818) 799-9101

## PLANNING & BUILDING DIVISION PLAN CHECK APPLICATION

Building Address 1617 SPRUCE ST

Lot No. \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_

Owner ROBERT S OMENS

Mailing Address 1617 SPRUCE ST

City SO PASADENA Zip 91030 Tel. (213) 742 6444

Arch., Engr., Designer \_\_\_\_\_

Address \_\_\_\_\_ Tel. \_\_\_\_\_

City \_\_\_\_\_ Zip 14 State 30550 \*  
Lic. No. \_\_\_\_\_

Proposed Construction 3-BEDROOM + 2 BATHS \* 8137 ADD \* 50550 \* CHK

..... 10-01-86 \* .....

Sq. Ft. Size 950 No. Stories 2 No. Dw. Units 1

New  Add.  Alter.  Repair  Demolition

U.B.C. Edition 82 Type Const. II Occ. Group R-3

Occ. Load SINGLE FAMILY F. D. Appr. Required  H. D. Appr. Required

Grading Permit  Obtained  N.A.  Variance Required  Obtained  N.A.

Use Permit Required  Des. Rev. Required  APN \_\_\_\_\_

No. Bedrooms 3 Lot Size 50 X 175

Special Conditions \_\_\_\_\_

VALUATION: \$ 49,500

F	PLAN CHECKING FEE	<del>7-24-5500</del>
E		<u>280.50</u>
E	TOTAL	<u>305.50</u>
S	Permit No. <u>003531</u>	Date <u>10-1-86</u> <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">JR</span>

**\*WARNING:** Plan Check Fees, where no action is taken by the applicant in One Hundred Eighty (180) Days and no Building Permit is issued, are forfeited to the City.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

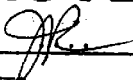
Signature of Applicant Robert S Omen Date 10/1/86

Mailing Address 1617 SPRUCE ST

City, State, Zip SO PASADENA CA 91030

CITY OF SOUTH PASADENA  
**APPROVED**

BY \_\_\_\_\_

A handwritten signature in black ink, appearing to be initials or a stylized name, written over the signature line.

NUMBER OF SHEETS \_\_\_\_\_

45  
**City of South Pasadena**

*Comm. Tile*  
**Department of Buildings**

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. *July 13* 1923

Permission is hereby granted to *Alfred Murray*, Owner

Owner's Address: *1901 Ogleby*

City and State \_\_\_\_\_ Phones \_\_\_\_\_

Contractor's Name *Say Work*

Contractor's Address: \_\_\_\_\_

City and State \_\_\_\_\_ Phones \_\_\_\_\_

To *5 Room 28 x 38*

*Garage 10 x 18*

On Lot *W 1/2 13* Block *7*

Tract *Oceania Park*

Street and Number *1617 Spruce*

In accordance with Application No. \_\_\_\_\_ on file in this office, and subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated value, \$ *6000<sup>00</sup>*

Fee, \$ *6<sup>40</sup>*

*R. V. Orinson*  
 Building Inspector.

*By [Signature]*  
 (Owner must post inspection Card on job)

NOTIFY FOR INSPECTION

- 1—Trench is dug.
- 2—Foundation is in.
- 3—Joists are laid.

- 4—Frame is up.
- 5—Rough plumbing is in.
- 6—Electric wires are in.

- 7—Plumbing fixtures are in.
- 8—Electric fixtures are in.
- 9—Final completion.

**WHEN**



Made in Duplicate

No. 6613

# City of South Pasadena

## Department of Building Inspection

This permit becomes null and void if work is not commenced within 90 days from date of issue.

South Pasadena, Calif. 7-3 1930

Permission is hereby granted to H. H. ROBERTS, Owner

Owner's Address 1617 SPRUCE

City and State So. PASA. Phones.

Contractor's Name H. E. WING

Contractor's Address 815 BONITA DR

City and State So. PASA. Phones EL 1082

To ALTERATIONS & ADDITIONS

On Lot 13 F Block

Tract ONEONTA PARK

Street and Number 1617 SPRUCE

Subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated Value, \$ 500.00

Fee, \$ 90 cts

BUILDING INSPECTOR

By [Signature]

(Owner must post Inspection Card on job)

NOTIFY FOR INSPECTION

WHEN

- 1-Trench is dug.
- 2-Foundation is in.
- 3-Joists are laid.

- 4-Frame is up.
- 5-Rough plumbing is in.
- 6-Electric wires are in.

- 7-Plumbing fixtures are in.
- 8-Electric fixtures are in.
- 9-Final completion.

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION

# ELECTRICAL

# PERMIT

PUBLIC WORKS DEPARTMENT

APPLICATION FOR AN

ELECTRICAL PERMIT

BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101 • DATE:

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR REEAL.
	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

PER COMPUTATION

4 FIXTURES	RECEPTACLES	2 SWITCHES	1st @ 50c ea. Es. Additional @ 30c ea.	\$ 4.00
RANGES	OVENS	GARB. DISP.		
WATER HTR.	FAN OUTLET	DISH WSHR.		\$ 3.00 ea.
Wall Heaters Up to 1650 W	Coiling Heaters Up to 1650 W			
WASHING MACHINES			@ 2.00 ea.	\$
220 VOLT OUTLETS			@ 5.00 ea.	\$
SIGN FIXTURES			@ 4.00 ea.	\$
AIR HEATERS OVER 1650 W			@ 5.00 ea.	\$
TEMPORARY POWER POLE			4.00 (NO ADD'L FEE)	\$
NEW SERVICE UP TO 100 AMPS			4.00	\$
" " 200 AMPS			5.00	\$ 5.00
" " 400 AMPS			8.00	\$
" " Over 400 AMPS			7.00	\$
Motors under 2 hp @ \$3.00 ea.		Motors 50-100 hp @ 10.00 ea.		\$
Motors 2-8 hp @ 4.00 ea.		Motors 100-500 hp @ 20.00 ea.		\$
Motors 8-15 hp @ 5.00 ea.		Motors 500-1000 hp @ 30.00 ea.		\$
Motors 15-50 hp @ 5.00 ea.		Motors over 1000 hp @ 40.00 ea.		\$
		COLUMN TOTAL		\$

INVESTIGATION FEE		\$
OTHER		\$
BLANKET PERMIT	6.00	\$
ELECTRICAL PERMIT	5.00	\$ 5.00
TOTAL		\$ 14.00

VALUATION OF ABOVE WORK	\$ 660	\$ 014.00 A -
P. C. FEE AND VALIDATION		

PERMIT FEE \$

INVESTIGATION FEE \$ TOTAL FEE \$

PROCESSED BY SPEC. COND.

PERMIT NO. 660 VALIDATION DATE

WHEN PROPERLY VALIDATED, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED THEREON.

department of PUBLIC WORKS

Building Address	1617 Spruce		
Owner	B. Seijas		
Mailing Address	1617 Spruce		
City	Zip	Tel.	
So Pasadena	91030	7542921	
Contractor	Mendelsohn Electric		
Address	807 Fairview Av.		
City	Zip	Tel.	
So Pasadena	91030	7997526	
Store Lic. & Classif.	296150 C-10		City Lic. No.

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7880) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

I am exempt under Sec. \_\_\_\_\_, B. & P. C. for the reason: \_\_\_\_\_

Date: \_\_\_\_\_ Owner: \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 9800, Labor Code.)

Policy No. \_\_\_\_\_ Company: \_\_\_\_\_

Copy is filed with the city.  Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

*(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)*

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-stated property for inspection purposes.

Signature of Applicant: E. Mendelsohn Date: 12/9/81

Mailing Address: 807 Fairview Av.

City, State, Zip: South Pasadena, Calif 91030

INSPECTOR COPY CONST. HRS. 8 AM - 7 PM ONLY  
ORD. NO. 1582



# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

PLANNING & BUILDING DIVISION

# BUILDING PERMIT

department of PUBLIC WORKS

Building Address <b>1617 SPRUCE ST. SOUTH PASADENA</b>			U.B.C. Edition	Type Const.	Occ. Group
Lot No.	Block	Tract	Occ. Load	F. D. Appr. Required <input type="checkbox"/>	H. D. Appr. Required <input type="checkbox"/>
Owner <b>BOB SEITZAS</b>			Grading Permit <input type="checkbox"/> Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	Variance Required <input type="checkbox"/> Obtained <input type="checkbox"/> N.A. <input type="checkbox"/>	
Mailing Address <b>SAME AS ABOVE</b>			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN
City	Zip	Tel.	No. Bedrooms	Lot Size	Special Conditions
Contractor <b>GEAN A-I ROOFING INC.</b>			VALUATION \$ <b>1150</b>		
Address <b>3455 E OLYMPIC BOUL.</b>			PLAN CHECKING FEE		
City <b>LA</b>	Zip	Tel. <b>323-6801</b>	BUILDING FEE <b>24 00</b>		
State Lic. & Classif. <b>31325B</b>	City Lic. No. <b>562</b>		F E E S		
Arch., Engr., Designer	Address		S.M.I. FEE <b>50</b>		
City	Zip	State Lic. No.	B O N U S		
Proposed Construction <b>REROOF FLAT SECTION OF HOUSE W/ 72 POLL FIBERGLASS</b>			12 749810 6-08-83		
Sq. Ft. Size <b>900</b>	No. Stories	No. Dw. Units	Permit No. <b>7418</b>   <b>EIK</b>   Date <b>6/8/83</b>		
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repair <input type="checkbox"/>		
Demolition <input type="checkbox"/>					

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 1 (commencing with Section 7000) of Division 8 of the Business and Professions Code, and my license is in full force and effect.

### OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7001.5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 1 (commencing with Section 7000) of Division 8 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7004, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or repairs thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7004, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts with projects with a contractor's license pursuant to the Contractor's License Law.)

I am exempt under Sec. \_\_\_\_\_ B.&P.C. for this reason, \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

### WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 8800, Labor Code.)

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Copy is filed with the city.  Certified copy is hereby furnished.

### WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

### CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 8001, Civil Code.)

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of the city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant **THOM MARY** Date **6-8-83**  
 Mailing Address **3455 OLYMPIC BOUL. LA**  
 City, State, Zip \_\_\_\_\_

INSPECTOR COPY

CONST. HRS. 8 AM - 7 PM ONLY  
 ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.			
FLOOR SLAB/JSIS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Raft., Jts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			

## SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius Sil., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			

SETBACKS:

FRONT

SIDE

SIDE

FRONT

PLOT PLAN

## MISCELLANEOUS

SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:	7/20/83	JF	
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

STREET

PLEASE PLAN A 1" SQ. SCALE

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING

002393

# PLUMBING PERMIT

Building Address 1617 Spruce St.  
 Lot Tract \_\_\_\_\_  
 No. \_\_\_\_\_  
 Owner Mr. & Mrs. Omens  
 Mailing Address \_\_\_\_\_  
 City \_\_\_\_\_ Zip \_\_\_\_\_ Tel. \_\_\_\_\_  
 Contractor John Borowitz  
 Address 21143 Devonshire  
 City Chatsworth Zip 91311 Tel. 882-4010  
 State Lic. No. \_\_\_\_\_ City \_\_\_\_\_  
 & Classif. 256425 Lic. No. 26303

PERMIT NO.: 26303 WORKERS COMP. EXP. \_\_\_\_\_ PROCESSED BY: ll  
 Date: 5-26-87

PLUMBING PERMIT  
 BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA  
 TELEPHONE (818) 799-9101

PERMITTEE TO COMPLETE:

DESCRIPTION OF WORK		
NO. EACH FIXTURE	NO. EACH FIXTURE	NO. EACH FIXTURE
2	BATHTUBS	1 ACC. SINKS
		1 FLOOR SINKS AND DRAINS
	STALL SHOWERS	
4	LAVATORYS	"P" TRAPS
3	WATER CLOSETS	GARBAGE DISPOSALS
	URINALS	1 DISHWASHERS
1	KITCHEN SINKS	1 LAUNDRY TRAYS
		1 WASHING MACHINES
		1 WATER PIPE
		1 SPRINKLER SYSTEM
		1 DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES @ 6.00 ea \$ 90-  
 SAND OR GREASE TRAPS @ 15.00 \$ -  
 GAS PIPE SYSTEM, 1-5 OUTLETS @ 10.00 \$ 10-  
 + EACH SINK, TUB, BATHTUB @ 1.00 \$ 2-  
 SOIL OR WASTE PIPING AND REPAIR @ 12.50 \$ -  
 DILUTING TANK OR WATER TREATMENT @ 15.00 \$ -  
 BUILDING DEPARTMENT & SAFETY @ 15.00 \$ 15.00  
 SEWER REPAIRS, SEPTIC TANKS @ 25.00 \$ -  
 INSTALL; REPAIR; WATER HEATER @ 7.50 \$ 7.50

COLUMN TOTAL 124.50

POOL OR SPA : \$20.00	POOL & SPA \$30.00	\$ -
-----------------------	--------------------	------

VALUATION: \$

PLUMBING PERMIT FEE	<u>124.50</u>
INVESTIGATION FEE	
PLAN CHECKING FEE	
BLANKET PERMIT	
PERMIT ISSUANCE FEE	<u>10.00</u>
TOTAL	<u>134.50</u>

..... 12 .. 134.50  
 5378A00 CASHIER USE .. 134.50

WORKER'S COMPENSATION DECLARATION  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).  
 Policy No. \_\_\_\_\_ Company \_\_\_\_\_

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.  
 Date 5-26-87 Applicant John Borowitz  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

LICENSED CONTRACTOR'S DECLARATION  
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Exp. Date \_\_\_\_\_ Signature of Contractor \_\_\_\_\_

OWNER-BUILDER DECLARATION  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 I, as owner of the property, or my employees with wages at their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason.  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Signature of Applicant John Borowitz Date 5-26-87  
 Mailing Address 21143 Devonshire  
 City, State, Zip. Chatsworth, Ca. 91311

INSPECTOR COPY CONST. HRS. 8 AM-7 PM ONLY  
 ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.  
 5-26-87



# SMOKE DETECTORS REQUIRED

## CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING DIVISION

# BUILDING PERMIT

Building Address <b>1617 SPRUCE STREET</b>			U.B.C. Edition <b>82</b>	Type Const. <b>V-N</b>	Occ. Load	Occ. Group <b>R-3</b>															
Lot No.	Tract	Tract	USE ZONE <b>R-1</b>	Variance Required		Appr.															
Owner <b>ROBERT OMENS</b>			Lot Size																		
Mailing Address <b>1617 SPRUCE STREET</b>																					
City <b>S.PASADENA</b>	Zip <b>91030</b>	Tel. <b>818-441-4959</b>	VALUATION: \$ <b>49,500</b>																		
Contractor <b>V.H.QUALITY CONSTRUCTION</b>																					
Address <b>2206 LEMOYNE STREET</b>																					
City <b>LOS ANGELES</b>	Zip <b>90026</b>	Tel. <b>213-666-2044</b>																			
State Lic. & Classif. <b>372158 B 1</b>	City Lic. No. <b>25800</b>																				
Arch. Engr. Design No. <b>112 21</b>																					
Address			<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>BUILDING FEE</td> <td style="text-align: right;"><b>374</b></td> <td style="text-align: right;"><b>00</b></td> </tr> <tr> <td>S.M.I. FEE</td> <td style="text-align: right;"><b>3.50</b></td> <td></td> </tr> <tr> <td>PLAN CHECK FEE</td> <td></td> <td></td> </tr> <tr> <td>ENERG. COM. PENALTY</td> <td></td> <td></td> </tr> <tr> <td>SPECIAL INSPECTION FEE</td> <td style="text-align: right;"><b>377</b></td> <td style="text-align: right;"><b>50</b></td> </tr> </table>				BUILDING FEE	<b>374</b>	<b>00</b>	S.M.I. FEE	<b>3.50</b>		PLAN CHECK FEE			ENERG. COM. PENALTY			SPECIAL INSPECTION FEE	<b>377</b>	<b>50</b>
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City			<div style="font-size: 2em; font-weight: bold; opacity: 0.5;">FINAL</div> <div style="font-size: 0.8em; font-weight: bold; opacity: 0.5;">BUILDING &amp; SAFETY</div> <div style="font-size: 0.8em; font-weight: bold; opacity: 0.5;">DATE: <b>6/11/87</b></div>																		
State Lic. No.																					
Proposed Construction <b>\$49,500.00 Addition.</b>			PERMIT NO. <b>003844</b>	WORKERS COMP. EXP. <b>2-9-87</b>	PROCESSED BY: <b>JK</b>																
<b>3-Bedroom &amp; 2-Bath</b>			Date: <b>1-2-87</b>																		
Sq. Ft. Size <b>950 Sq Ft.</b>	No. Stories <b>2</b>	No. Units <b>1</b>																			
New <input type="checkbox"/> Add. <input checked="" type="checkbox"/> Alter. <input type="checkbox"/> Repairs <input type="checkbox"/> Demolition <input type="checkbox"/>																					
<p style="text-align: center;"><b>WORKER'S COMPENSATION DECLARATION</b></p> <p>I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).                  Policy No. <b>R-56609</b> Company <b>Fairmont Insur.</b></p>																					
<p style="text-align: center;"><b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</b></p> <p>I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.</p> <p>Date: <b>1/2/87</b> Applicant: <b>[Signature]</b></p> <p><b>NOTICE TO APPLICANT:</b> If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.</p>																					
<p style="text-align: center;"><b>CONSTRUCTION LENDING AGENCY</b></p> <p>I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)</p> <p>Lender's Name: _____                  Lender's Address: _____</p> <p>I certify that I have read this application and that the above information is correct. I agree to comply with city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.</p> <p>Signature of Applicant: <b>[Signature]</b> <b>1.2.87</b>                  Mailing Address: <b>2206 LEMOYNE ST</b>                  City, State, Zip: <b>LA, CA 90026</b></p>																					
			Date _____ Owner _____																		

department of PUBLIC WORKS

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY  
ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.





# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101

PLANNING & BUILDING DIVISION

# BUILDING PERMIT

Building Address <b>1617 SPRUCE STR.</b>			U.B.C. Edition <b>2</b>	Type Cont. <b>I-N</b>	Occ. Load	Occ. Group <b>R-3</b>														
Lot No.	Tract	Tract	USE ZONE <b>R-1</b>	Variance Required	Appr.															
Owner <b>ROBERT OMENS</b>			Lot Size <b>Supplement to B. Plat #3844</b>																	
Mailing Address <b>1617 SPRUCE STR.</b>			VALUATION: \$ <b>15,500</b>																	
City <b>S. PAS.</b>	Zip <b>91030</b>	Tel. <b>441-4959</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>BUILDING FEE</td> <td style="text-align: right;"><b>152.00</b></td> </tr> <tr> <td>S.M.I. FEE</td> <td style="text-align: right;"><b>112</b></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>SOUTH PASADENA</b></td> </tr> <tr> <td>PLAN CHECKING FEE</td> <td style="text-align: right;"><b>153.12</b></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>FINAL</b></td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>BUILDING &amp; SAFETY</b></td> </tr> <tr> <td>SPEC. BY: <b>DR</b></td> <td>DATE: <b>6/1/89</b></td> </tr> </table>				BUILDING FEE	<b>152.00</b>	S.M.I. FEE	<b>112</b>	<b>SOUTH PASADENA</b>		PLAN CHECKING FEE	<b>153.12</b>	<b>FINAL</b>		<b>BUILDING &amp; SAFETY</b>		SPEC. BY: <b>DR</b>	DATE: <b>6/1/89</b>
BUILDING FEE	<b>152.00</b>																			
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<b>BUILDING &amp; SAFETY</b>																				
SPEC. BY: <b>DR</b>	DATE: <b>6/1/89</b>																			
Contractor <b>V.H. QUALITY CONTRACTORS</b>																				
Address <b>2206 LENOYNE STR.</b>																				
City <b>L. A.</b>	Zip <b>90026</b>	Tel. <b>213-666-2044</b>																		
State Lic. & Classif. <b>372158</b>	City Lic. No. <b>25800</b>																			
Arch., Engr., Designer <b>R. OMENS</b>																				
Address <b>1617 SPRUCE</b>																				
City <b>S. PAS</b>	Zip <b>91030</b>	State Lic. No.																		
Proposed Construction <b>Valuation Increase -</b>			PERMIT NO. <b>004884</b>	WORKERS COMP. EXP. <b>2-9-87</b>	PROCESSED BY: <b>DR</b>															
<b>(Permit for Wand Pot Repair) 1st floor</b>					Date: <b>9-15-87</b>															
Sq. Ft. Size	No. Stories <b>2</b>	No. Units <b>one</b>																		
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repairs <input checked="" type="checkbox"/>	Demolition <input type="checkbox"/>																
<b>WORKER'S COMPENSATION DECLARATION</b>																				
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.)																				
Policy No. <b>R-56009</b>	Company <b>Fairmont</b>																			
<b>CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE</b>																				
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.																				
Date	Applicant																			
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I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.																				
Signature of Applicant <b>[Signature]</b>			Date <b>9.15.87</b>																	
Mailing Address _____																				
City, State, Zip _____																				
Date _____																				
Owner <b>700</b> ••••• <b>153.12</b> <b>9.15.87</b> *																				

department of PUBLIC WORKS

INSPECTOR COPY

CONST. HRS. 8 AM-7 PM ONLY  
ORD. NO. 1582

This is a building permit when property filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.

# INSPECTION RECORD

			INSPECTION NOTES
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel), Excavation.			See permit #3844 1-2-87 for inspection <del>and</del> records.
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.			
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.			
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.			
FRAMING: Walls, Rof., Jts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.			
INSULATION: Thickness, R-Values, Piping, Sound Caulking.			
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.			
INTERIOR LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.			
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Cord Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.			

## SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius Sit., Bonding, Esp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			

SETBACKS:

FRONT      SIDE      SIDE      FRONT

### PLOT PLAN

## MISCELLANEOUS

SPRAY PAINT BOOTH:			
RETAINING WALL:			
DUST COLLECTION SYSTEM:			
VENEER:			
RE-ROOF:			
SIGN(S):			
INSPECTION	DATE	INSP. SIGN.	

STREET

PLEASE PLAN A 1" SQ. SCALE

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 PLANNING & BUILDING DIVISION

# MECHANICAL PERMIT

department of PUBLIC WORKS

Building Address 1617 Spruce Street  
 Lot Tract Tract  
 No. \_\_\_\_\_  
 Owner ROBERT OMENS  
 Mailing Address 1617 Spruce Street  
 City So. Pasadena Zip 91030 Tel. \_\_\_\_\_  
 Contractor CAL AIR INC  
 Address 12484 Whittier Blvd  
 City Whittier Zip 90602 Tel. 6856110  
 State Lic. No. \_\_\_\_\_ City \_\_\_\_\_  
 & Classification C-20 Lic. No. 137195

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).  
 Policy No. 11-25920-016 Company LIBERTY MUTUAL

**CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE**  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.  
 Date \_\_\_\_\_ Applicant \_\_\_\_\_  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)  
 Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

**LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 (conforming with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Exp. Date 11-30-88 Signature of Contractor [Signature]

**OWNER-BUILDER DECLARATION**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)  
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structures is not intended or offered for sale. (Sec. 7044, Business & Professions Codes).  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)  
 I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason.  
 Date \_\_\_\_\_ Owner \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
 Signature of Applicant [Signature] Date 9-11-87  
 Mailing Address 12484 Whittier Blvd  
 City, State, Zip Whittier, CA 90602

PERMIT NO.: **004871** WORKERS COMP. EXP. 12-31-87 PROCESSED BY: JK  
 Date: 9-11-87

APPLICATION FOR A HEATING, VENTILATING, AIR-CONDITIONING OR REFRIGERATION PERMIT  
 BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA  
 PERMITTEE TO COMPLETE:

**DESCRIPTION OF WORK**

HEATING  AIR CONDITIONING  POOL  
 REFRIGERATION  VENTILATION  SPA

DESCRIBE WORK TO BE DONE  
FURNISH & INSTALL ONE 3 TON AIRSTARS AND ONE 4 TON DOWNSTAIRS SPLIT GAS A/C / ELECTRIC COOLING SYSTEMS, ELECTRONIC, PLUMBING / STRUCTURAL BY OTHERS.

NO. OF HEATING APPLIANCES (INCL. VENTS) INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED

TYPE	B. T. U.
1- <sup>30"</sup> HORIZONTAL FURNACE / A/C UNIT	80,000
1- 4 TON DOWN FLO " "	75,000
15 OUTLET & INLET S	

**SOUTH PASADENA**

**FINAL**

GAS LINES TO BE INSTALLED OR REPLACED  
 NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED

QUANTITY	BUILDING COMPL. BY	INCL.	ACTUAL H. P.
37	DFC	DATE: 6/1/85	20
			30
			50
			UP

VALUATION: \$ 7500<sup>00</sup>

PERMIT FEE	INVESTIGATION FEE	PLAN CHECKING FEE	ENERGY COMPL. FEE	ISSUANCE FEE	TOTAL
				10.00	
					\$ 98.00

..... 12 ..... 9800  
 9971A00 ..... 9800 C  
 ..... BASHIRUBET \*

INSPECTOR COPY CONST. HRS. 8 AM-7 PM ONLY ORD. NO. 1582

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 180 days.



*Bldg file*

V.H.QUALITY CONSTRUCTION  
2206 LEMOYNE STREET  
LOS ANGELES CA 90026  
213-666-2044 LIC.372158

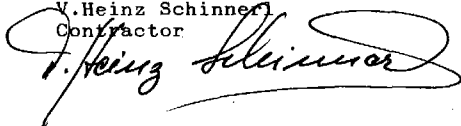
TO BUILDING & SAFTY  
1414 MISSION STREET  
S.PASADENA CA 91030

ATT.MR. RANDOLPH  
-----

Due to the October Earth quake the existing fire place of the Residence 1617 Spruce street S.Pasadena the chimney received damage. Therefore the contractor removed part of the chimney for safty. The flue is closed with a 4"concrete slab & #3 rebars. At the inside of the fire box, and 6"from the front of the fire box, a Brick wall is installed for safty. Therefore the existing fire place is not for use at any time.

-----

Very truly  
V.Heinz Schinner  
Contractor



RECEIVED  
NOV 23 1987  
BUILDING DEPT.

BUILDING DEPT

NOV 5 1865

DECEMBER

1617

*Spencer*

~~1617~~

# CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101  
 PLANNING & BUILDING DIVISION

# ELECTRICAL PERMIT

department of PUBLIC WORKS

Building Address 1617 SPRUCE  
 Lot Tract Tract  
 No.  
 Owner Robert OMENS  
 Mailing Address 1617 SPRUCE  
 City So. PASADENA Zip Tel.  
 Contractor CHRIS BANT  
 Address 15724 SHANTUNG  
 City CHINO CA 91709  
 State Lic. No. 513301 City Lic. No.  
 & Classif. C-70

### WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).

Policy No. \_\_\_\_\_ Company \_\_\_\_\_

### CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date 8/28/89 Applicant Chris Bant  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

### CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

### LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Exp. Date 6/30/89 Signature of Contractor Chris Bant

### OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes)

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business & Professions Codes).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)
- I am exempt under Sec. \_\_\_\_\_, B.&P.C. for this reason \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant Chris Bant Date 8/28/89  
 Mailing Address 15724 SHANTUNG  
 City, State, Zip CHINO Ca 91709

PERMIT NO.: 004835 WORKERS COMP. EXP. Exempt PROCESSED BY: GPC  
 Date: 9-2-87

PUBLIC WORKS DEPARTMENT  
 APPLICATION FOR AN ELECTRICAL PERMIT  
 BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA  
**PERMITTEE TO COMPLETE:**

DESCRIPTION OF WORK			
NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL
	<input checked="" type="checkbox"/>		

FEE COMPUTATION			
FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 50c ea. Ea. Additional @ 30c ea.
<u>12</u>	<u>75</u>	<u>5</u>	<u>\$28.40</u>
<b>RANGES</b>			
	OVENS	GARB. DISP.	
WATER HTR	FAN OUTLET	DISH WSHR.	@ 30.00 ea. \$
Wall Switches Up to 1650 W		Boiling Heaters Up to 1650 W	<u>6.00</u>
3 PHASE			@ 7.50 \$
SMALL OUTLET			@ 5.00 \$
NEW FIXTURE			@ 10.00 \$
AIR HANDLING SAFETY			@ 5.00 \$
TEMPORARY POWER COLE			@ 10.00 \$
NEW SERVICE UP TO 100 AMPS			@ 10.00 \$
" " 200 AMPS			@ 12.50 \$ <u>12.50</u>
" " 400 AMPS			@ 25.00 \$
" Over 400 AMPS			@ 50.00 \$
Motors under 2 hp @ 33.00 ea.		Motors 50-100 hp @ 10.00 ea.	\$
Motors 2-3 hp @ 4.00 ea.		Motors 100-500 hp @ 20.00 ea.	\$
Motors 8-15 hp @ 5.00 ea.		Motors 500-1000 hp @ 30.00 ea.	\$
Motors 15-50 hp @ 8.00 ea.		Motors over 1000 hp @ 40.00 ea.	\$
COLUMN TOTAL → \$			

POOL OR SPA	: \$20.00	POOL & SPA	: \$30.00	\$ _____
-------------	-----------	------------	-----------	----------

VALUATION: \$	<u>4690</u>
PERMIT FEE	
INVESTIGATION FEE	
F PLAN CHECKING FEE	
E ENERGY COMPL. FEE	
E BLANKET PERMIT	
S ELECTRICAL PERMIT	<u>1000</u>
TOTAL	<u>\$5690</u>

..... 12 ..... 5690 \*  
 9242A00 ..... 5690 CLK.  
 ..... 9-02-87 \*



## INSPECTION RECORD

	DATE	APPROVED
T.P.P.		
GROUND WORK		
ROUGH WIRING	9/3/87	DEC
FINISH	5/5/88	DEC
FIXTURES		
EDISON NOTIFIED	5/5/88	DEC
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	6/1/88	DEC

## INSPECTOR NOTES

Underground electrical conduit diagram

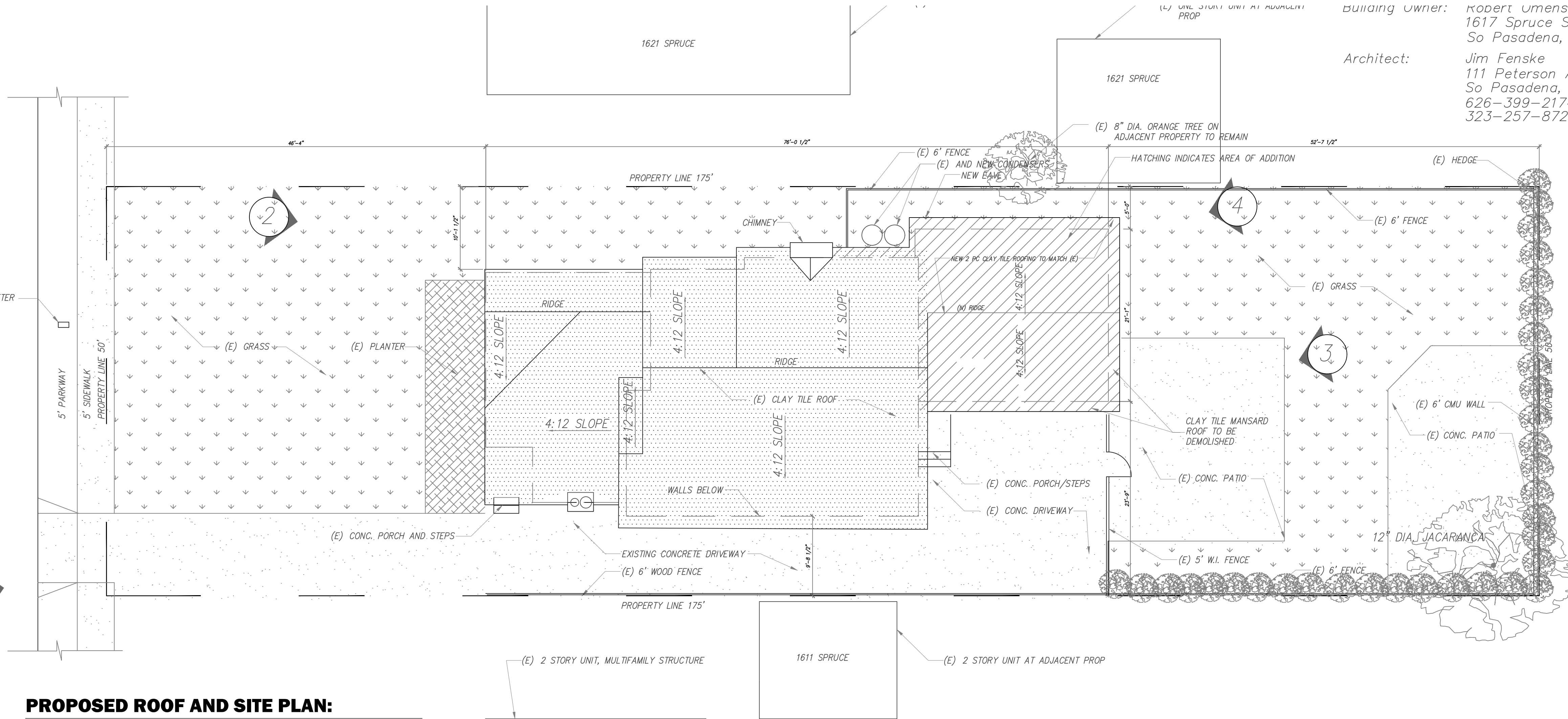


# **Attachment 3**

## Project Plans

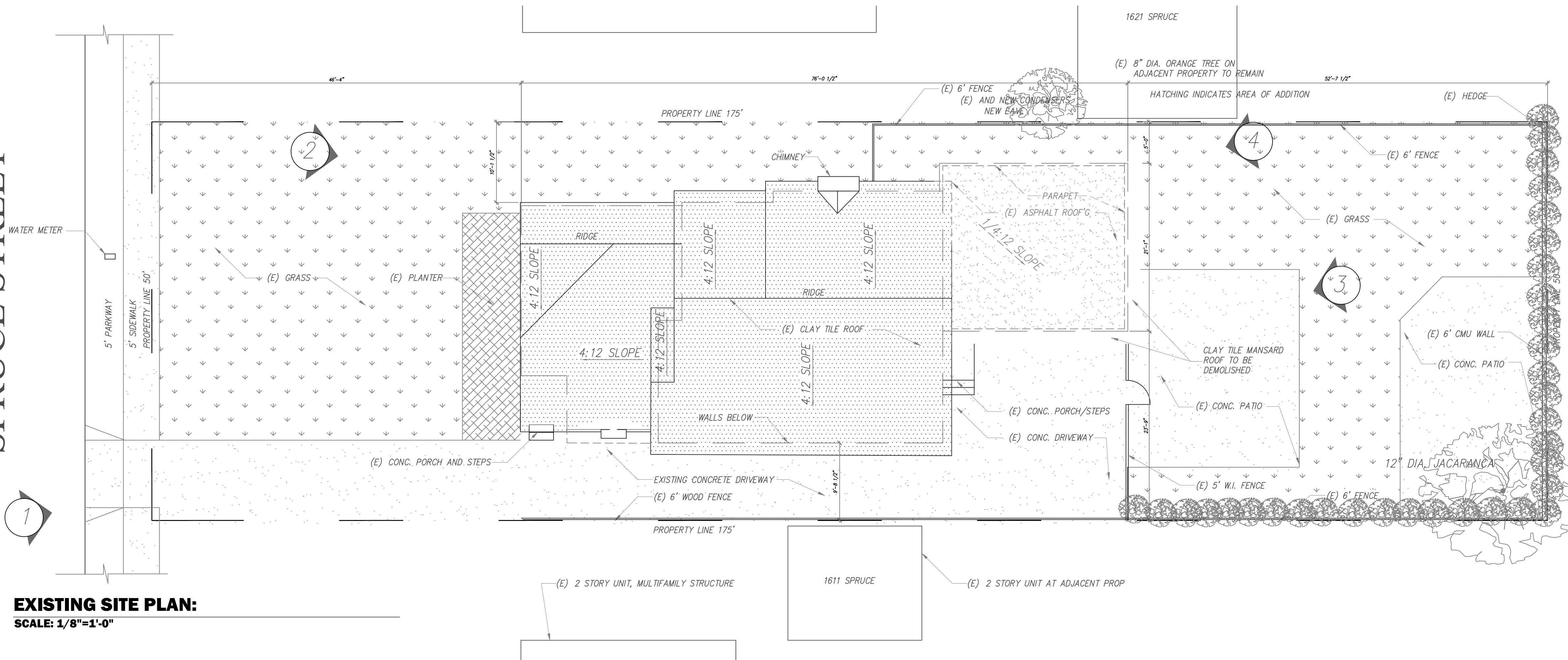
SPRUCE STREET

1



SPRUCE STREET

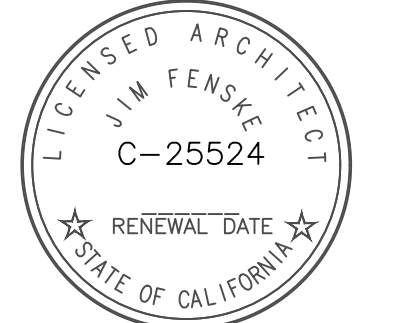
1



Building Owner: Robert Omens  
1617 Spruce St.  
So Pasadena, Ca  
Architect: Jim Fenske  
111 Peterson Ave.  
So Pasadena, CA  
626-399-2174  
323-257-8727

- A-1.01 Sites/Tree Schedules/Steel Truss/
  - A-1.02 Door and Window Schedules
  - A-2.1 Site Plan
  - A-2.2 New Roof Plan
  - A-3.0 Existing & Demo Floor Plans
  - A-3.1 Existing Elevations
  - A-4.1 Proposed Floor Plan
  - A-6.1 Existing Exterior Elevations
  - A-6.2 Proposed Exterior Elevation
  - A-7.0 Sections
  - A-10.0 Landscape Plan
- COLOR/MATERIAL BOARD

JIM FENSKE ARCHITECT  
111 Peterson Ave.  
South Pasadena, California 91031  
TEL.: (626) 429-1021  
fenske@pacbell.net



Intent of Documents

"The intent of the drawings and the specifications is to remodel and add to an existing residence in accordance with Title 24, California Administrative Code. Should any conditions develop not covered by the contract documents wherein the finished work will not comply with said Title 24, California Administrative Code, a change order detailing and specifying the required work shall be submitted to and approved by the Architect and/or City of South Pasadena before proceeding with the work"

Scope of Work

ADDITION OF A 451 SF SECOND STORY OVER AN EXISTING ONE STORY GARAGE AT THE REAR OF AN EXISTING SINGLE FAMILY TWO STORY HOME; REMODEL ONE BATHROOM AND ADD ONE BATHROOM; REMODEL EXISTING KITCHEN; PROVIDE UPDATED FINISHES THROUGHOUT.

Legal Description

Assessor's Parcel No. 5320-009-019

Project Data

Sprinklers: None Required  
Type of Construction: V-N  
Number of Stories: TWO (2)  
Occupancy: House is R3 ; Garage is U-1  
Parking Spaces: 4  
Zoning: Residential Estate

F.A.R.	Site Area:	8,750 s.f.
Existing Floor Area:	First Floor:	1494 s.f.
	Second Floor:	1020 s.f.
	(- Stair:	70) s.f.
	Total:	2444 s.f.
Proposed:	First Floor:	1494 s.f.
	Second Floor:	1489 s.f.
	(- Stair:	70) s.f.
	Total:	2913 s.f.
FAR = 2913/8,750 = 34%		35% MAX

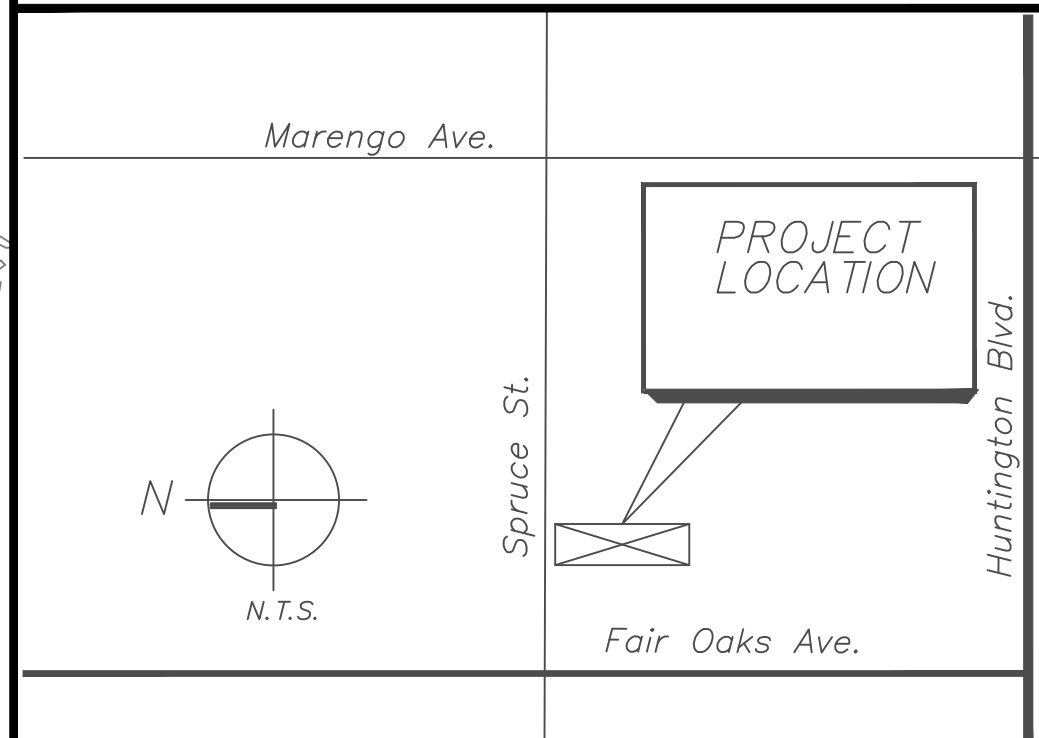
Lot Coverage

First Floor:	1494 s.f.
Garage:	479 s.f.
Porches:	90 s.f.
Total:	2,063 s.f.
Site Area:	8,750 s.f.
New Lot Coverage:	2,063/8,750=23.6%

Set Backs

Front Yard Set Back: 46'-4"  
Side Yard Set Back: West (9'-8")  
Side Yard Set Back: East (5'-2")  
Rear Yard Set Back: 52'-7"  
Max Ht. of Building: 22'-5"

Vicinity Map



OMENS

Robert and Kim  
1617 Spruce St.  
South Pasadena, Ca.

Construction Phase	Pre-Constructive Phase
Rev Bulletin	Date
1-8-24	owner review
2-8-24	owner review plan g review

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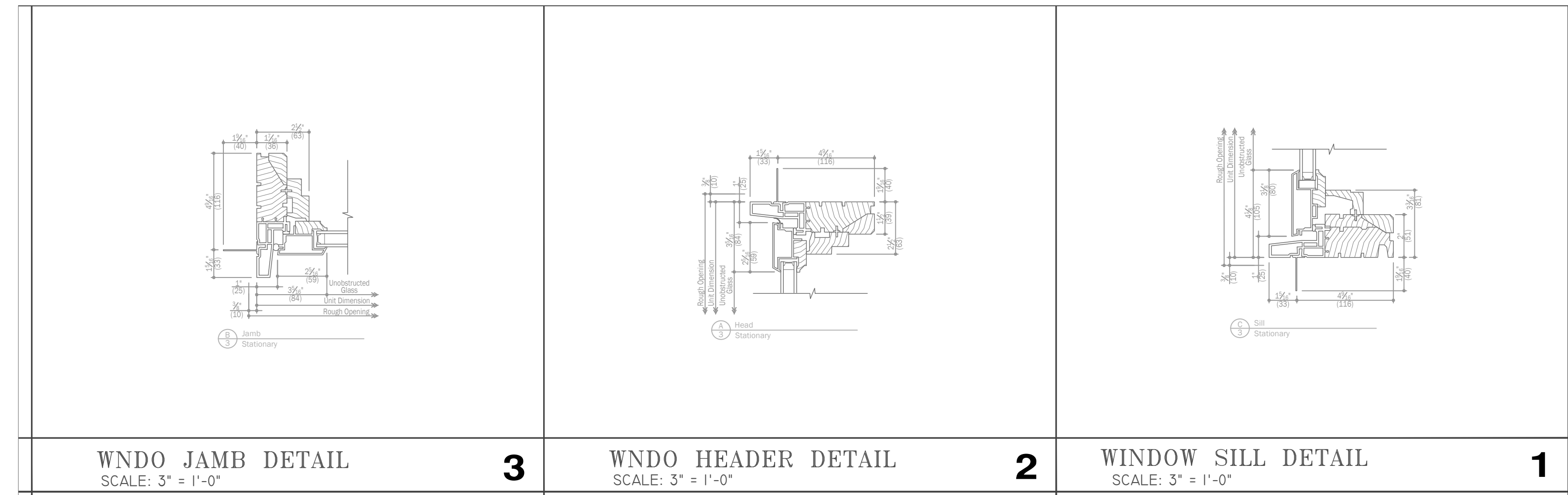
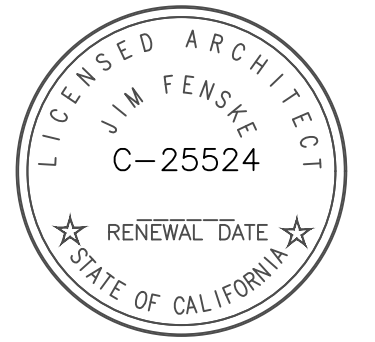
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Job No:  
Drawn By: jf Checked By:  
Date Drawing Started: 1-4-24  
Scale: As Noted  
Sheet Description

EXISTING & PROPOSED SITE PLANS

Sheet Number

**A-1.01**

Sheet of

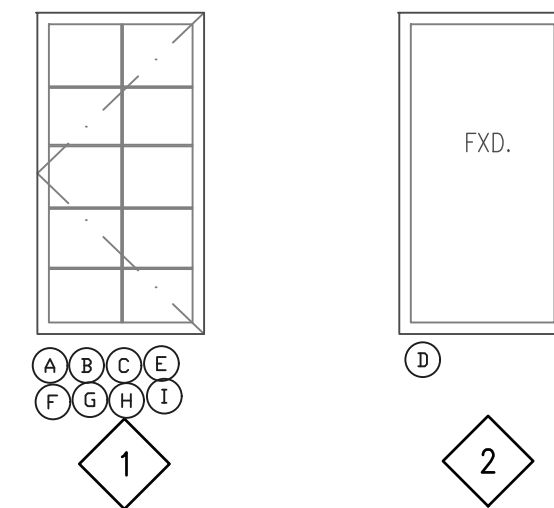
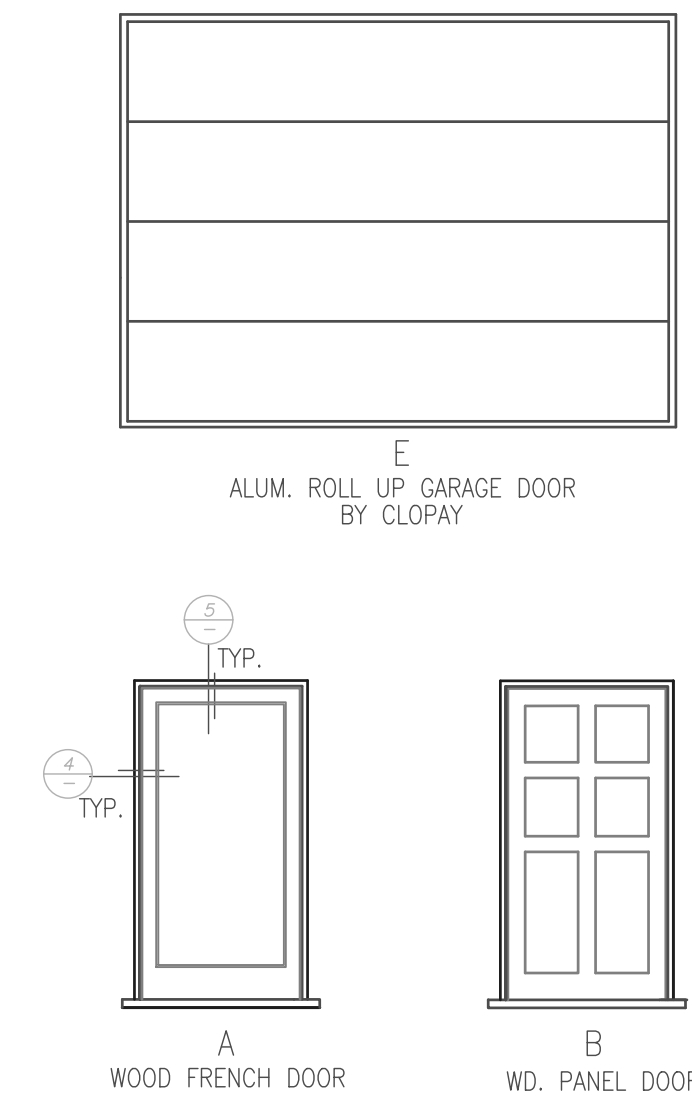


OMENS

Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.

DOOR SCHEDULE														NOTE: DOORS ARE TO BE FULL DIMENSIONED, NO NOMINALLY DIMENSIONED DOORS; FRAMES SIZES ARE IN ADDITION TO SIZE OF DOORS; DOORS BY "T.M. COBB" OR EQUAL		
DOOR											FRAME		REMARKS			
DOOR NO.	DOOR ROOM	ROOM NO.	SIZE			CONSTRUCTION				FINISH	U-VALUE	SHCC	FRAME TYPE	DETAILS		
			WIDTH	HEIGHT	THICK	MAT.	TYPE	GLASS	THRESHOLD					HEAD	JAMB	
108-1	REAR ENTRY	108	3'-0"	6'-8"	1 3/4"	WD	A	TEMP'D	ALUM	PAINT	.26	.21		5/-	4/-	SINGLE EXTERIOR GLASS DOOR 1 LT
00-1	GARAGE	00	16'-0"	7'-0"	1 3/4"	WD	E			PAINT						ROLL UP SECTIONAL OVERHEAD DOOR BY "CLOPAY"

WINDOW SCHEDULE											NOTE: ALL ACTIVE LEAFS TO RECSCREENS TYPICAL	
WINDOWS BY "ANDERSON" OR EQUAL;												
WINDOW NO.	TYPE	WIDTH	HEIGHT	MATERIAL	GLAZING	FINISH	JAMB	SILL	HEAD	U-VALUE	SHCC	REMARKS
A	1	2'-6"	4'-6"	CLAD	DBL. GL., CLR.	PAINT	2/-	1/-	3/-	.54	.20	SINGLE CASEMENT W / 10 LIGHTS
B	1	2'-6"	4'-6"									SINGLE CASEMENT W / 10 LIGHTS
C	1	2'-6"	4'-6"									SINGLE CASEMENT W / 10 LIGHTS
D	2	2'-6"	4'-6"									FXD W / 1 LIGHTS
E	1	2'-6"	4'-6"									SINGLE CASEMENT W / 10 LIGHTS
F	1	2'-6"	4'-6"									SINGLE CASEMENT W / 10 LIGHTS
G	1	2'-6"	4'-6"									SINGLE CASEMENT W / 10 LIGHTS
H	1	2'-6"	4'-6"									SINGLE CASEMENT W / 10 LIGHTS
I	1	2'-6"	4'-6"									SINGLE CASEMENT W / 10 LIGHTS



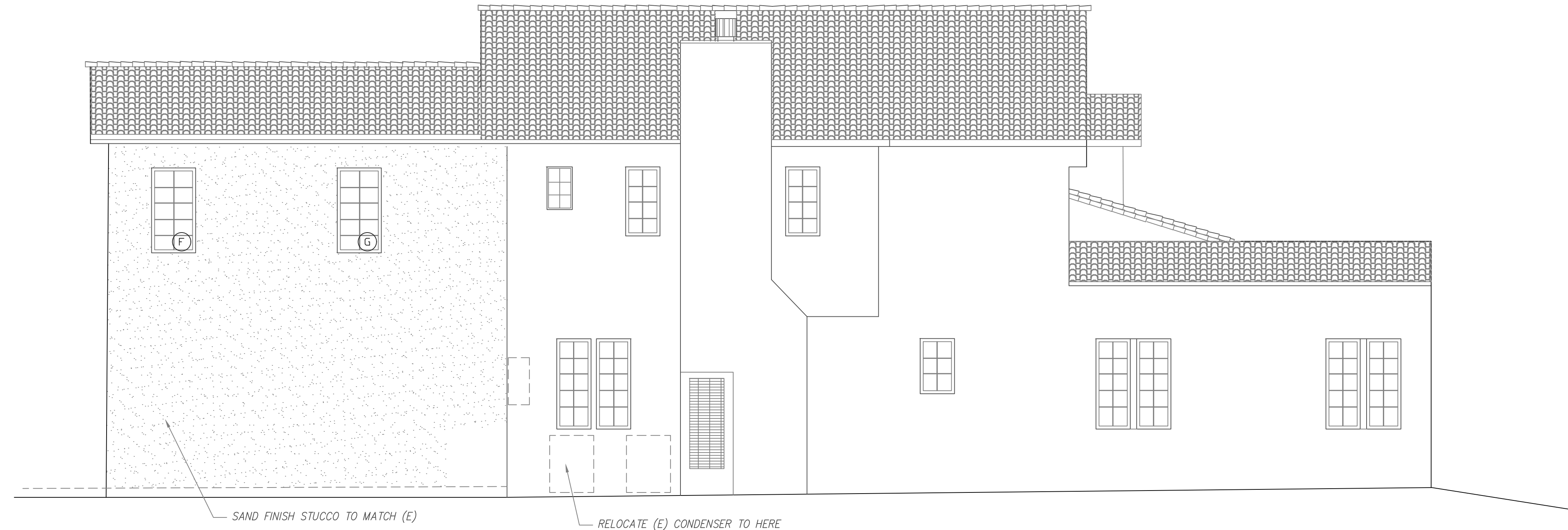
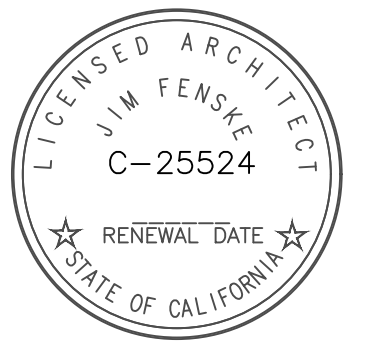
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Construction Phase		Pre-Construction Phase	
Rev	Bulletin	Date	Issued For
		1-8-24	owner review
		2-8-24	owner review plan g review

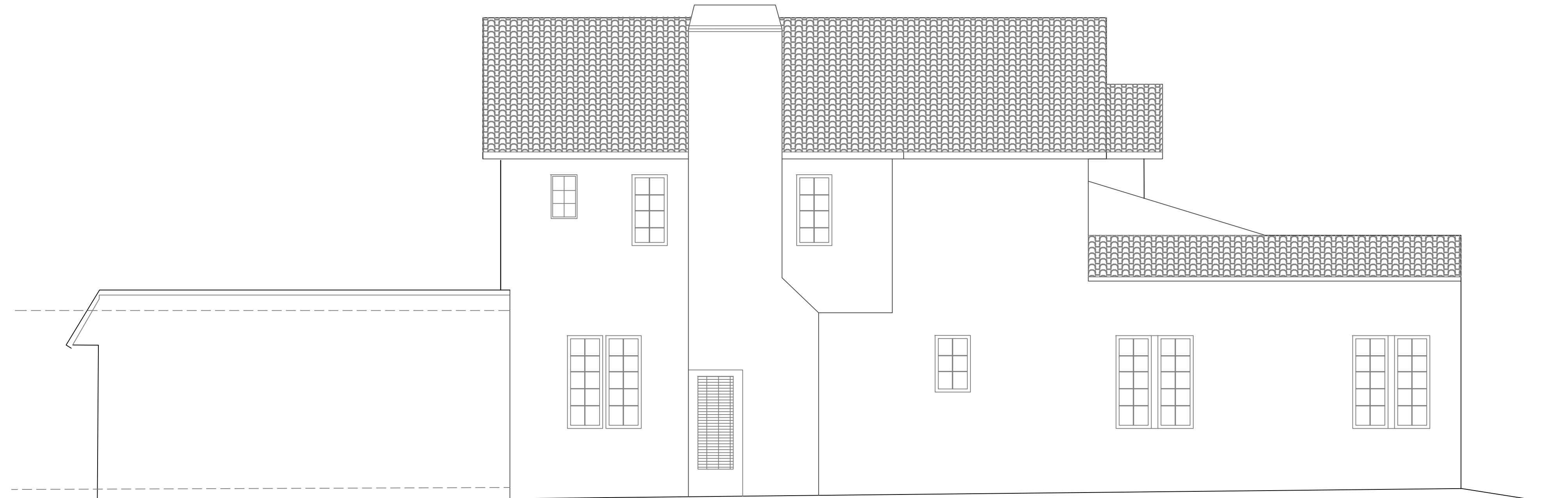
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CAD File No:  
 Job No:  
 Drawn By: jf Checked By:  
 Date Drawing Started: 1-4-24  
 Scale: As Noted  
 Sheet Description

**DOOR & WINDOW SCHED'S, DETAILS**



**PROPOSED EAST ELEVATION:**  
 SCALE: 1/4"=1'-0"



**EXISTING EAST ELEVATION:**  
 SCALE: 1/4"=1'-0"

OMENS

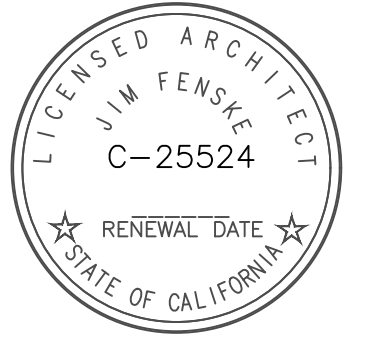
Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.

Construction Phase		Pre-Construction Phase	
Rev Bulletin	Date	Date	Issued For
		1-8-24	owner review
		2-8-24	owner review plan g. review

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CAD File No:  
 Job No:  
 Drawn By: jf    Checked By:  
 Date Drawing Started: 1-4-24  
 Scale: As Noted  
 Sheet Description

**EAST ELEVATIONS**



# OMENS

Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.

Construction Phase		Pre-Construction Phase	
Rev	Bulletin	Date	Issued For
		1-8-24	owner review
		2-8-24	owner review
			plan g review

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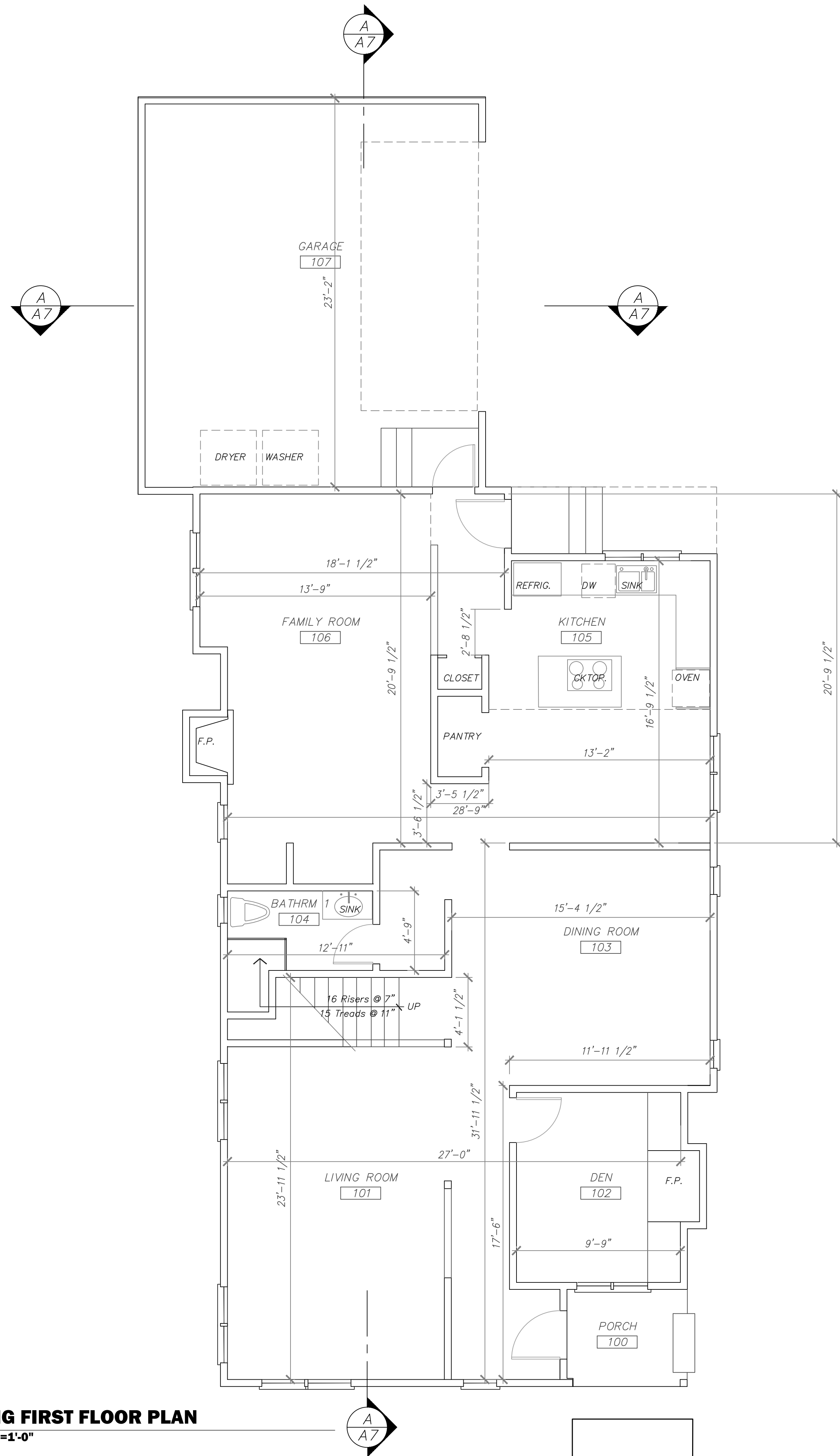
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 Date Drawing Started: 1-4-24  
 Scale: As Noted  
 Sheet Description

## FIRST FLOOR PLANS

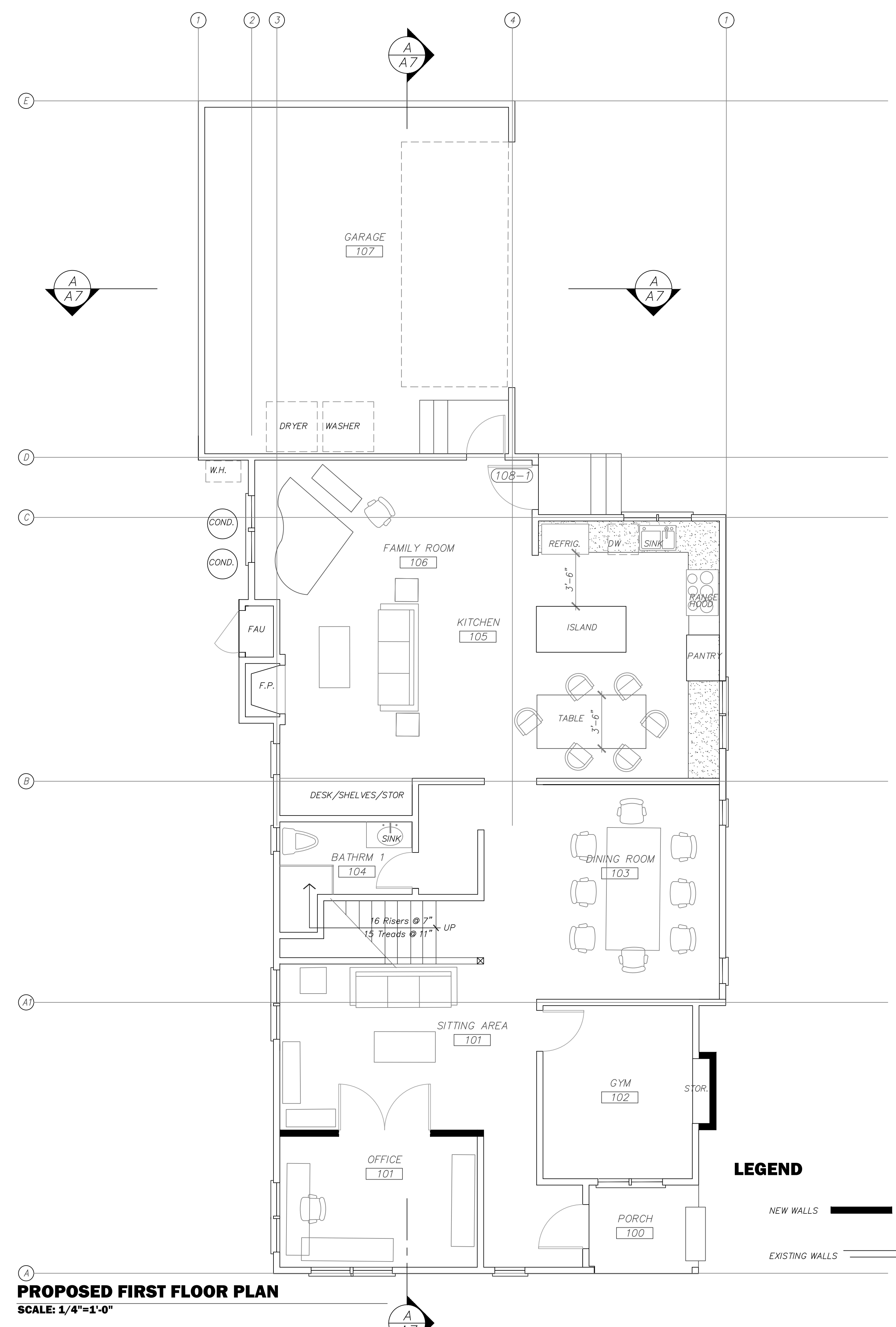
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# A-3

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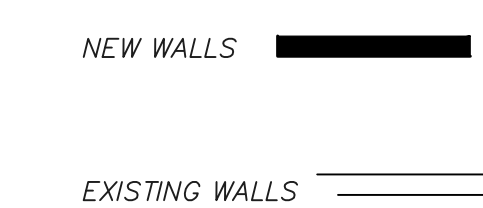


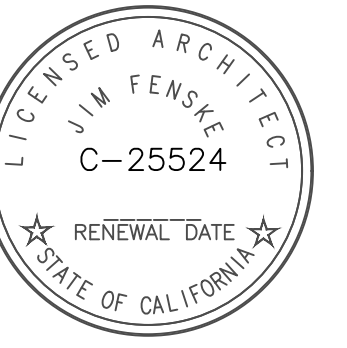
**EXISTING FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

### LEGEND





OMENS

Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.

Construction Phase		Pre-Constructio Phase		
Date Issued:	Rev	Bulletin	Date	Issued For
			1-8-24	owner review
			2-8-24	owner review plan q review

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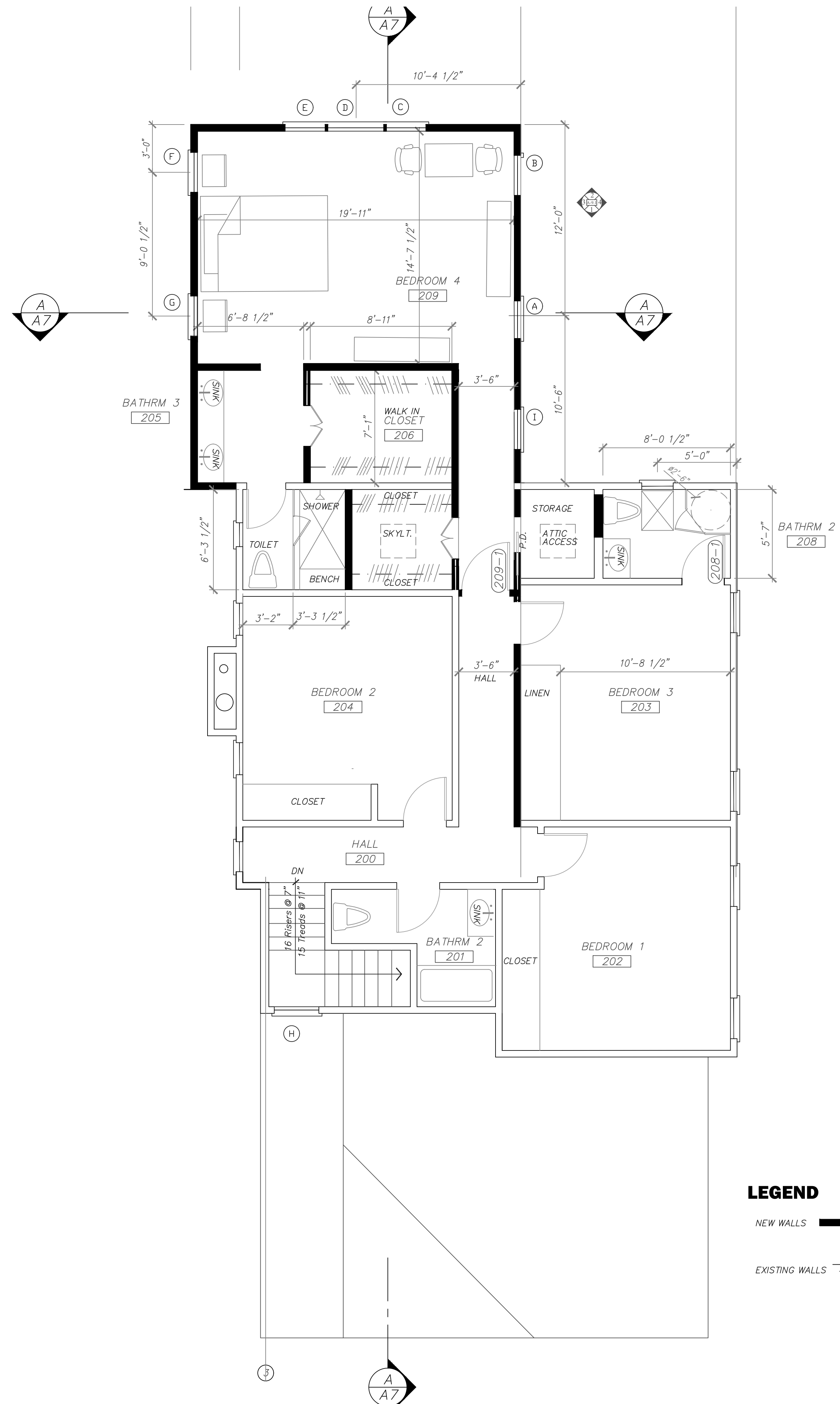
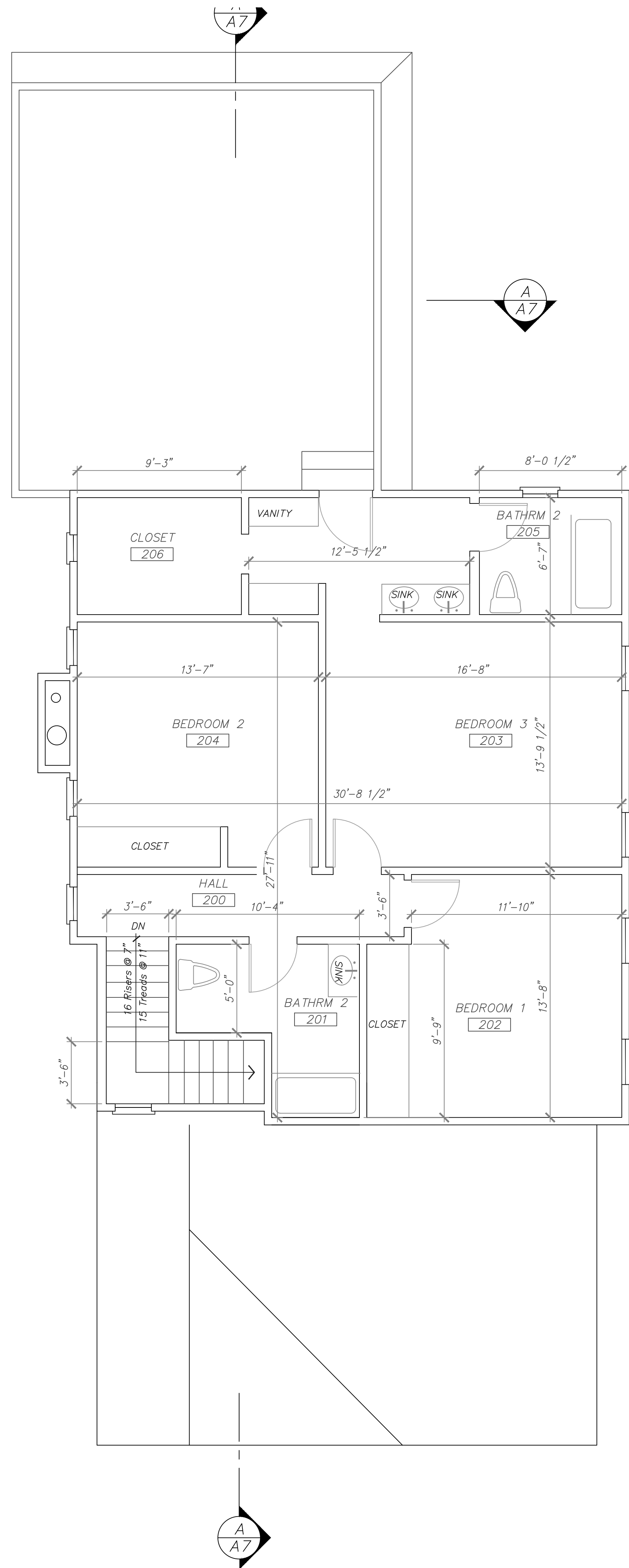
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 Sheet Description

**PROPOSED FLOOR PLAN ALT #1**

Sheet Number

**A-4**

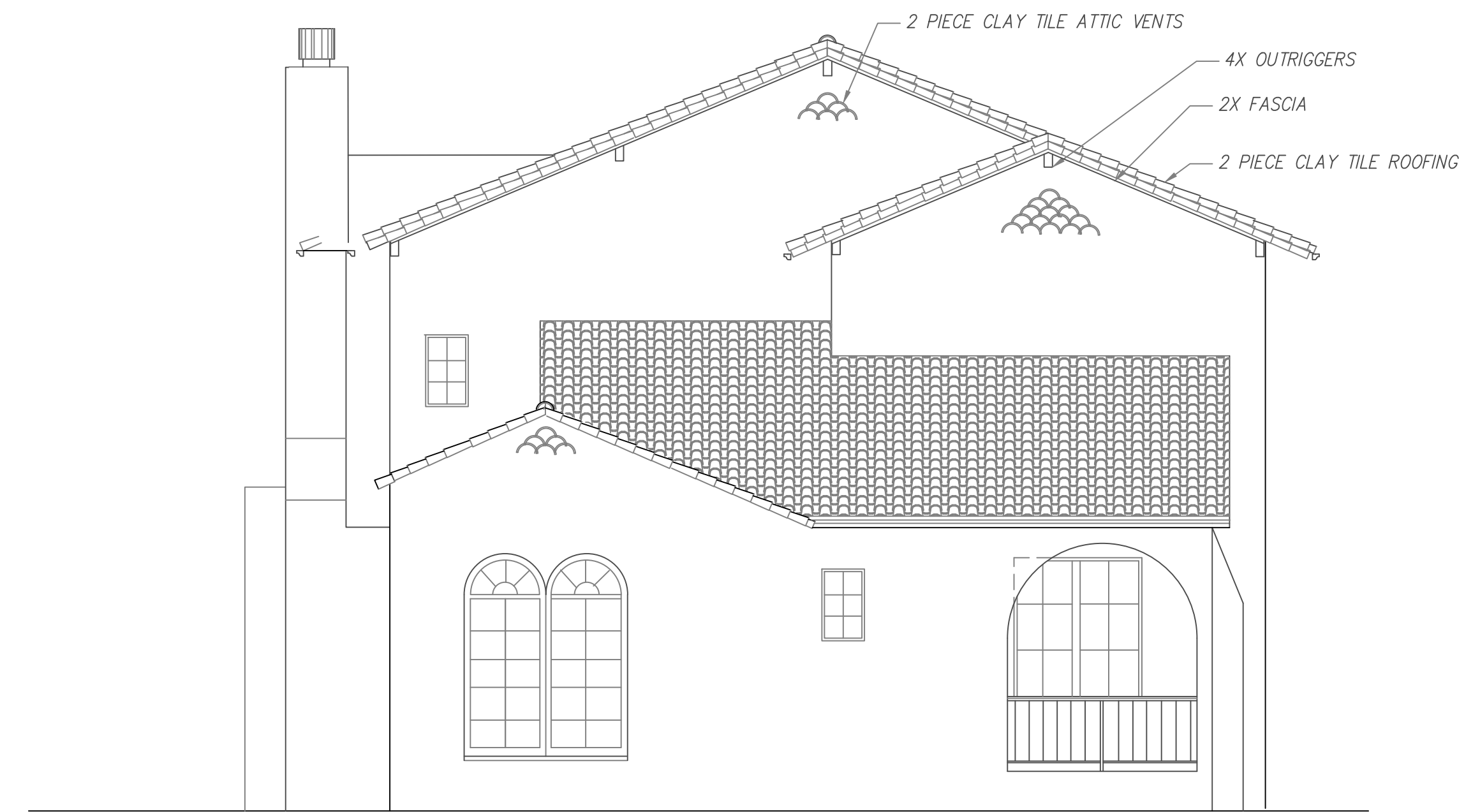
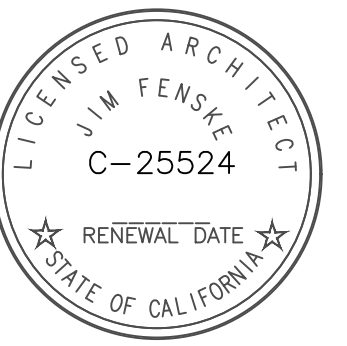
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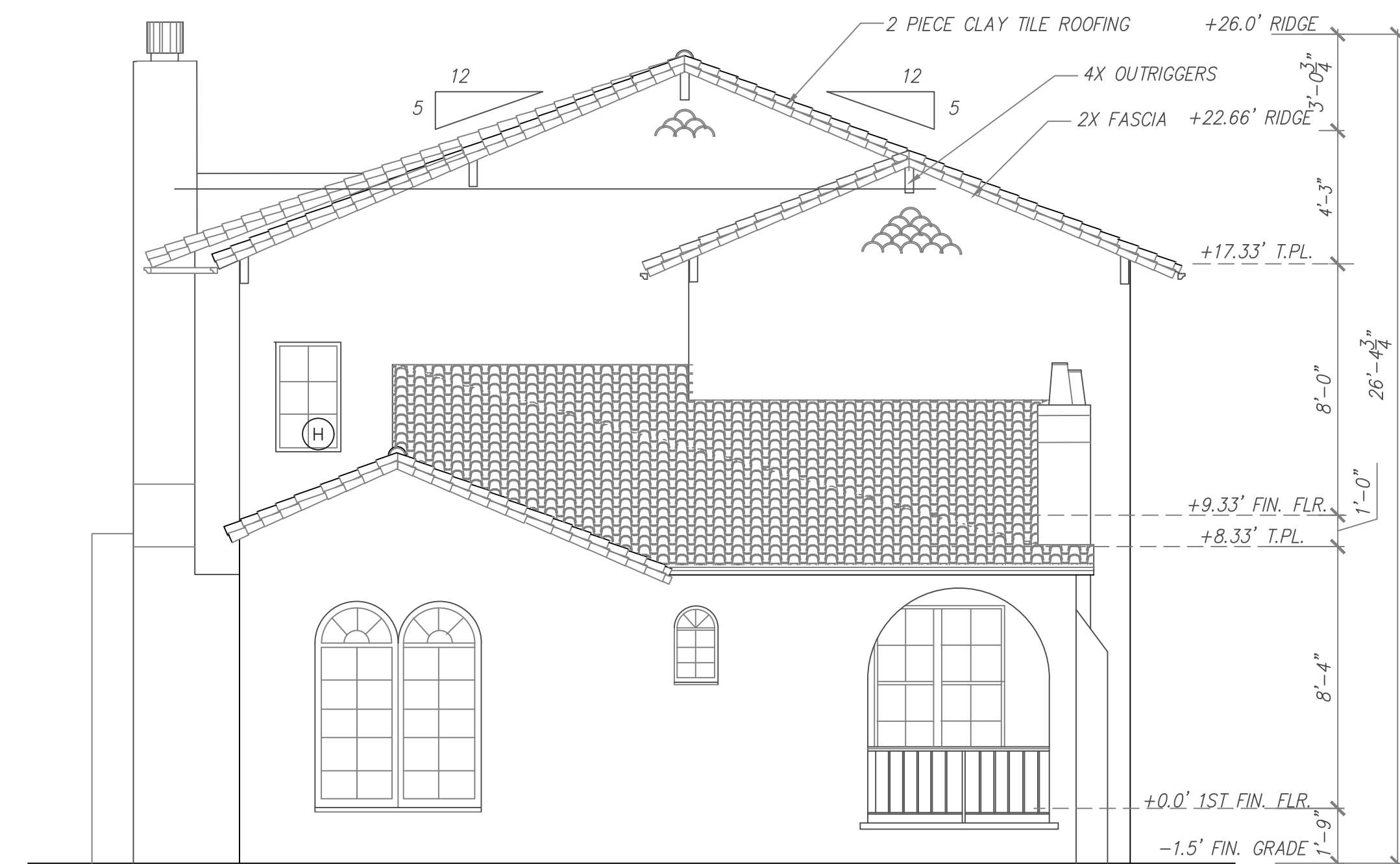
**LEGEND**

- NEW WALLS
- EXISTING WALLS





**EXISTING NORTH ELEVATION:**  
 SCALE: 1/4"=1'-0"



**PROPOSED NORTH ELEVATION:**  
 SCALE: 1/4"=1'-0"

OMENS

Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.

Construction Phase		Pre-Construction Phase	
Rev Bulletin	Date	Date	Issued For
		1-8-24	owner review
		2-8-24	owner review plan g. review

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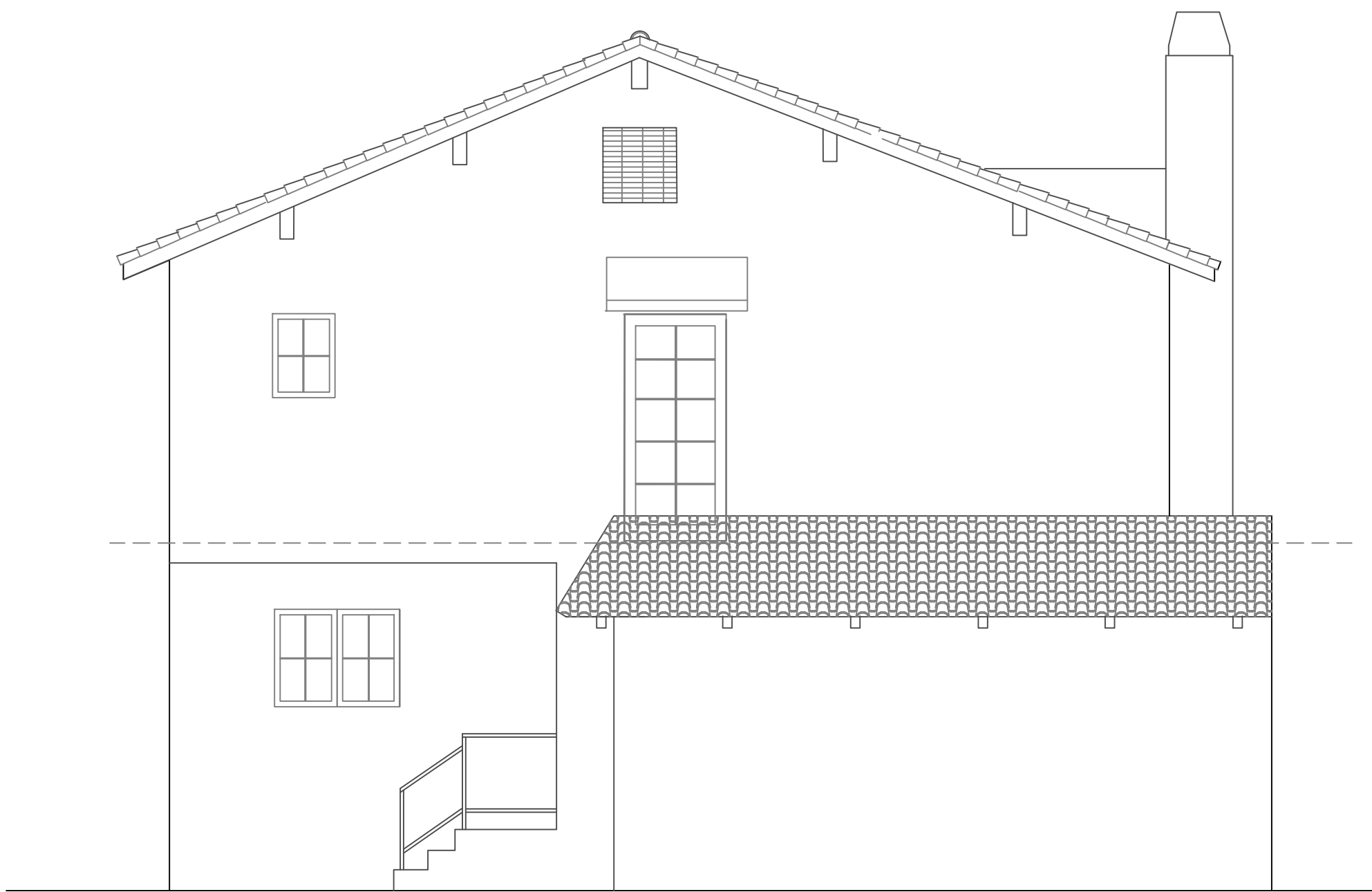
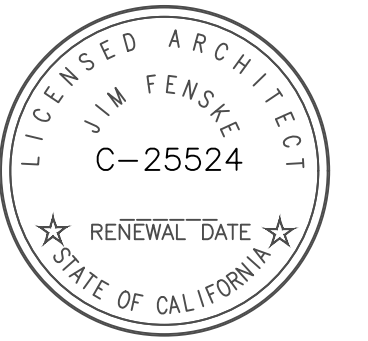
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**NORTH ELEVATIONS**

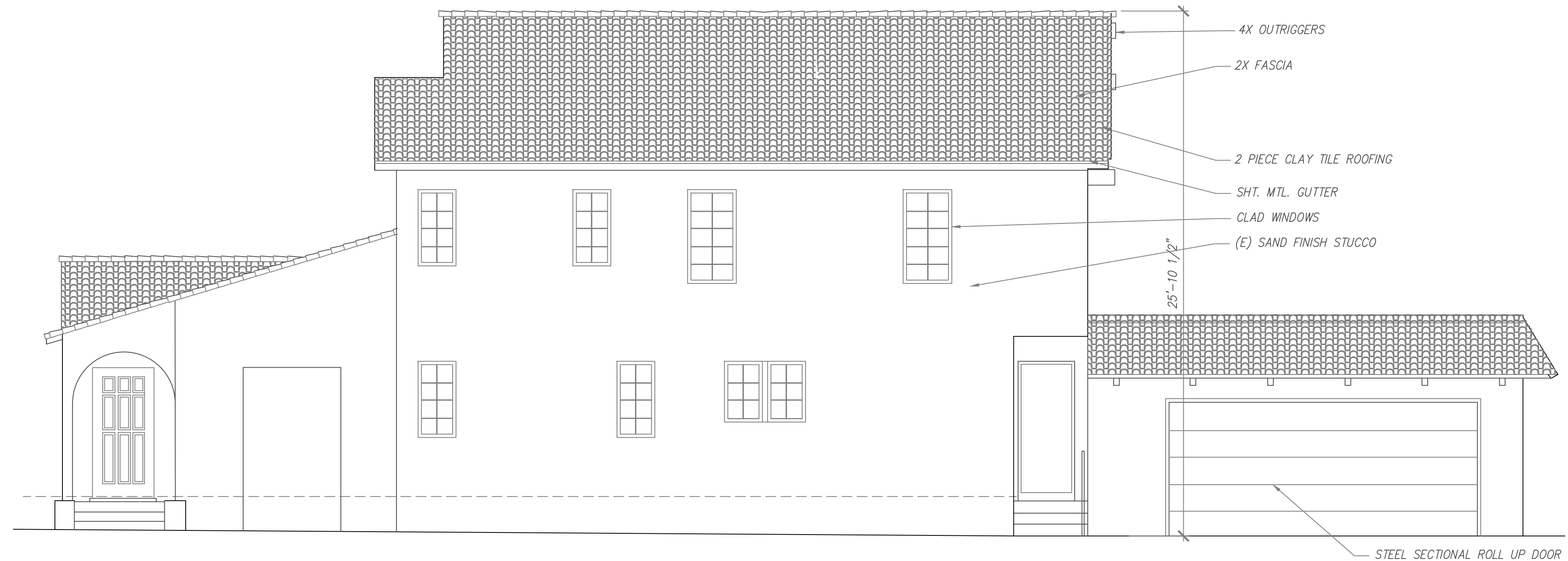
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**A-6.0**

Sheet of



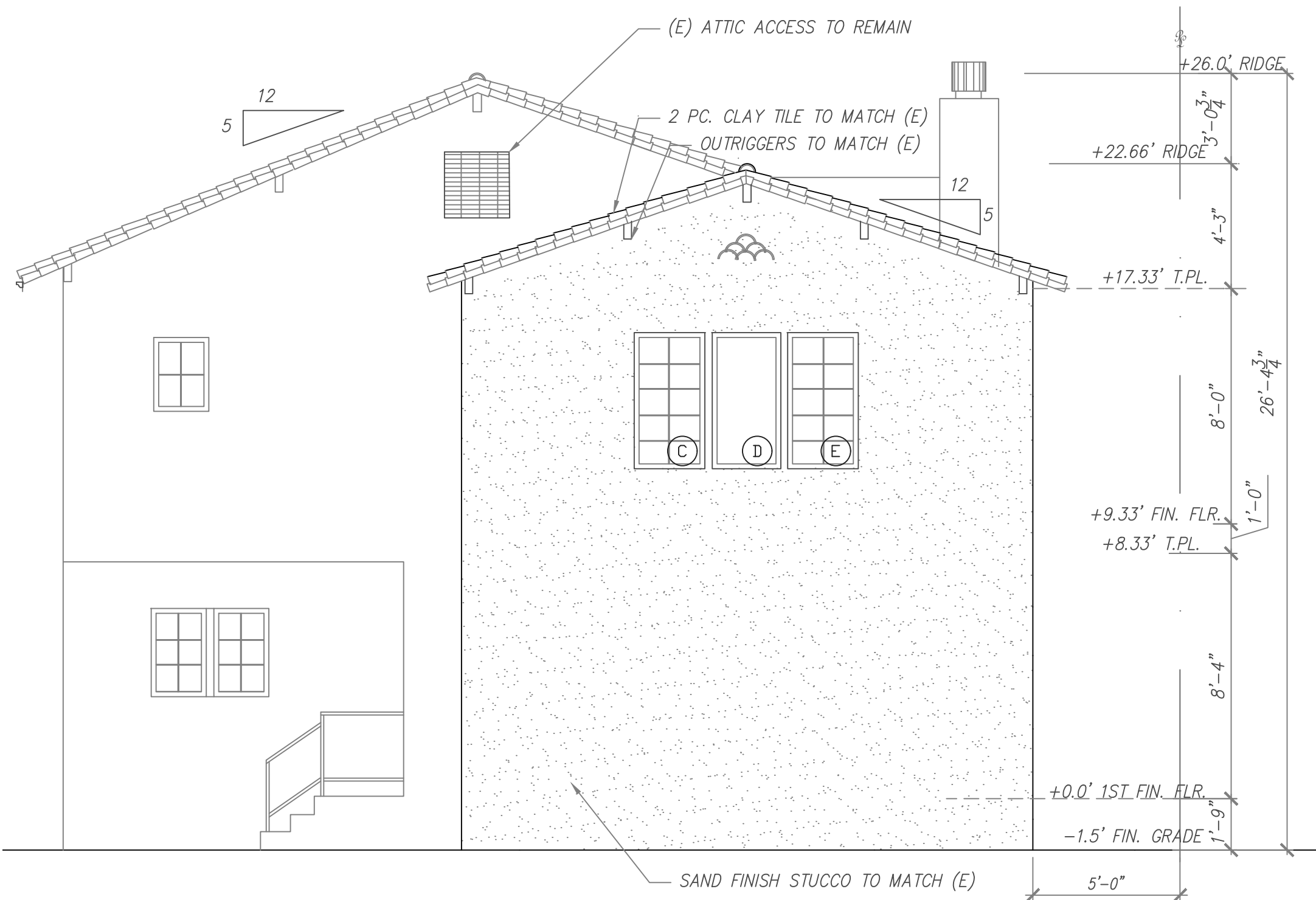
**EXISTING SOUTH ELEVATION:**  
 SCALE: 1/4"=1'-0"



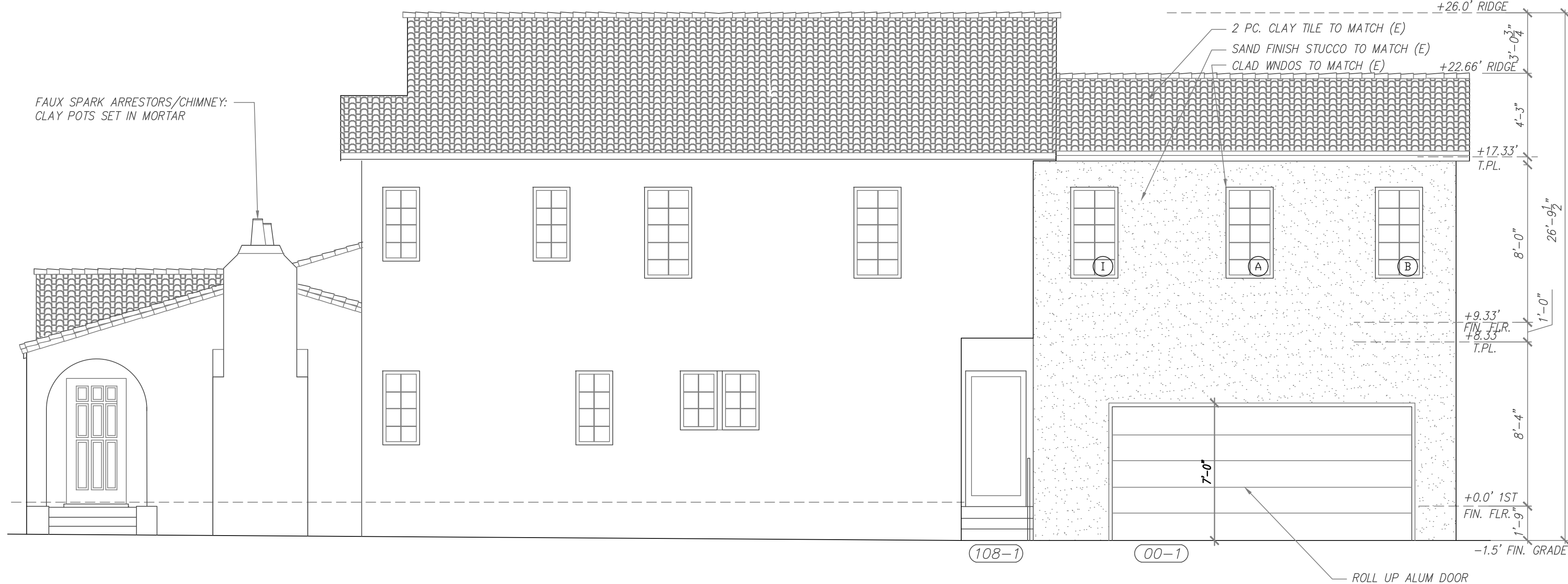
**EXISTING WEST ELEVATION:**  
 SCALE: 1/4"=1'-0"

OMENS

Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.



**PROPOSED SOUTH ELEVATION:**  
 SCALE: 1/4"=1'-0"



**PROPOSED WEST ELEVATION:**  
 SCALE: 1/4"=1'-0"

Construction Phase		Pre-Construction Phase	
Rev	Bulletin	Date	Issued For
		1-8-24	owner review
		2-8-24	owner review plan g. review

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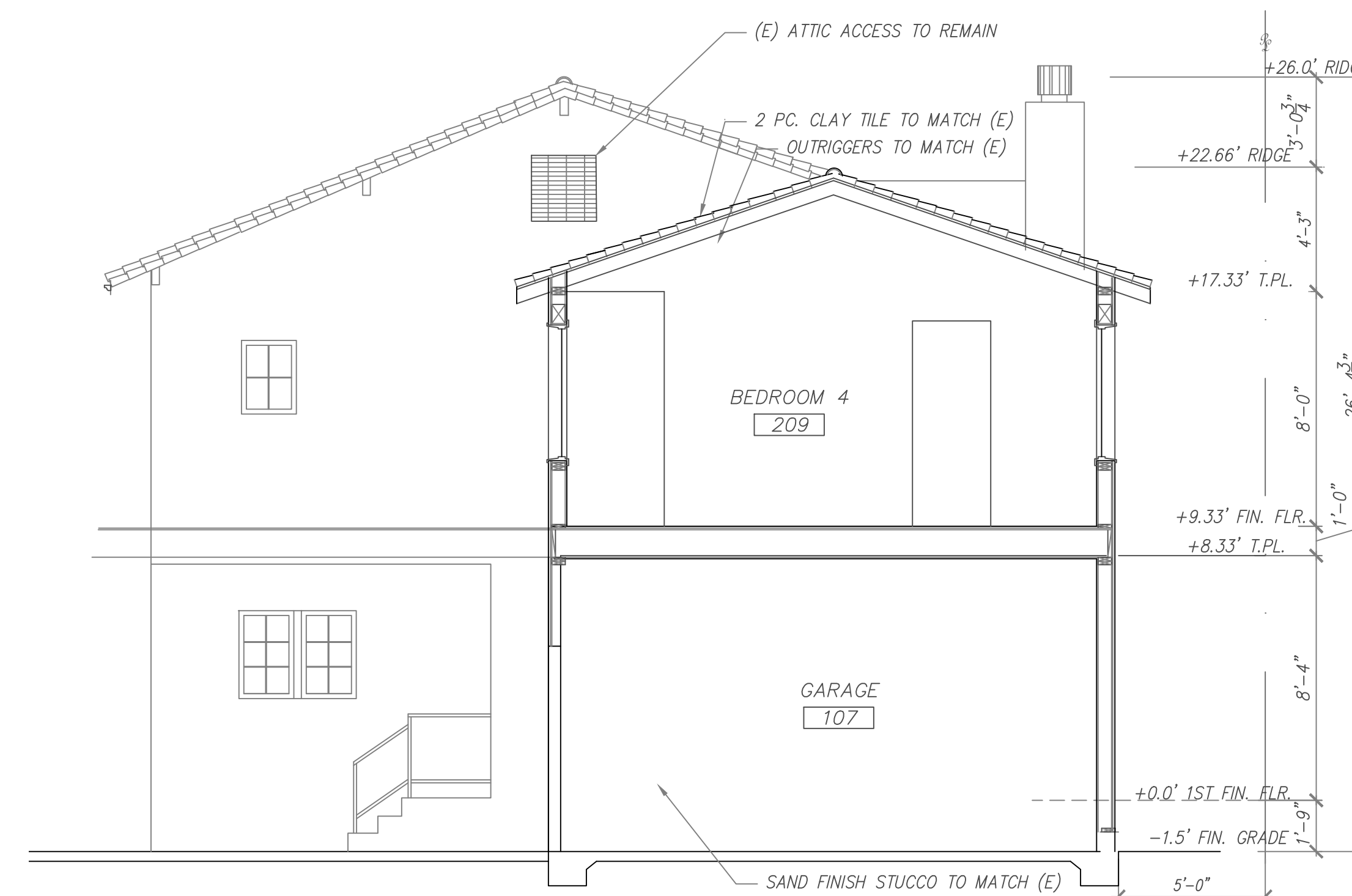
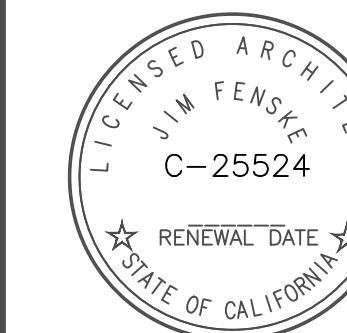
CAD File No:  
 Job No:  
 Drawn By: jf    Checked By:  
 Date Drawing Started: 1-4-24  
 Scale: As Noted  
 Sheet Description

**EXISTING AND NEW SOUTH AND WEST ELEVATIONS**

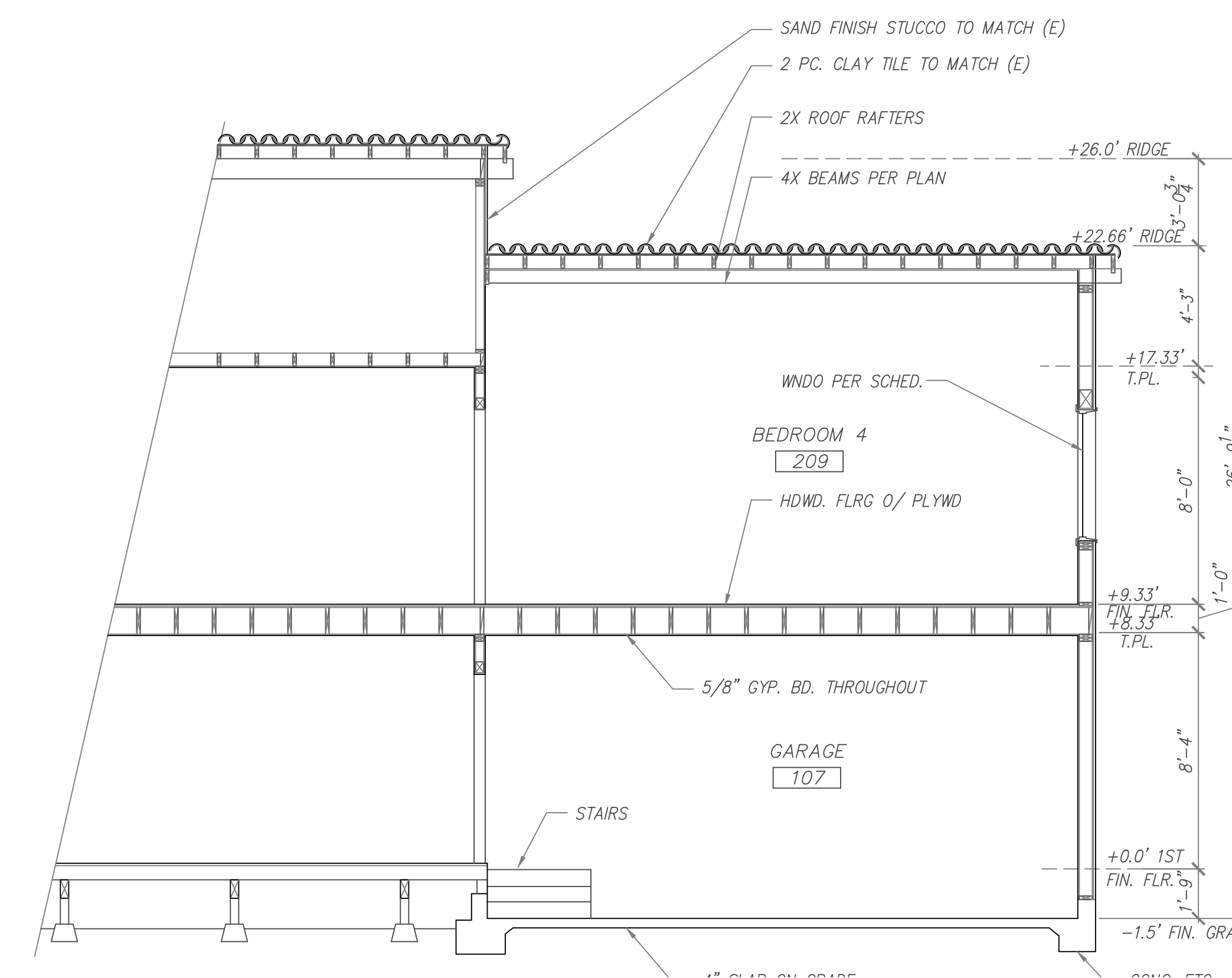
Sheet Number

**A-6.2**

Sheet of



**SECTION B-B:**  
 SCALE: 1/4"=1'-0"



**SECTION A-A:**  
 SCALE: 1/4"=1'-0"

OMENS

Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.

Construction Phase		Pre-Construction Phase	
Rev	Bulletin	Date	Issued For
		1-8-24	owner review
		2-8-24	owner review plan g review

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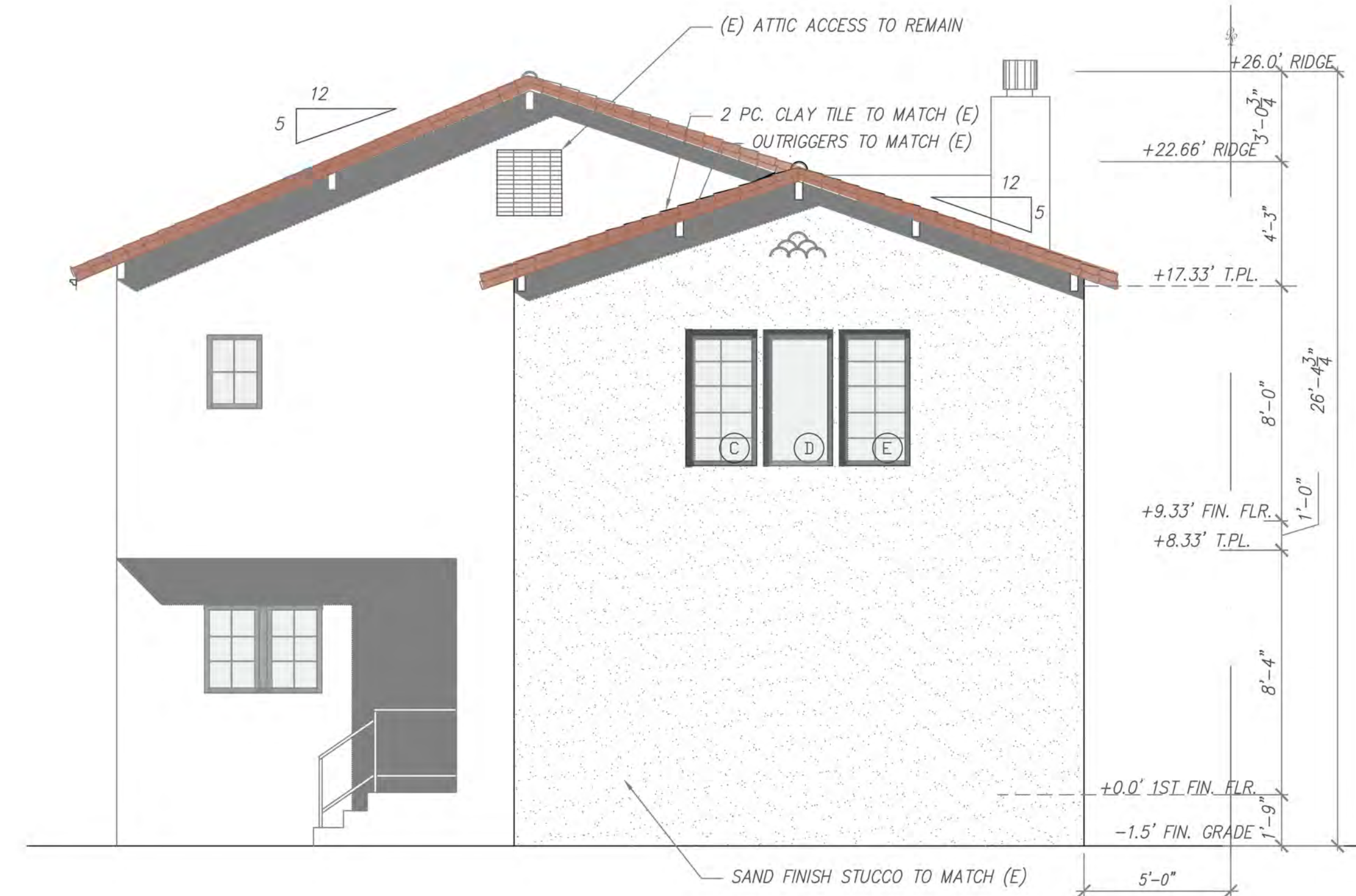
CAD File No:  
 Job No:  
 Drawn By: *jf* Checked By:  
 Date Drawing Started: 1-4-24  
 Scale: As Noted  
 Sheet Description

**CROSS SECTIONS**

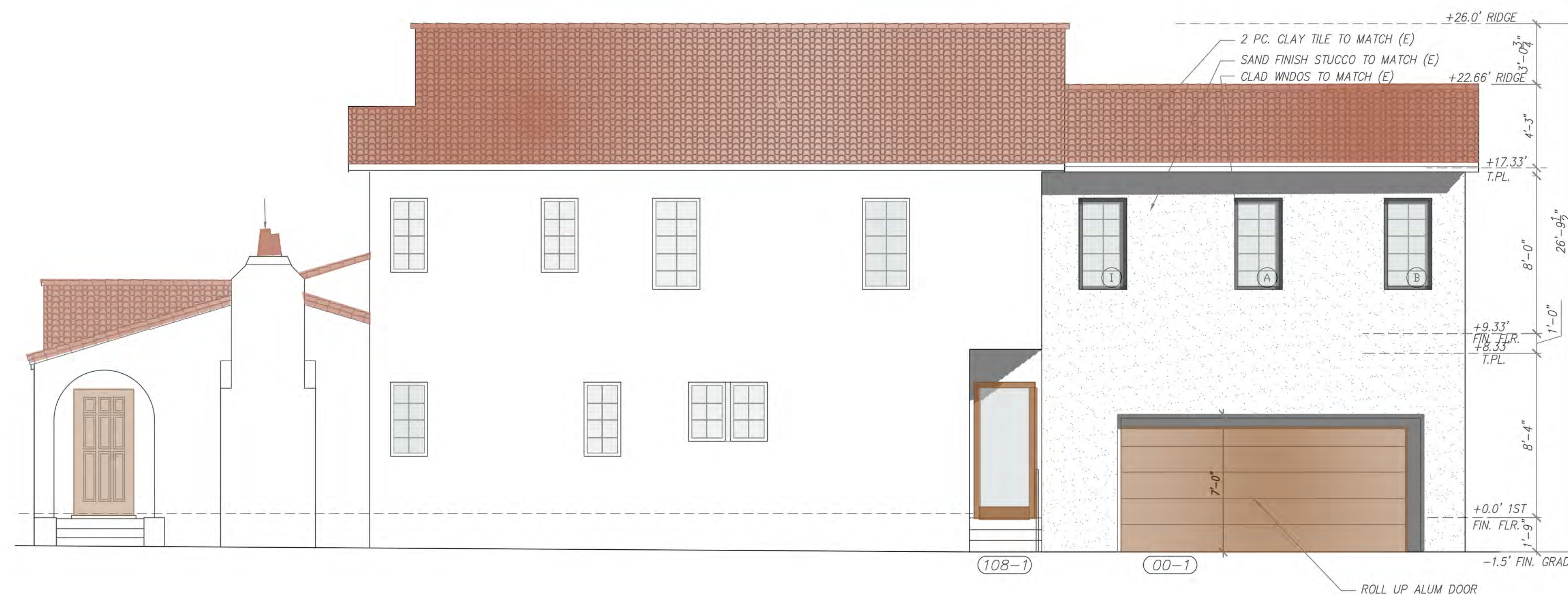
Sheet Number

**A-7.0**

Sheet of



**PROPOSED SOUTH ELEVATION:**  
 SCALE: 1/4"=1'-0"



**PROPOSED WEST ELEVATION:**  
 SCALE: 1/4"=1'-0"

OMENS

Robert and Kim  
 1617 Spruce St.  
 South Pasadena, Ca.

Construction Phase		Pre-Construction Phase	
Rev	Bulletin	Date	Issued For
		1-8-24	owner review
		2-8-24	owner review plan g review

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CAD File No:  
 Job No:  
 Drawn By: jf      Checked By:  
 Date Drawing Started: 1-4-24  
 Scale: As Noted  
 Sheet Description

**COLOR SOUTH AND WEST ELEVATIONS**

## **Attachment 4**

### Project Narrative

## NARRATIVE FOR 1617 SPRUCE STREET ADDITION

The owner of 1617 Spruce St., Robert Omens, would like to add a 451 square foot addition over the existing attached one story garage that sits at the back of the existing two story single family dwelling. The new ridge of the addition will align with the existing ridge of the home and the roofing will match the existing two-piece clay tile that covers the current roof system.

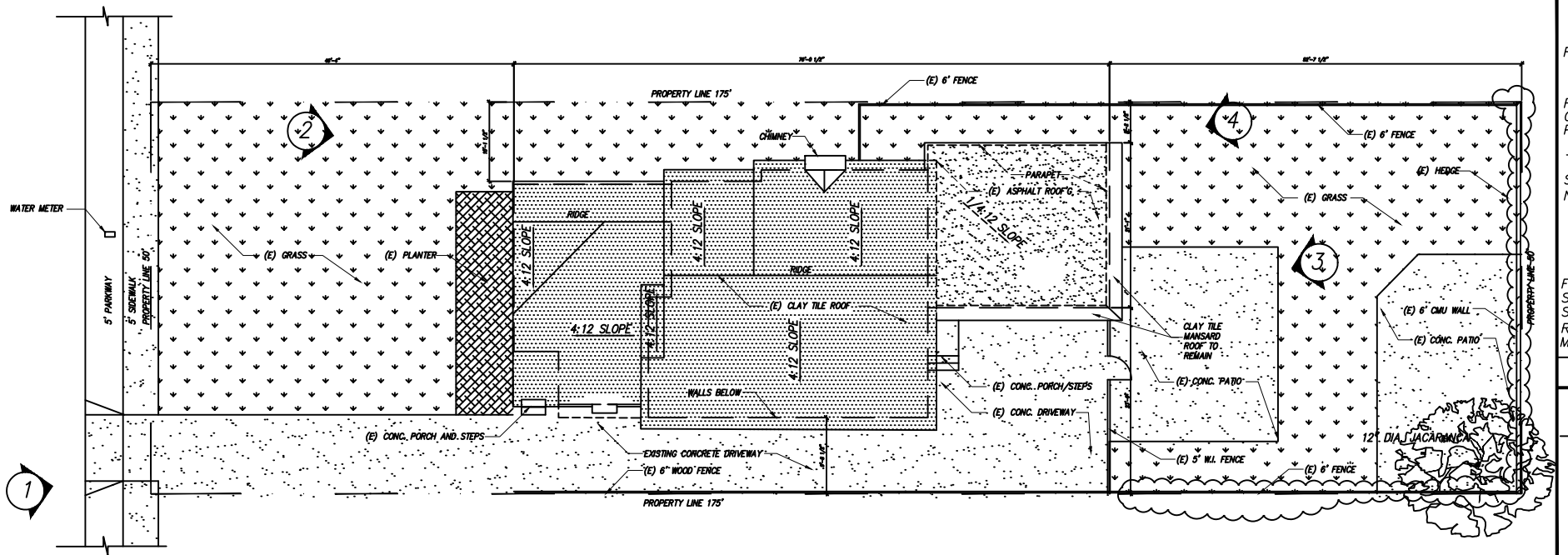
The siding, windows, fascia, gutters, downspouts and paint for the addition will all match the existing conditions on the main house. The owner would like to maintain the existing mansard roof currently over the garage and so the proposed walls for the addition will sit just inside the parapet that the mansard abuts.

## **Attachment 5**

### Site Pictures

# PHOTO KEY FOR 1617 SPRUCE STREET

SPRUCE STREET



**EXISTING SITE PLAN:**  
SCALE: 1/8"=1'-0"

P  
F  
L  
S  
P  
-  
S  
N  
  
F  
S  
R  
M





1617

A →

1



2



3



4

## **Attachment 6**

### Materials Brochure



HOME ROOF TILE GALLERY APPROVALS DOWNLOADS CONTACT ESPAÑOL

- TWO PIECE MISSION
- TWO PIECE MISSION SANDCAST
- BAJA MISSION
- BAJA MISSION SANDCAST
- ROMAN PAN
- JUNIPERO
- CAMBRIDGE SHINGLE
- ALFARO



EXPOSURE 17" maximum, 3" head lap  
 WEIGHT 1070 lbs. per square (approx.)  
 QUANTITY 154 pcs. per square (approx.)

## Two-Piece Mission 2000 series

Redland's two-piece Mission tile is a barrel roof tile most associated with traditional clay roofs. Popularized by the early Spanish Missions throughout the southwest, they are a standard size, smooth-finished tile with a color palette that ranges from classic terra cotta to peach and buff. And just like Redland's Baja Mission's tiles, its palette also includes flashes of darker adobe browns and sandstone to accentuate the range of colors.

All flash tiles are shipped with standard non-flash pan tiles. Because there are natural variations in clay color, tiles are identified as blends.



2211 Terra Cotta Blend    2221 Peach Blend    2231 Buff Blend    2241 Adobe Brown Blend    2243 Cafe Antigua Blend    2271 Sandstone Blend    22111 Palmilla Blend



2251 Old Sedona Blend



2261 Laguna Buff Blend



22141 Adobe Brown Flash Blend



22171 Sandstone Flash Blend



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**Merlex Stucco**  
KEEPING IT PREMIUM SINCE 1963



## Products

### Exterior Stucco

 [View the Santa Barbara Finish Color Coat Stucco tech sheet PDF](#)

 [View the Color Coat Stucco SDS PDF](#)

[Crack-Resistant Smooth - Troweled Finish System](#)



**Name** Santa Barbara Finish Color Coat Stucco

**Type** Semi-smooth Portland Cement Finish  
For Exterior Surfaces

**Application** Trowel or spray applied

**Method**

**Product Overview** Merlex Santa Barbara Finish Exterior Stucco is a premium quality portland cement based color coat finish material designed to achieve a smoother texture reminiscent of the many historical buildings in the Santa Barbara area. It is a proprietary formulation of portland cements, hydrated lime, graded aggregates, mineral oxide pigments, and specific additives.

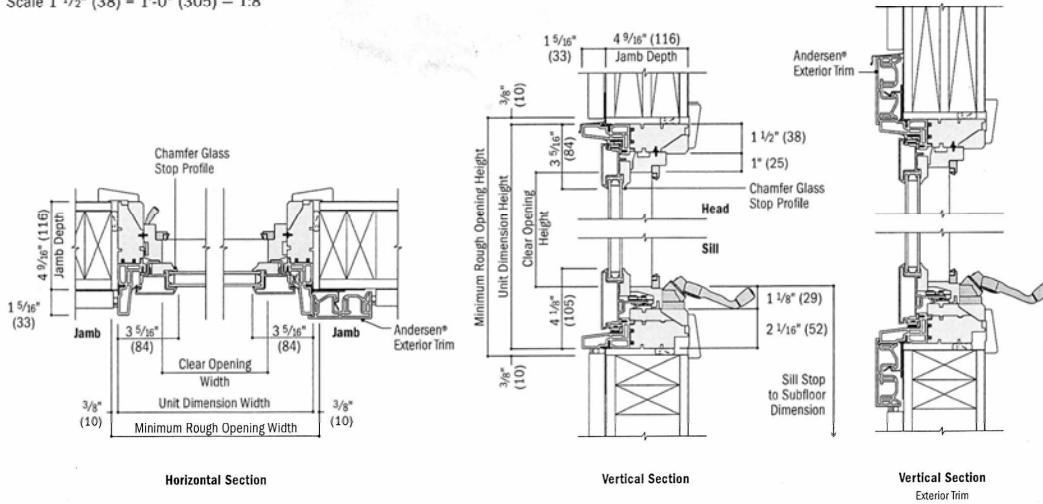


## A-SERIES CASEMENT WINDOWS



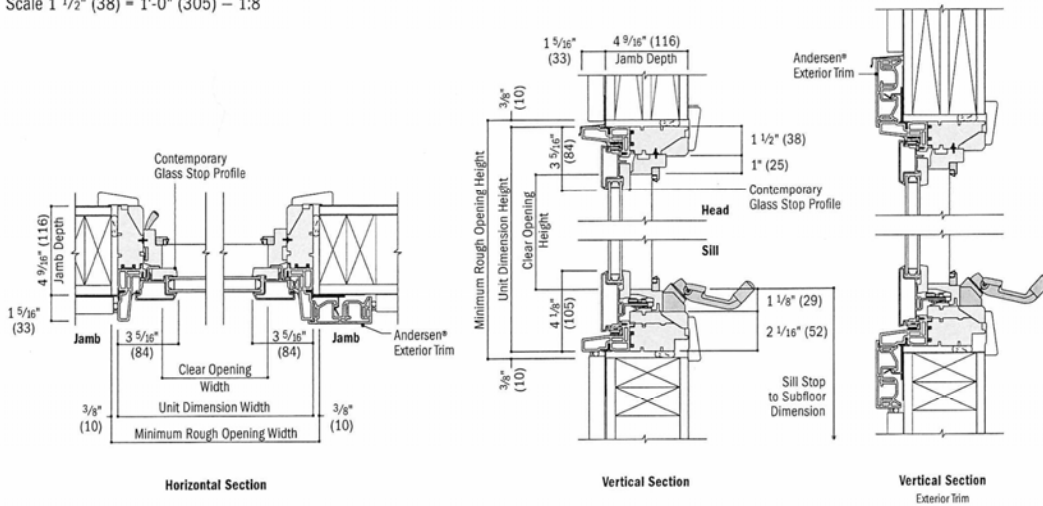
### Caseмент Window Details – Chamfer Glass Stop Profile

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



### Caseмент Window Details – Contemporary Glass Stop Profile

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



- 4 9/16" (116) base jamb depth measurement is from back side of installation flange.
- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Dimensions in parentheses are in millimeters.
- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation instructions at [andersenwindows.com](http://andersenwindows.com).



# 2-Piece Mission

[Back to: Clay Tile](#)

Two-Piece clay tiles have been the ultimate roofing product for millenniums. Our highly refined modern manufacturing techniques have enabled Boral Roofing to improve on the ageless tradition and style of traditional Two-Piece clay tile design, and deliver color fast, durable products that will last a lifetime.



[Call for price](#)

Boral

Rustic Carmel





**Name** Santa Barbara Finish Color Coat Stucco

**Type** Semi-smooth Portland Cement Finish  
For Exterior Surfaces

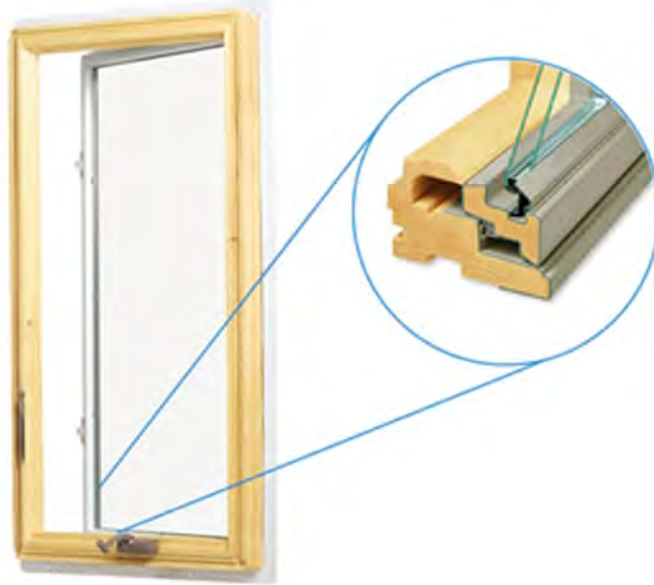
**Application** Trowel or spray applied

**Method**

**Product Overview** Merlex Santa Barbara Finish Exterior Stucco is a premium quality portland cement based color coat finish material designed to achieve a smoother texture reminiscent of the many historical buildings in the Santa Barbara area. It is a proprietary formulation of portland cements, hydrated lime, graded aggregates, mineral oxide pigments, and specific additives.



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Andersen® Replacement Window Parts Online





# Cultural Heritage Commission Agenda Report

ITEM NO. 6

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**DATE:** May 16, 2024

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Robert (Dean) Flores, Senior Planner

**SUBJECT:** **Project No. LMR23-0001 is a request for a Landmark Historic Designation for a single-family residence located at 1209 Indiana Avenue (Assessor's Parcel Number: 5314-010-061). The City Council is the reviewing authority that makes the final determination for the requested Landmark Historic Designation. The Cultural Heritage Commission is to review and make a recommendation to the City Council.**

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## Recommendation

Staff recommends that the Cultural Heritage Commission review and recommend Landmark Historic Designation for 1209 Indiana Avenue to the City Council.

## Background

On September 7, 2023, property owners, Michael Emerling and Ruth Ballenger submitted an application for a Landmark Historic Designation for the single-family residence located at 1209 Indiana Avenue. The single-family residence was built in 1911 and is an intact Swiss Chalet-Craftsman Bungalow. The subject property is listed on the South Pasadena Inventory of Cultural Resources in the city's 2014 Historic Resource Survey (**5S3**); however, the subject property has yet to be formally designated or landmarked. A Historic Landmark Nomination report, documenting the history of the property, was prepared by the owners' consultant, Deborah Howell-Ardila, and has been included as **Attachment 1**.

On October 19, 2023, the request was presented to the Cultural Heritage Commission (Commission) and the Commission created a subcommittee, composed of Vice Chair Morrish and Chair Lopez as required by South Pasadena Municipal Code (SPMC) Section 2.63(c)(2).

On February 8, 2024, the subcommittee conducted an on-site meeting with the homeowner to inspect the property.

In February 2024, the landmark subcommittee determined that the property merits consideration by the Commission.

## **Project Description & Analysis**

Originally built in 1911 for Charles Clark Gates and Pearl Gates by an unknown architect/builder but the submitted landmark nomination report describes the residence as one of South Pasadena's outstanding examples of Craftsman architecture, with a Swiss Chalet subtype. The key characteristics of the subject home include:

- Two-story mass and generally symmetrical design composition,
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation,
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing,
- Sheathing materials, such as horizontal wood siding, wood shingles,
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade.

### *Criteria for Historic Designation*

As stated in the report, the South Pasadena Municipal Code (SPMC) Section 2.63 – Register of Landmarks and Historic Districts – the designation criteria for landmarks shall include any or all of the following:

1. Its character, interest or value as part of the heritage of the community;
2. Its location as a site of significant historic event;
3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature or a neighborhood;
10. Its potential for yielding information or archaeological interest; or
11. In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

The Historic Landmark Nomination report (**Attachment 1**) provides justification for one criterion: number 4. To continue with the designation of a historic landmark, only one criterion needs be established.

### *Statement of Significance*

In the Historic Landmark Nomination report (**Attachment 1**), it notes that the property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the *Citywide Historic Context Statement*:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

Additionally, the report indicates that the property meets the integrity threshold defined in the City of South Pasadena *Citywide Historic Context Statement*. “An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20th century...Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena,” (pg. 21).

### *State of California Department of Parks and Recreation Primary Record*

Historic properties either retain integrity (that is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. The seven aspects of integrity are defined as follows:

1. Location: the place where the historic property was constructed or the place where the historic event occurred.
2. Design: the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting: the physical environment of a historic property.
4. Materials: the physical elements that were combined or deposited during a particular period of time and in particular pattern or configuration to form a historic property.
5. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

6. Feeling: the property's expression of the aesthetic or historic sense of a particular period of time.
7. Association: the direct link between an important historic event or person and a historic property.

The subject property determined eligible for listing as:

5S3 – Appears to be individually eligible for local listing or designation through survey evaluation.

California Department of Parks and Recreation (DPR) Form 523 was prepared by Ms. Howell-Ardila and is included as **Attachment 3**. The designation of the proposed property will help promote the purpose of the Cultural Heritage Ordinance as it will preserve, maintain, and safeguard the City's heritage and character, will reflect the phases of the City's history, and will foster pride in the ownership of the City's historic resources.

### **Findings for Designation of a Landmark**

The Landmark Subcommittee recommends that the Cultural Heritage Commission make a recommendation that the City Council make the following findings pursuant to SPMC Section 2.63(a)(2) for the Historic Landmark Designation of 1209 Indiana Avenue:

- (A) *That the designation of landmark or historic district is consistent with one or more of the purposes set forth in SPMC 2.58B;*

The designation of the Historic Landmark Designation for 1209 Indiana Avenue is consistent with the purpose of the Cultural Heritage Ordinance for identification, protection, enhancement, and preservation of structures, sites, and areas that represent the City's heritage and character. The home is characterized as a textbook Craftsman-Swiss Chalet style featuring wood siding and shingles, gable roof, overhanging eaves, exposed rafters, wide porch, second story balcony with decorative cut-outs, case and double hung windows, and decorative brackets/bargeboards. Thus, the designation of the proposed Historic Landmark Designation will help promote the City's sense of place as it will preserve, maintain, and safeguard the City's heritage and character, will reflect the phases of the City's history, and will foster pride in the ownership of the City's historic resources.

- (B) *That the landmark meets one or more of the criteria for designation listed in subsection (b) of this section;*

The subject property was built in 1911 and the proposed landmark designation qualifies for designation under Criteria 4, which is fully detailed in the Subcommittee Report (**Attachment 2**).

(C) *That the landmark or historic district possesses historic integrity of location, design, setting, materials, workmanship, feeling, or association.*

The proposed landmark designation possesses historic integrity of location, design, setting, materials, workmanship, and feeling. The materials and workmanship can be seen throughout the two-story structure with its Craftsman/Swiss Chalet architectural style. As stated previously in this staff report, the subject home is a textbook example of its respective architectural style and was included in the City's *Citywide Historic Context Statement* thereby exemplifying it as a key example of the architectural style. Thus, the 1209 Indiana Avenue residence is an excellent representative of said architectural style and will possess historic integrity of location, design, setting, materials, workmanship, and feeling.

### **Environmental Analysis**

The designation of landmarks qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8. Class 8 consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. Construction activities and relaxation of standards allowing environmental degradation are not included in this exemption.

### **Staff Recommendation**

Staff recommends that the Cultural Heritage Commission review and recommend Landmark Historic Designation for 1209 Indiana Avenue to the City Council.

### **Public Noticing**

The public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

### **Next Steps**

The recommendation of the Commission will be presented to the City Council.

### **Fiscal Impact**

If the property is designated as a landmark, the applicant has the opportunity to apply for a Mills Act Contract. A Mills Act contract allows a tax reduction (between approximately 40 to 60 percent) for a property owner who agrees to perform certain restoration and maintenance tasks over a 10-year period. Although the City will see a



reduction in property tax revenue, the benefits of the program include economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

### **Attachments**

1. Historic Landmark Nomination Report
2. Cultural Heritage Commission Subcommittee Report
3. California Department of Parks and Recreation (DPR) Form 523

# **ATTACHMENT 1**

## Historic Landmark Nomination Report

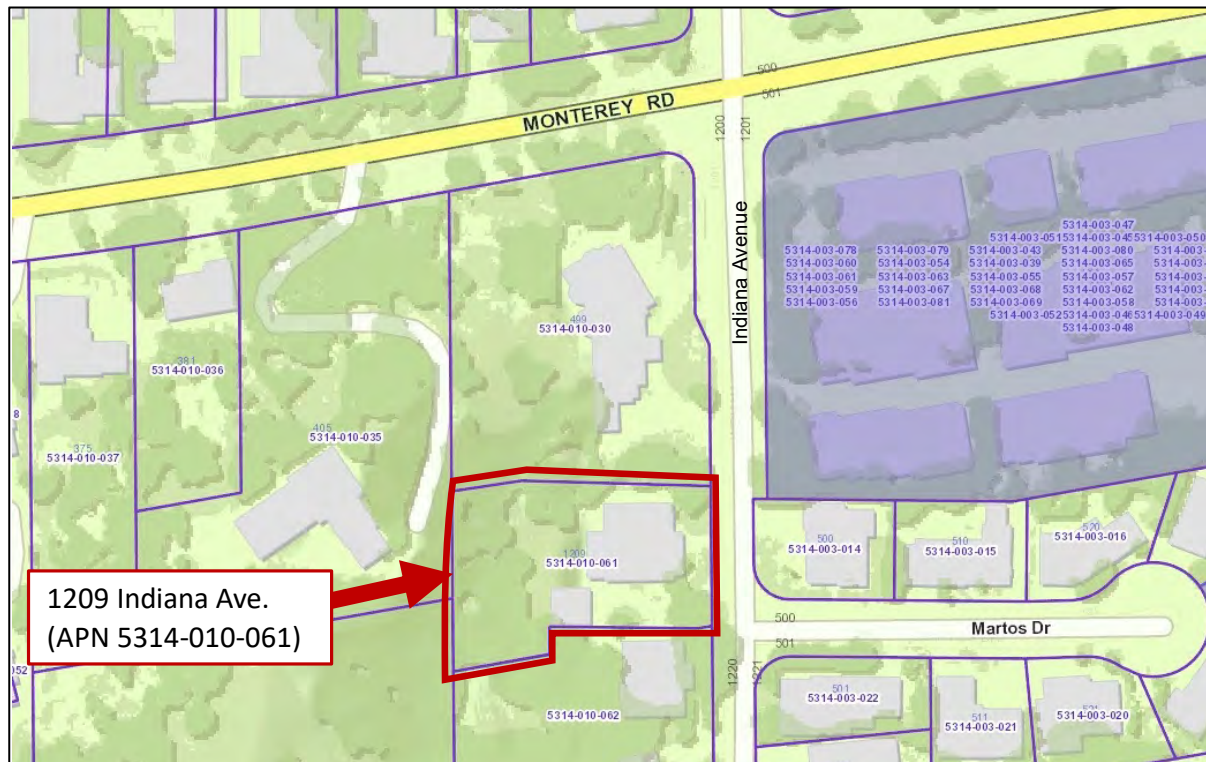
# South Pasadena Cultural Heritage Commission

## Landmark/Historic District Nomination Form

### A. Property Identification

**Name of building or site** Gates Residence  
**Property address** 1209 Indiana Avenue, South Pasadena  
**Current ownership** Michael Emerling and Ruth Ballenger  
**Owner address** 1209 Indiana Avenue, South Pasadena, California  
**Legal description** Assessor's Parcel Number 5314-010-061  
**Date of construction** 1911 (Source: City of South Pasadena Citywide Historic Resources Survey)  
**Original Owner** Charles Clark Gates  
**Architect/Builder** N/A  
**Original use** Single-family residence  
**Present use** Single-family residence  
**Other significant ownership** N/A

Figure 1 Property Location, 1209 Indiana Avenue, South Pasadena



Source: Los Angeles County Tax Assessor Records, modified by author

## B. Property Description

**Architectural style/period:** Craftsman architectural style, Swiss Chalet subtype

**Construction materials:** Wood-frame construction, sheathed in horizontal wood siding and wood shingles

**Historic Status/survey code:** (1) **South Pasadena Inventory of Cultural Resources:** “5S3” California Historic Resources Status Code (“appears individually eligible for local listing through survey”); identified as individually eligible in all three City of South Pasadena historic resource surveys, as recently as 2015

### Summary of Character-Defining Features:

- Large, hillside lot and setback from the street
- Two-story mass and generally symmetrical design composition
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials, such as horizontal wood siding, wood shingles
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade

### Narrative description, including significant exterior and interior architectural features:

Constructed in 1911, 1209 Indiana Avenue is a highly intact, textbook example of a Craftsman-Swiss Chalet style single-family residence in South Pasadena.

Roughly square in plan, 1209 Indiana Avenue occupies a slanted, hillside parcel; the home is set back by a raised lawn and berm. Two stories in height, the home rests on a raised concrete foundation and is capped with a prominent, medium-pitched, front-gable roof. As is typical for the Craftsman-Chalet style, much of the decorative detailing of the building centers on the character and detailing of the roof eaves. Features include wide overhanging eaves resting on triangular knee braces with turned, multi-color posts, decoratively carved bargeboards, and a low wood screen displaying perforations forming geometric patterns. The second story extends slightly beyond the first, with banded wood molding and carved faux purlins highlighting the division between second and first stories and emphasizing the horizontal axis.

Exterior sheathing materials consist primarily of wood shingles and some horizontal wood siding.

A partial length porch occupies the southern portion of the façade; the porch is elevated on low, concrete steps and sheltered beneath a flat roof with extended eaves, accented with faux purlins/rafter tails and intricately carved bolsters. The porch roof rests on decorative, turned wood columns with square post supports. A low wall with turned posts fronts the patio. Off the patio, a single wood door with one large, central light with metal framing provides access to the residence.

The property’s Craftsman-Swiss Chalet style elements are seen in a variety of features, including the mass and scale of the property; the generous use of wood, including in exterior shingles, siding, and decorative accents at the roof eaves and front porch; the prominent, medium-pitched roof form; the roofline

treatment (e.g., the use of wide eaves); screen with geometric perforations below the roof gable; grouped, multi-light wood-framed windows, among other features.

The side elevations of the residence mirror the fenestration patterns and materials seen on the façade. The north elevation displays grouped wood-framed windows (including tripartite two-over-three frame casements and three-over-two double-hung windows) and a varied wall plane, with a square two-story projection and a one-story bay window providing depth. Along the concrete foundation of the home on the north elevation are several basement-level openings with simple wood frames.

Similarly, the south elevation wall plane is broken up by a one-story projection with wood-framed windows, capped with decorative wood eaves.

The rear elevation exhibits a small, square addition, also clad in wood shingles. A secondary entrance elevated on concrete steps is also located at the rear elevation. In the westernmost portion of the parcel is concrete patio and a concrete-clad retaining wall.

Mature landscaping and trees further enhance the property. The property is in good repair overall. Alterations appear to be minimal and include a small, low addition on the rear elevation and potentially a second-story remodel that resulted in the addition of some small windows on the side and rear elevations.

The photographs below provide a visual overview of the property and its existing conditions.

**Figure 2 Overview of sloped, hillside parcel, façade, northeast perspective**



**Figure 3 Overview of façade, east perspective**



**Figure 4 Overview of façade, southeast perspective**



**Figure 5 North elevation, overview, northwest perspective (shows addition at rear elevation)**



**Figure 6 South elevation overview, southern perspective (shows roof cross-gable and addition)**



Figure 7 North elevation and side yard, west perspective





**Figure 8** Swiss Chalet/Craftsman character-defining features on the façade, with decorative wood accents throughout the patio, second-story porch railing with geometric cut-outs, and wide wood roof eaves with decorative detailing, southeast perspective



Figure 9 Detail of roof detailing and entrance porch, east perspective



Figure 10 Detail, northern portion of façade, east perspective



Figure 11 Tripartite wood windows and frames and wood-shingle siding, façade, east perspective



Figure 12 Tripartite wood windows and flared second-story base marked with faux, carved purlins, façade, east perspective



Figure 13 Corner of east and north elevations, northeast perspective



Figure 14 North elevation bay window, wood shingles, and window detailing, north perspective



Figure 15 Detail of wood shingles, south elevation, southwest perspective



**Figure 16** Detail of south elevation windows, triangular knee braces, and decorative carved brackets marking division between first and second stories, southwest perspective





**Figure 17 Overview of south elevation second story, south perspective**



**Figure 18 Detail of porch steps, landing, and wood entrance door with side lights, east perspective**



## Additions/modifications

Based on available data and visual inspection of the property, 1209 Indiana Avenue has few visible alterations and appears highly intact from its 1911 date of construction and period of significance.

Given that 1209 Indiana Avenue originally belonged to a larger parcel facing Monterey Road (499 Monterey Road), a limited number of building permits are available for the property. To date, no primary sources (including building permits or other documentation) have been identified to confirm the original date of construction or original owner; the Los Angeles County Tax Assessor lists a date of 1911 as the date of construction.

Available sources, along with visual observation, indicate the following alterations:

- Pre-1930: Addition of small two-story wing on rear elevation (source, Sanborn Fire Insurance Company map)
- 1939: Construction of two-car garage (extant, noncontributing) (source, building permit #6887)
- 1962: Electrical upgrades (source, building permit #49267)
- 1979: Re-roof (source, building permit, number illegible)
- 1992: Plumbing upgrades (source, building permit #013589)
- 1996: Re-roof (source, building permit #017781)
- 2002: Electrical upgrades/repairs (source, building permit #20555)
- 2008: Mechanical upgrades/repairs (source, building permit #016215)
- 2010: Electrical upgrades/repairs (source, building permit #026379)
- 2014: Electrical upgrades/repairs (source, building permit #034084)
- Unknown date: Some windows on the second story appear nonoriginal and might have been added with an attic conversion (source, visual observations; permits not available)

## Ownership History

The original (and longest) owner of 1209 Indiana Avenue was Charles Clark Gates and his wife Pearl, who resided in the home for nearly 40 years, from 1911 until their deaths in 1950 and 1951, respectively. Gates was the nephew of well-known local philanthropist and lumber magnate Peter Goddard Gates, who bought property and settled in South Pasadena with his four brothers in the early 1900s.<sup>1</sup> Wealthy, retired lumber manufacturers, the Gates brothers built a large estate around the area of 1209 Indiana Avenue, along Monterey Road, including a park, orchards, stables, tennis courts, and “even its own fire station.”<sup>2</sup> Based out of this large family complex at Monterey Road and “Gates Place” (as Indiana Avenue was named in the early twentieth century), South Pasadena became a summer getaway as well as home base for the extended Gates family members.

Born in Illinois in 1879, Charles Clark Gates and his wife Pearl moved to South Pasadena in 1911 from St. Louis, Missouri.<sup>3</sup> The residence at 1209 Indiana Avenue originally formed part of a larger parcel extending north to 499 Monterey Road, which is still occupied by a large Swiss Chalet-style home originally belonging to members of the Gates family, including Charles Clark Gates’ parents, Mr. and Mrs. Albert Hawkins

<sup>1</sup> Apostol, Jane. 1987. “South Pasadena: A Centennial History” (South Pasadena Public Library), p. 57.

<sup>2</sup> City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 96.

<sup>3</sup> “Society,” 28 May 1911, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

Gates.<sup>4</sup> The parcels were divided at an unknown date, after 1950, into separate lots in a configuration that mirrors the present property lines.

Once they arrived in South Pasadena, Charles and Pearl Gates quickly became part of the small, local social scene, with their travels, social engagements, and family milestones amply covered in the local newspapers of the day. Following in the family footsteps, Charles Clark Gates also worked in the lumber industry, as an executive in the family's lumber company, which included mills and branches in Arkansas (specializing in yellow pine and oak), Louisiana, and Alabama. In the obituary for Albert Hawkins Gates, who passed away in South Pasadena in 1914, the *Forrest City Times* of Forrest City, Arkansas, noted that Mr. Gates had been president of the Gates Lumber Company, based in Wilmar, Arkansas, and had accumulated a "fortune in the lumber mills, and had extensive interests on the Pacific coast."<sup>5</sup>

The homes of the Gates estate faced Monterey Road (including 499, 509, and 515 Monterey, among which only 499 Monterey is extant) and extended north along Indiana Avenue (including the extant residences at 1209 and 1215 Indiana Avenue, both of which were constructed in 1911). Until 1924, when the Gates brothers subdivided a large portion of the land extending northward, "Indiana Avenue" was named "Gates Place," as noted above. The home at 1209 Indiana Avenue occupies a parcel that was originally part of a tract known as "Thomas Green's Subdivision of South Pasadena Highlands," filed in 1887. Prior to the Gates family arrival in the early 1900s, Gates Place/Indiana Avenue was known as "Bellevue Avenue." (The small cul-de-sac "Gates Place" that survives northeast of 1209 Indiana Avenue continues to reflect the family's early presence in the neighborhood.)

In terms of the family, one of Peter Goddard Gates' best known philanthropic gifts was to the California Institute of Technology, in the form of a \$200,000 donation in 1917 to establish the Gates Chemical Laboratories.<sup>6</sup> Peter G. Gates passed away in 1925 at the age of 69; his nephew Charles was among the recipients of bequests made in the elder Gates' will.<sup>7</sup> In reaction to Gates' death, Arthur Fleming, chair of the California Institute of Technology board of trustees, commented that "Pasadena and the California Institute of Technology [have lost] a valuable friend. Ever interested in those things which he believed essential to the welfare of his country, he gave generously to the case of education."<sup>8</sup>

In terms of Charles Clark Gates' career, in addition to his role in the family's lumber manufacturing business, he and two of the Gates relatives, Don S. and Don F., launched an ambitious venture in 1919 in cattle grazing. The acquisition also made the Gates "among the largest holders of cattle grazing acreage in America," with a controlling interest in the Tehachapi Cattle Company, which owned thousands of head of cattle spanning 150,000 acres from Bakersfield to the Tehachapi Mountains.<sup>9</sup> By 1940, Charles Clark Gates had retired. In 1942, he was among a group of business leaders honored as "Quarter Century Boys" in the Rotary Club of Los Angeles.<sup>10</sup> The Gates' had three children, Albert D., Edith E., and Louise, all of whom were residents of 1209 Indiana Avenue during the Gates family tenure in the home.

<sup>4</sup> "November Wedding Is an Outstanding Event," 22 November 1927, *Pasadena Evening Post*.

<sup>5</sup> 5 June 1914, "Death of Albert H. Gates: He Was One of the Pioneer Lumbermen of South Arkansas," *The Forrest City Times* (Forrest City, Arkansas).

<sup>6</sup> "Peter Gates Dead in East: Brother in Pasadena Gates New from New York," 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times. See also "Gates Rites to Be Held in Pasadena: Body of Philanthropist to Be Brought Here from New York City," 14 July 1925, *The Pasadena Post*.

<sup>7</sup> "Southland Kin Aided in Gates Will: Thirteen Get Varying Bequests from Estate of Lumber Man," 2 September 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

<sup>8</sup> "Peter Gates Dead in East: Brother in Pasadena Gates New from New York," 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

<sup>9</sup> "Gates Family in Big New Cattle Deal," 22 September 1919, *The Pasadena Post*.

<sup>10</sup> "Rotary Club Pays Tribute to Its 25-Year Members," 21 March 1942, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

**Figure 19** 1907 image of 515 Monterey Road, part of Gates family estate and home of retired lumber magnate, Don S. Gates; the residence was demolished in 1968



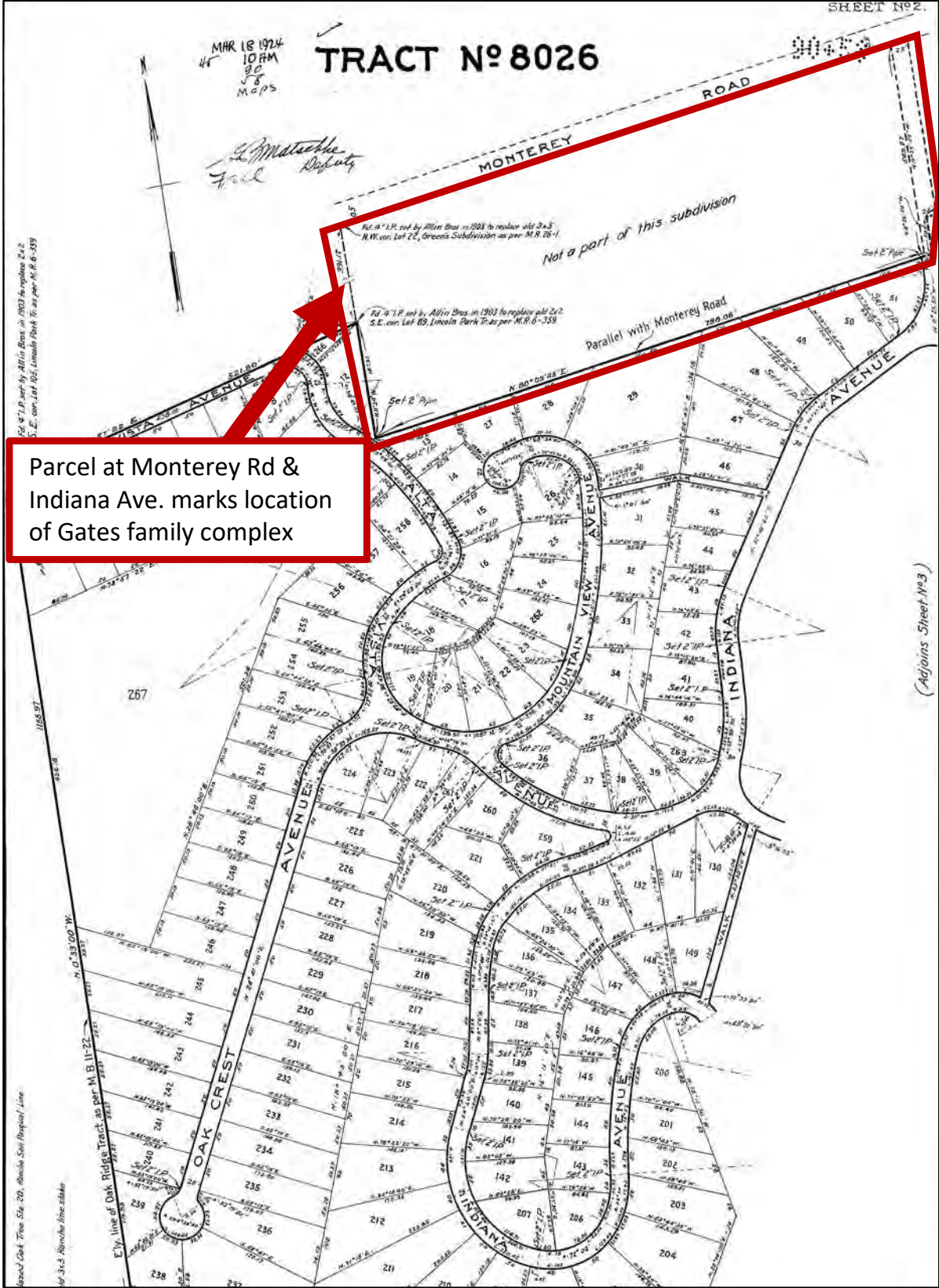
Source: Rick Thomas, 6 December 2018, "Throwback Thursday: Anatomy of a Craftsman Take Down," South Pasadena

**Figure 20** Peter G. Gates residence, 1907, 509 Monterey Road; the residence was demolished in 1968



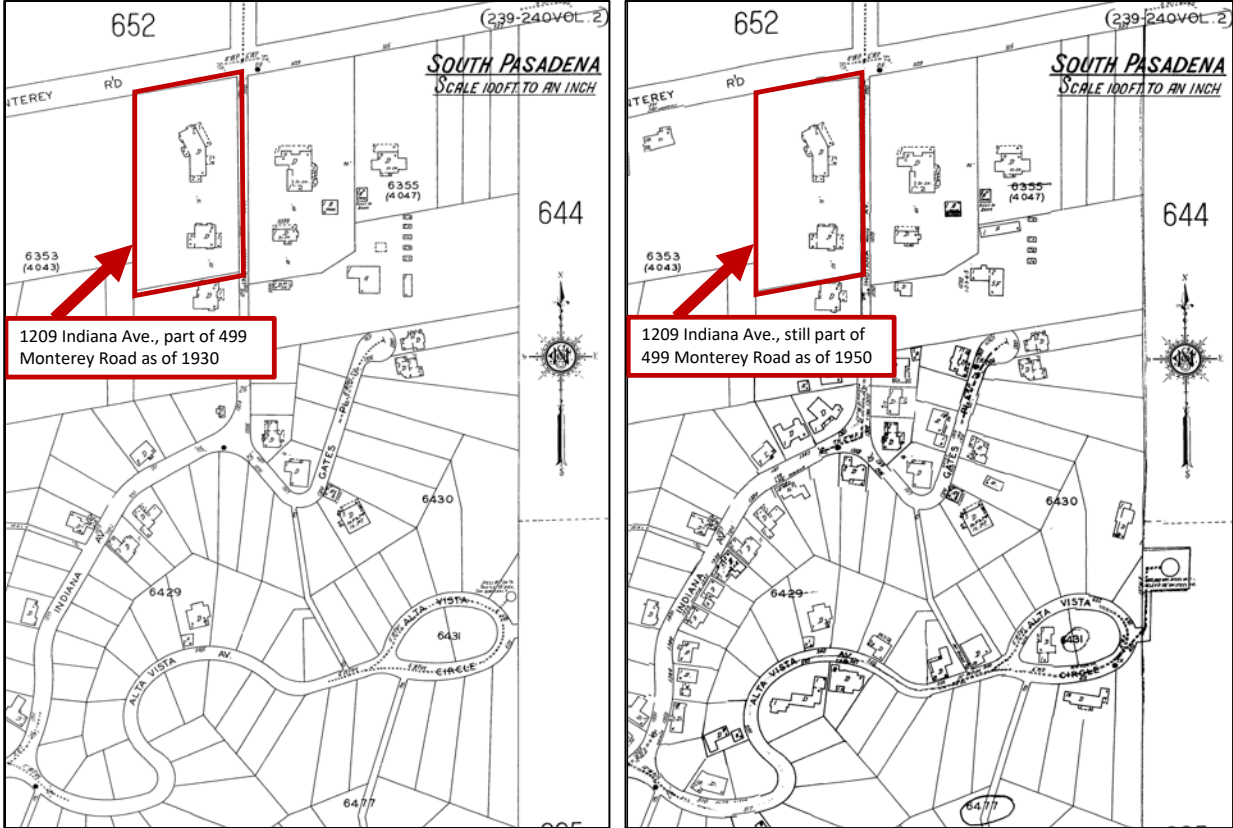
Source: Rick Thomas, 6 December 2018, "Throwback Thursday: Anatomy of a Craftsman Take Down," South Pasadena

Figure 21 Tract No. 8026, filed by Charles and Fred Gates in 1924, retained the large parcels facing Monterey Road (still part of Gates family estate) and subdivided land extending north



Source: Los Angeles County Public Works Department, Land Records

**Figure 22** 1209 Indiana Avenue, part of 499 Monterey Road and Gates family estate as of 1930 (left) and 1950 (right); map on right shows increased level of development through postwar era



Source: Los Angeles Public Library, Sanborn Fire Insurance Map Collection; modified by author

**Discussion of Criteria 3 and 6**

As discussed above, 1209 Indiana Avenue is a surviving remnant of the Gates family estate, which included stately Craftsman-style homes at 499, 509, and 515 Monterey Road, and northward along present-day Indiana Avenue (known until the mid-1920s as “Gates Place”). Until at least 1950, 1209 Indiana Avenue formed part of one unified parcel with 499 Monterey Road. The east side of Indiana Avenue and parcels extending northward also appear to have belonged to the Gates family estate (though no buildings along the east appear extant).

Extant remnants of the Gates family estate include 499 Monterey Road, 1209 Indiana Avenue, and 1215 Indiana Avenue (which was owned by Don F. Gates and constructed in 1911, during a time when most of the surrounding hillside property belonged to the Gates family).

Although the residence at 1209 Indiana Avenue is associated with Charles Clark Gates, and the Gates family was well-known in early twentieth-century South Pasadena, the strength of the association and Gates’ own professional achievements are not such that they confer eligibility on 1209 Indiana Avenue itself, as a single property, under Criterion 3 (“identification with a person, persons or groups who significantly contributed to the culture and development of the City, state or United States”) or Criterion 6 (“identification as the work of a person or persons whose work has influenced the heritage of the City, the state or the United States”). Research has not indicated that, on his own, Charles Clark Gates, while he was a successful entrepreneur and lumber manufacturer in the family business, “significantly contributed to the culture and development” of South Pasadena or the heritage of the City.

While research on the Gates family and its South Pasadena estate is beyond the present scope, it is recommended that subsequent research consider possible eligibility as an historic district for 1209 and 1215 Indiana Avenue and 499 Monterey Road as the surviving elements of the Gates family estate.

## C. Discussion of Designation Criteria

**Please indicate rationale for qualification under one or more criteria in Section 2.63(B) of the South Pasadena Cultural Heritage Commission**

***South Pasadena Landmark Criterion 4: Its exemplification of a particular architectural style of an era of history of the City)***

As noted in South Pasadena's *Citywide Historic Context Statement*, which utilized a photo of 1209 Indiana Avenue to illustrate the features of the style, the property is an intact, textbook example of the Swiss Chalet/Craftsman architectural style. The property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the *Citywide Historic Context Statement*:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

In addition, with few visible alterations, the property meets the integrity threshold defined in the *Citywide Historic Context Statement*.

An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20<sup>th</sup> century. As noted in the *Citywide Historic Context Statement*, South Pasadena

retains intact streets and neighborhoods, along with prominent individual examples, illustrating the importance of Arts and Crafts architecture and the role it played in residential development in the early 20th century. Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena.<sup>11</sup>

The *Citywide Historic Context Statement* provides additional context for this variant of the Craftsman style:

The Swiss Chalet style – constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space – was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.<sup>12</sup>

<sup>11</sup> City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 111.

<sup>12</sup> City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 273.

**Figure 23 South Pasadena *Citywide Historic Context Statement*, with the Gates Residence at 1209 Indiana Avenue as intact example of Swiss Chalet architectural style**

**Sub-Theme: Swiss Chalet Style**

The Swiss Chalet style - constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space - was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by a front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.

Character-defining features include:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves and rake, and exposed rafter tails
- Wood shingle, horizontal wood siding, or cement plaster exterior wall finish, sometimes in combination
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows, sometimes with diamond-patterned lights
- Decorative brackets and bargeboards

**Swiss Chalet: Extant Example**



1209 Indiana Avenue, Gates Estate



In summary, as demonstrated in this nomination, 1209 Indiana Avenue meets the eligibility standards for local landmark designation under the “Architecture & Design” context, “Craftsman” theme, and “Swiss Chalet style” subtheme of the *Citywide Historic Context Statement*.

The property’s principal character-defining features are as follows:

- Large, hillside lot and setback from the street
- Two-story mass and generally symmetrical design composition
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials, such as horizontal wood siding, wood shingles
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade

**D. Present Condition**

- Exterior**      Good/fair  
The exterior shows some signs of deteriorated wood sealants and features (such as the porch wall with geometric cut-outs on the second-story balcony), wood shingles and sheathing, in particular at wall joints and in some areas along the building foundation. In addition, the property requires repairs to the roof to remedy leaking. The distinctive carved, decorative features of the roof line, including brackets, bargeboards, purlins, rafters, and porch banister, will require *Secretary’s Standards*-compliant treatment and refinishing in the next several years, in order to protect and retain this character-defining feature. Some of the windows need repairs/repainting.
- Interior**      Good/fair  
The interior retains original wood-plank floors, pocket doors, and other built-in features.
- Site**            Good/Fair  
The west portion of the parcel is marked by a concrete retaining wall, which marks the division of the residence and the undeveloped hillside lot extending west. The concrete retaining wall shows signs of cracking and water penetration and is in need of a geotechnical study and plan for stabilization.

**Neighborhood context**      The residence at 1209 Indiana Avenue represents a highly intact, distinctive example of the Swiss Chalet/Craftsman architectural style. The property is located in the foothills of South Pasadena and originally formed part of the Gates family estate, which spanned Monterey Road, from 499 to 515 Monterey, and extended north on Indiana Avenue.

**E. Proponents**

Michael Emerling and Ruth Ballenger, owners  
Deborah Howell-Ardila, MHP, Historic Preservation Specialist

**F. Owner Consent** (Although individual properties may be designated as South Pasadena historic landmarks or parcels within historic districts without owner consent, every effort should be made to inform owners of the advantages and opportunities designate and to secure owner support.) If you, as owners, support the designation of your property as a landmark or a parcel in a historic district, please so signify in the space below:

I/we certify that I/we am/are the owners of the property being hereby nominated for designation as a landmark or as a parcel within a historic district under the Cultural Heritage Ordinance of the City of South Pasadena, California and herby consent to said designation of the property as a landmark or parcel within a historic district.

Michael Emerling      Ruth Ballenger      Dated 1/4/2024

## **ATTACHMENT 2**

### Cultural Heritage Commission Subcommittee Report

# CHC Landmark Subcommittee Report

## **SUBCOMMITTEE MEMBERS:**

Conrado Lopez, Chair  
Kristin Morrish, Vice Chair

## **SUBJECT ADDRESS:**

1209 Indiana Avenue, South Pasadena, CA 91030

## **INTRODUCTION:**

The City of South Pasadena received an application for a Landmark Designation for the home at 1209 Indiana Avenue on August 27, 2023. At the meeting of the Cultural Heritage Commission (CHC) on October 19, 2023, a Landmark Designation subcommittee consisting of Kristin Morrish, Vice Chair, and Conrado Lopez, Chair were appointed to review the application. The Landmark Designation subcommittee reviewed the application materials and met with the property owner on site on February 8, 2024, and toured the property at that time. This report presents the Landmark Designation subcommittee's recommendation on the ability of the proposed application to meet the designation criteria required for Register of a Landmark per South Pasadena Municipal Code (SPMC), Section 2.63(b)(1-11) explaining with brief facts the way in which the property was important to the local, state, or national history during the period significance. It would also include significant themes and historic contexts to which the property relates.

## **BACKGROUND:**

As stated in the Historic Landmark Nomination report prepared by Debi Howell-Ardila, MHP, the subject property was built in 1911 for Clark Gates and Pearl Gates by an unknown architect. 1209 Indiana Avenue is a highly intact, textbook example of a Craftsman-Swiss Chalet style single-family residence in South Pasadena. Two stories in height, the home rests on a raised concrete foundation and is capped with a prominent, medium-pitched, front-gable roof. As is typical for the Craftsman-Chalet style, much of the decorative detailing of the building centers on the character and detailing of the roof eaves. Features include wide overhanging eaves resting on triangular knee braces with turned, multi-color posts, decoratively carved bargeboards, and a low wood screen displaying perforations forming geometric patterns. The second story extends slightly beyond the first, with banded wood molding and carved faux purlins highlighting the division between second and first stories and emphasizing the horizontal axis.

## **CRITERIA AND STANDARDS FOR LANDMARK DESIGNATION:**

Criteria and standards for the designation of a landmark shall include any or all of the following, as applicable. The subcommittee has focused on the documentation that reflects a strong correlation for criterion 4:

- (1) **Its character, interest or value as part of the heritage of the community:**  
Not applicable.
- (2) **Its location as a site of significant historic event:**  
Not applicable.
- (3) **Its identification (such as residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States:**

Not applicable.

- (4) Its exemplification of a particular architectural style of an era of history of the city:**  
According to the Historic Landmark Nomination report provided by the applicant, 1209 Indiana Avenue exemplifies the Swiss Chalet/Craftsman architectural style. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the City of South Pasadena's *Citywide Historic Context Statement*:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

Additionally, the property meets the integrity threshold defined in the *Citywide Historic Context Statement*. An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20th century, "Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena."<sup>1</sup>

- (5) Its exemplification of the best remaining architectural type in the neighborhood:**  
Not applicable.
- (6) Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States:**  
Not applicable.
- (7) Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials, or craftsmanship:**  
Not applicable.
- (8) It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif:**  
Not applicable.
- (9) Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood:**  
Applicable.

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<sup>1</sup> City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 111.

**(10) Its potential for yielding information of archaeological interest:**

Not applicable.

**(11) In designing a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction:**

Not applicable.

**SUBCOMMITTEE RECOMMENDATION ON LANDMARK DESIGNATION:**

In conclusion, pursuant to SPMC, Section 2.63, the Landmark subcommittee recommend that 1209 Indiana Avenue be granted Landmark designation based on its consistency with Criterion 4.

**ATTACHMENT 3**

California Department of Parks and Recreation (DPR) Form 523

**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 19

Resource name(s) or number (assigned by recorder) *Gates Residence, 1209 Indiana Avenue*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County *Los Angeles County*

\*b. USGS 7.5' Quad

Date:

\*c. Address *1209 Indiana Avenue*

City *South Pasadena*

Zip *91030*

\*e. Other Locational Data: Assessor's Parcel Number *5314-010-061* Block: Lot:

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

*Constructed in 1911, 1209 Indiana Avenue is a highly intact, textbook example of a Craftsman-Swiss Chalet style in South Pasadena. Roughly square in plan, 1209 Indiana Avenue occupies a slanted, hillside parcel; the home is set back by a raised lawn and berm. Two stories in height, the home rests on a raised concrete foundation and is capped with a prominent, medium-pitched, front-gable roof. As is typical for the Craftsman-Chalet style, much of the decorative detailing of the building centers on the character and detailing of the roof eaves. Features include wide overhanging eaves resting on triangular knee braces with turned, multi-color posts, decoratively carved bargeboards, and a low wood screen displaying perforations forming geometric patterns. The second story extends slightly beyond the first, with banded wood molding and carved faux purlins highlighting the division between second and first stories and emphasizing the horizontal axis. Exterior sheathing materials consist primarily of wood shingles and some horizontal wood siding. A partial length porch occupies the southern portion of the façade; the porch is elevated on low, concrete steps and sheltered beneath a flat roof with extended eaves, accented with faux purlins/rafter tails and intricately carved bolsters. The porch roof rests on decorative, turned wood columns with square post supports. A low wall with turned posts fronts the patio. Off the patio, a single wood door with one large, central light with metal framing provides access to the residence. (See Continuation Sheet, p. 3)*

\*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



\*P5b. Photo: (view and date)  
*East (façade) elevation  
August 2023*

\*P6. Date Constructed/Age and Sources:  historic  
*1911; Los Angeles County Tax Assessor*

\*P7. Owner and Address:  
*Michael Emerling and Ruth Ballenger  
1209 Indiana Avenue  
South Pasadena, CA 91030*

\*P8. Recorded by:  
*Debi Howell-Ardila, MHP*

\*P9. Date Recorded:  
*January 3, 2024*

\*P10. Survey Type:  
*Landmark nomination*

\*P11. Report Citation: (Cite survey report and other sources, or enter "none"): *South Pasadena Cultural Heritage Commission, Landmark/Historic District Nomination Form, 1209 Indiana Avenue, South Pasadena, January 2024, prepared by Debi Howell-Ardila, MHP, South Pasadena*

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: *Gates Residence, 1209 Indiana Avenue*

- B1. Historic Name: *Gates Residence*
- B2. Common Name: *1209 Indiana Avenue*
- B3. Original Use: *Single-family Residence*
- B4. Present Use: *Single-family Residence*

\*B5. Architectural Style: *Craftsman-Swiss Chalet style*

\*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed 1911*  
*According to available sources, the property was constructed in 1911. The property has few visible alterations and appears highly intact from its 1911 date of construction. The residence at 1209 Indiana Avenue originally belonged to a larger parcel facing Monterey Road (499 Monterey Road). Building permits, along with visual observation, indicate the following alterations:*

- *Pre-1930: Addition of small two-story wing on rear elevation (source, Sanborn Fire Insurance Company map)*
- *1939: Construction of two-car garage (extant, noncontributing) (source, building permit #6887)*
- *1962: Electrical upgrades (source, building permit #49267)*
- *1979: Re-roof (source, building permit, number illegible)*
- *1992: Plumbing upgrades (source, building permit #013589)*
- *1996: Re-roof (source, building permit #017781)*
- *2002: Electrical upgrades/repairs (source, building permit #20555)*
- *2008: Mechanical upgrades/repairs (source, building permit #016215)*
- *2010: Electrical upgrades/repairs (source, building permit #026379)*
- *2014: Electrical upgrades/repairs (source, building permit #034084)*
- *Unknown date: Some windows on the second story appear nonoriginal and might have been added with an attic conversion (source, visual observations; permits not available)*

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect/Builder: *Unknown*

b. Builder: *Unknown*

\*B10. Significance: Context/Theme: *Architecture & Design | Craftsman Style/Swiss Chalet subtheme* Area: *Residential*  
Period of Significance: *1911* Property Type: *Single-family Residence* Applicable Criteria: *Landmark Criterion 4*  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Gates Residence, 1209 Indiana Avenue, meets South Pasadena Landmark Criterion 4, as a highly intact, textbook example of the Craftsman-Swiss Chalet style. As noted in South Pasadena’s Citywide Historic Context Statement, which utilized a photo of 1209 Indiana Avenue to illustrate the features of the style, the property is an intact, textbook example of the Swiss Chalet/Craftsman architectural style. The property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. (See *Continuation Sheet, p. 3*)

B11. Additional Resource Attributes: (List attributes and codes) *N/A*

\*B12. References:

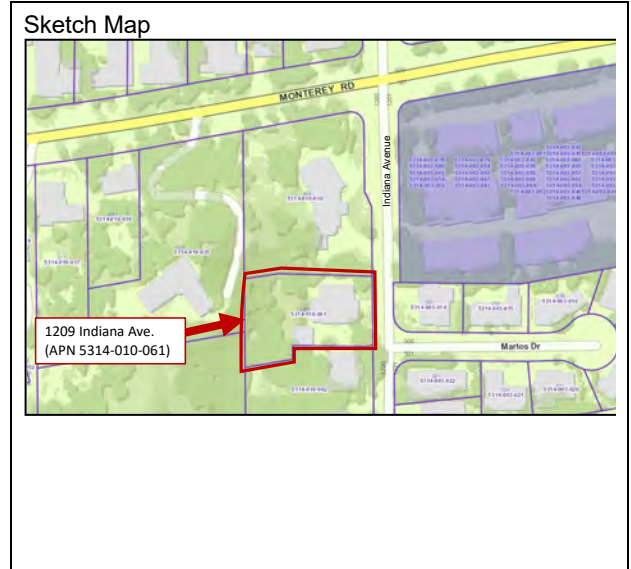
- Apostol, Jane, 1987. "South Pasadena: A Centennial History" (South Pasadena Public Library)*
- City of South Pasadena Building Permits*
- City of South Pasadena, 2014, Citywide Historic Context Statement*
- County of Los Angeles Public Works Dept, Land Records*
- Los Angeles County Tax Assessor Records*
- South Pasadena Public Library History Room Collection*
- Sanborn Fire Insurance Maps, South Pasadena, 1906–1950*

B13. Remarks:

\*B14. Evaluator: *Debi Howell-Ardila, MHP*

\*Date of Evaluation: *January 2024*

(This space reserved for official comments.)



\*Recorded by Debi Howell-Ardila, MHP

\*Date: January 3, 2024

Continuation  Update

**\*P3a. Description (continued):**

*The property's Craftsman-Swiss Chalet style elements are seen in a variety of features, including the mass and scale of the property; the generous use of wood, including in exterior shingles, siding, and decorative accents at the roof eaves and front porch; the prominent, medium-pitched roof form; the roofline treatment (e.g., the use of wide eaves); screen with geometric perforations below the roof gable; grouped, multi-light wood-framed windows, among other features.*

*The side elevations of the residence mirror the fenestration patterns and materials seen on the façade. The north elevation displays grouped wood-framed windows (including tripartite two-over-three frame casements and three-over-two double-hung windows) and a varied wall plane, with a square two-story projection and a one-story bay window providing depth. Along the concrete foundation of the home on the north elevation are several basement-level openings with simple wood frames.*

*Similarly, the south elevation wall plane is broken up by a one-story projection with wood-framed windows, capped with decorative wood eaves.*

*The rear elevation exhibits a small, square addition, also clad in wood shingles. A secondary entrance elevated on concrete steps is also located at the rear elevation. In the westernmost portion of the parcel is concrete patio and a concrete-clad retaining wall. Mature landscaping and trees further enhance the property. The property is in good repair overall. Alterations appear to be minimal and include a small, low addition on the rear elevation and potentially a second-story remodel that resulted in the addition of some small windows on the side and rear elevations.*

**P5b. Photo (continued): (view and date)**

**Overview of sloped, hillside parcel, façade, northeast perspective**



**P5b. Photo (continued): (view and date)**

**Overview of façade, east perspective**



**Overview of façade, southeast perspective**



\*Recorded by Debi Howell-Ardila

\*Date: 3 January 2024

Continuation  Update

P5b. Photo (continued): (view and date)

North elevation, overview, northwest perspective (shows addition at rear elevation)



South elevation overview, southern perspective (shows roof cross-gable and addition)



\*Recorded by Debi Howell-Ardila

\*Date: 3 January 2024

Continuation  Update

P5b. Photo (continued): (view and date)

North elevation and side yard, west perspective



**P5b. Photo (continued): (view and date)**

Swiss Chalet/Craftsman character-defining features on the façade, with decorative wood accents throughout the patio, second-story porch railing with geometric cut-outs, and wide wood roof eaves with decorative detailing, southeast perspective



P5b. Photo (continued): (view and date)

Detail of roof detailing and entrance porch, east perspective



P5b. Photo (continued): (view and date)

Detail, northern portion of façade, east perspective





P5b. Photo (continued): (view and date)

Tripartite wood windows and frames and wood-shingle siding, façade, east perspective



Tripartite wood windows and flared second-story base marked with faux, carved purlins, façade, east perspective



P5b. Photo (continued): (view and date)

Corner of east and north elevations, northeast perspective



P5b. Photo (continued): (view and date)

North elevation bay window, wood shingles, and window detailing, north perspective



P5b. Photo (continued): (view and date)

Detail of wood shingles, south elevation, southwest perspective



**P5b. Photo (continued): (view and date)**

**Detail of south elevation windows, triangular knee braces, and decorative carved brackets marking division between first and second stories, southwest perspective**



P5b. Photo (continued): (view and date)

Overview of south elevation second story, south perspective



Detail of porch steps, landing, and wood entrance door with side lights, east perspective



**\*B10. Significance (continued):**

**Ownership History**

The original (and longest) owner of 1209 Indiana Avenue was Charles Clark Gates and his wife Pearl, who resided in the home for nearly 40 years, from 1911 until their deaths in 1950 and 1951, respectively. Gates was the nephew of well-known local philanthropist and lumber magnate Peter Goddard Gates, who bought property and settled in South Pasadena with his four brothers in the early 1900s.<sup>1</sup> Wealthy, retired lumber manufacturers, the Gates brothers built a large estate around the area of 1209 Indiana Avenue, along Monterey Road, including a park, orchards, stables, tennis courts, and “even its own fire station.”<sup>2</sup> Based out of this large family complex at Monterey Road and “Gates Place” (as Indiana Avenue was named in the early twentieth century), South Pasadena became a summer getaway as well as home base for the extended Gates family members.

Born in Illinois in 1879, Charles Clark Gates and his wife Pearl moved to South Pasadena in 1911 from St. Louis, Missouri.<sup>3</sup> The residence at 1209 Indiana Avenue originally formed part of a larger parcel extending north to 499 Monterey Road, which is still occupied by a large Swiss Chalet-style home originally belonging to members of the Gates family, including Charles Clark Gates’ parents, Mr. and Mrs. Albert Hawkins Gates.<sup>4</sup> The parcels were divided at an unknown date, after 1950, into separate lots in a configuration that mirrors the present property lines.

Once they arrived in South Pasadena, Charles and Pearl Gates quickly became part of the small, local social scene, with their travels, social engagements, and family milestones amply covered in the local newspapers of the day. Following in the family footsteps, Charles Clark Gates also worked in the lumber industry, as an executive in the family’s lumber company, which included mills and branches in Arkansas (specializing in yellow pine and oak), Louisiana, and Alabama. In the obituary for Albert Hawkins Gates, who passed away in South Pasadena in 1914, the Forrest City Times of Forrest City, Arkansas, noted that Mr. Gates had been president of the Gates Lumber Company, based in Wilmar, Arkansas, and had accumulated a “fortune in the lumber mills, and had extensive interests on the Pacific coast.”<sup>5</sup>

The homes of the Gates estate faced Monterey Road (including 499, 509, and 515 Monterey, among which only 499 Monterey is extant) and extended north along Indiana Avenue (including the extant residences at 1209 and 1215 Indiana Avenue, both of which were constructed in 1911). Until 1924, when the Gates brothers subdivided a large portion of the land extending northward, “Indiana Avenue” was named “Gates Place,” as noted above. The home at 1209 Indiana Avenue occupies a parcel that was originally part of a tract known as “Thomas Green’s Subdivision of South Pasadena Highlands,” filed in 1887. Prior to the Gates family arrival in the early 1900s, Gates Place/Indiana Avenue was known as “Bellevue Avenue.” (The small cul-de-sac “Gates Place” that survives northeast of 1209 Indiana Avenue continues to reflect the family’s early presence in the neighborhood.)

In terms of the family, one of Peter Goddard Gates’ best known philanthropic gifts was to the California Institute of Technology, in the form of a \$200,000 donation in 1917 to establish the Gates Chemical Laboratories.<sup>6</sup> Peter G. Gates passed away in 1925 at the age of 69; his nephew Charles was among the recipients of bequests made in the elder Gates’ will.<sup>7</sup> In reaction to Gates’ death, Arthur Fleming, chair of the California Institute of Technology board of trustees, commented that “Pasadena and the California Institute of Technology [have lost] a valuable friend. Ever interested in those things which he believed essential to the welfare of his country, he gave generously to the case of education.”<sup>8</sup>

<sup>1</sup> Apostol, Jane. 1987. “South Pasadena: A Centennial History” (South Pasadena Public Library), p. 57.

<sup>2</sup> City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 96.

<sup>3</sup> “Society,” 28 May 1911, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

<sup>4</sup> “November Wedding Is an Outstanding Event,” 22 November 1927, *Pasadena Evening Post*.

<sup>5</sup> 5 June 1914, “Death of Albert H. Gates: He Was One of the Pioneer Lumbermen of South Arkansas,” *The Forrest City Times* (Forrest City, Arkansas).

<sup>6</sup> “Peter Gates Dead in East: Brother in Pasadena Gates New from New York,” 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times. See also “Gates Rites to Be Held in Pasadena: Body of Philanthropist to Be Brought Here from New York City,” 14 July 1925, *The Pasadena Post*.

<sup>7</sup> “Southland Kin Aided in Gates Will: Thirteen Get Varying Bequests from Estate of Lumber Man,” 2 September 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

<sup>8</sup> “Peter Gates Dead in East: Brother in Pasadena Gates New from New York,” 14 July 1925, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.

**\*B10. Significance (continued):**

In terms of Charles Clark Gates' career, in addition to his role in the family's lumber manufacturing business, he and two of the Gates relatives, Don S. and Don F., launched an ambitious venture in 1919 in cattle grazing. The acquisition also made the Gates "among the largest holders of cattle grazing acreage in America," with a controlling interest in the Tehachapi Cattle Company, which owned thousands of head of cattle spanning 150,000 acres from Bakersfield to the Tehachapi Mountains.<sup>9</sup> By 1940, Charles Clark Gates had retired. In 1942, he was among a group of business leaders honored as "Quarter Century Boys" in the Rotary Club of Los Angeles.<sup>10</sup> The Gates' had three children, Albert D., Edith E., and Louise, all of whom were residents of 1209 Indiana Avenue during the Gates family tenure in the home.

**Discussion of South Pasadena Local Criteria 3 and 6 (for association with significant individuals)**

As discussed above, 1209 Indiana Avenue is a surviving remnant of the Gates family estate, which included stately Craftsman-style homes at 499, 509, and 515 Monterey Road, and northward along present-day Indiana Avenue (known until the mid-1920s as "Gates Place"). Until at least 1950, 1209 Indiana Avenue formed part of one unified parcel with 499 Monterey Road. The east side of Indiana Avenue and parcels extending northward also appear to have belonged to the Gates family estate (though no buildings along the east appear extant).

Extant remnants of the Gates family estate include 499 Monterey Road, 1209 Indiana Avenue, and 1215 Indiana Avenue (which was owned by Don F. Gates and constructed in 1911, during a time when most of the surrounding hillside property belonged to the Gates family). Although the residence at 1209 Indiana Avenue is associated with Charles Clark Gates, and the Gates family was well-known in early twentieth-century South Pasadena, the strength of the association and Gates' own professional achievements are not such that they confer eligibility on 1209 Indiana Avenue itself, as a single property, under Criterion 3 ("identification with a person, persons or groups who significantly contributed to the culture and development of the City, state or United States") or Criterion 6 ("identification as the work of a person or persons whose work has influenced the heritage of the City, the state or the United States"). Research has not indicated that, on his own, Charles Clark Gates, while he was a successful entrepreneur and lumber manufacturer in the family business, "significantly contributed to the culture and development" of South Pasadena or the heritage of the City.

While research on the Gates family and its South Pasadena estate is beyond the present scope, it is recommended that subsequent research consider possible eligibility as an historic district for 1209 and 1215 Indiana Avenue and 499 Monterey Road as the surviving elements of the Gates family estate.

**Discussion of South Pasadena Landmark Criterion 4: Exemplification of a particular architectural style**

As noted in South Pasadena's Citywide Historic Context Statement, which utilized a photo of 1209 Indiana Avenue to illustrate the features of the style, the property is an intact, textbook example of the Swiss Chalet/Craftsman architectural style. The property is eligible for local landmark listing under Criterion 4 of the Cultural Heritage Ordinance. The property displays all of the character-defining features identified as key for the Craftsman theme/Swiss Chalet subtheme in the Citywide Historic Context Statement:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves/rake, and exposed rafter tails
- Wood shingle, horizontal wood siding
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows
- Decorative brackets and bargeboards

<sup>9</sup> "Gates Family in Big New Cattle Deal," 22 September 1919, *The Pasadena Post*.

<sup>10</sup> "Rotary Club Pays Tribute to Its 25-Year Members," 21 March 1942, *Los Angeles Times*. Available at ProQuest Historical Newspapers, Los Angeles Times.



**\*B10. Significance (continued):**

In addition, with few visible alterations, the property meets the integrity threshold defined in the *Citywide Historic Context Statement*.

An outgrowth of the Arts and Crafts movement, the Swiss Chalet style is a subtype of the Craftsman architectural style, which dominated residential design in South Pasadena (and beyond) through the early 20<sup>th</sup> century. As noted in the *Citywide Historic Context Statement*, South Pasadena

retains intact streets and neighborhoods, along with prominent individual examples, illustrating the importance of Arts and Crafts architecture and the role it played in residential development in the early 20th century. Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena.<sup>11</sup>

The *Citywide Historic Context Statement* provides additional context for this variant of the Craftsman style:

The Swiss Chalet style – constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space – was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.<sup>12</sup>

In summary, as demonstrated in the accompanying nomination, 1209 Indiana Avenue meets the eligibility standards for local landmark designation under the “Architecture & Design” context, “Craftsman” theme, and “Swiss Chalet style” subtheme of the *Citywide Historic Context Statement*.

The property’s principal character-defining features are as follows:

- Large, hillside lot and setback from the street
- Two-story mass and generally symmetrical design composition
- Complex roof form and detailing, with prominent medium-pitched front gable, with wide overhanging eaves resting on carved triangular knee braces with turned posts and purlins/dentils; roof eaves have uneven rakes, with a lower, longer expanse on the south elevation
- Elevated, partial-length porch with decorative wood posts, vertical, wood-plank ceiling, and low wood railing
- Sheathing materials, such as horizontal wood siding, wood shingles
- Grouped, multi-light wood-frame windows, with three-over-two and fixed panes on façade

<sup>11</sup> City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 111.

<sup>12</sup> City of South Pasadena, Planning and Building Department. 2014. *South Pasadena Citywide Historic Context Statement*, p. 273.

**\*B10. Significance (continued):**

**South Pasadena *Citywide Historic Context Statement*, p. 273, with the Gates Residence at 1209 Indiana Avenue as intact example of Swiss Chalet architectural style**

273  
ARCHITECTURE & DESIGN

**Sub-Theme: Swiss Chalet Style**

The Swiss Chalet style - constructed primarily of stained wood, in which wide overhanging eaves and balconies helped integrate the outdoors as part of the living space - was compatible with the goals of the Arts and Crafts movement. The Chalet style Craftsman house usually consists of a single, rectangular two-story volume covered by a front-facing gable roof. The primary façade is typically symmetrical and frequently features a wide porch topped by a second-story balcony. Porches and balconies usually have plank railings with decorative cutouts. Brackets and bargeboards are usually more decorative than those found in other variations of Craftsman architecture.

Character-defining features include:

- Rectangular plan and compact, 2-story massing
- Flat, usually symmetrical primary façade
- Moderately pitched front gable roof with wide, overhanging eaves and rake, and exposed rafter tails
- Wood shingle, horizontal wood siding, or cement plaster exterior wall finish, sometimes in combination
- Wide porch, recessed or projecting
- Second-story balcony with plank railing, usually with decorative cut-outs
- Divided light casement or double hung wood windows, sometimes with diamond-patterned lights
- Decorative brackets and bargeboards

**Swiss Chalet: Extant Example**



1209 Indiana Avenue, Gates Estate



# Cultural Heritage Commission Agenda Report

ITEM NO. 7

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**DATE:** May 16, 2024

**FROM:** Angelica Frausto-Lupo, Community Development Director  
Matt Chang, Planning Manager

**PREPARED BY:** Robert (Dean) Flores, Senior Planner

**SUBJECT:** **1209 Indiana Avenue – Mills Act Request**

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## **Recommendation**

Staff recommends that the Cultural Heritage Commission appoint a subcommittee to review a request for a Mills Act Contract.

## **Discussion/Analysis**

On August 27, 2023, a letter of intent to file a Mills Act application for the property located at 1209 Indiana Avenue was filed with the City.

As stated in the letter, prepared by applicant, the property is designated as a 5S3 (Appears to be individually eligible for local listing or designation through survey evaluation). The attached letter (**Attachment 1**) illustrates some of the proposed repairs.

Staff recommends that the Commission appoint a subcommittee to review this request in further detail before the property owners prepare rehabilitation and restoration plans and maintenance program.

## **Next Steps**

Planning staff will arrange a site meeting with property owner and the subcommittee to inspect the condition of the property and discuss any potential items for restoration that may be needed during the agreement.

The appointed subcommittee will review the submitted materials and prepare a report to the Cultural Heritage Commission to make a recommendation to City Council.

## **Fiscal Impact**

A Mills Act contract allows a tax reduction (between approximately 40% - 60%) for a property owner who agrees to perform certain restoration and maintenance tasks over a 10-year period. Although the City will see a reduction in property tax revenue, the benefits of the program include economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

**Environmental Analysis**

The Mills Act Contract qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8: Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

**Public Notification of Agenda Item**

The public is made aware of this item by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City’s website.

**Attachment:**

1. Letter of Intent from Property Owners

## **ATTACHMENT 1**

Letter of Intent from Property Owners

# Michael Emerling and Ruth Ballenger

1209 Indiana Avenue  
South Pasadena, California 91030  
(p) 626.824.1913 (e) [mikeE@alumni.caltech.edu](mailto:mikeE@alumni.caltech.edu)

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Matt Chang, Planning Manager; Mark Gallatin, Chair, Cultural Heritage Commission  
City of South Pasadena Planning & Building Department  
1414 Mission Street  
South Pasadena, CA 91030

August 27, 2023

Dear Mr. Chang and Mr. Gallatin:

We are writing to express our interest in applying for the Mills Act for our home at 1209 Indiana Avenue, South Pasadena (APN #5314-010-061), an intact Chalet-Craftsman Bungalow constructed in 1911. Our understanding is that our home is listed on the South Pasadena Inventory of Cultural Resources but has not yet been formally designated on the Register of Cultural Resources. This finding of individual landmark eligibility for our property was confirmed in 2015 through the City of South Pasadena Historic Resources Survey update, which assigned a California Historical Resources status code of "5S3" to the property.

Since purchasing the home in 2006, it has served as our family's primary residence. Over the years, we have invested time and resources to maintain our home in good repair. However, several issues have emerged recently that ideally need attention soon, in particular due to the rains we experienced in 2023 (and with the upcoming El Nino weather pattern predicted for 2023/2024). Some of the issues include recent leaks in the roof which were particularly pronounced during the rains this last year. These leaks are evidenced by recent damage in the wood detailing in the front of the structure. Additionally, an existing retaining wall at the west side of our property, separating our house from a sloped, undeveloped hill sitting above the wall, shows signs of cracking and potential failure. During heavy rains, the wall does not prevent all water from passing through to our property, which is concerning for the site overall as well as for the distinctive wood shingles on our exterior walls, which extend down to the concrete foundation.

We understand that our residence needs to be designated on the Register to qualify for the Mills Act program. To complete the landmark nomination, and to make sure our Mills Act workplan meets the City's requirements, we have asked local preservation specialist Debi Howell-Ardila to prepare both applications. She has conducted a site visit and started a literature review for the property; based on this, Debi has shared her opinion that our home qualifies for designation as a distinctive, intact Chalet-Craftsman Bungalow and that, given the repair, rehabilitation, maintenance items needed, our home would be a very strong candidate for a potential Mills Act contract.

We do understand that this Letter of Intent arrives late in the year to submit a Mills Act application (we just learned of the program recently), but we wonder if the City and CHC have discretion to expedite review of our application for this year. The Mills Act would help us address the pressing issues before us (repair/replace the roof to stop the leaks and wood damage, to study the best method for mitigating potential flowing water damage to the structure and address the retaining wall, and to plan for the rehabilitation/repairs and repainting of the wonderful original wood features on the exterior of our house), but we are concerned about waiting another year before being able to address these issues. The Mills Act program and property tax abatement would serve as a great help as we continue to maintain our property and address these time-sensitive issues.

Following this letter, you'll find a brief overview of the existing conditions of the façade of our house, along with a few images of the retaining wall and exterior materials overall. Thank you for your consideration. We look forward to hearing from you on next steps, and whether an expedited application process for 2023 might be possible.

Sincerely,



Michael Emerling and Ruth Ballenger

# Appendix A

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## Photographic Overview

Figure 1 1209 Indiana Avenue, northeast perspective



Figure 2 1209 Indiana Avenue, southeast perspective





Figure 3 Detail, façade, 1209 Indiana Avenue, southeast perspective



Figure 4 Detail, façade and south elevation, 1209 Indiana Avenue, east perspective



Figure 5 Roof eave treatment and details, façade and south elevation, east perspective



Figure 6 Façade detail, east perspective



Figure 7 Overview of retaining wall, south perspective



Figure 8 Detail of cracks and water penetration in retaining wall, south perspective





# Cultural Heritage Commission Agenda Report

ITEM NO. 8

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**DATE:** May 16, 2024  
**TO:** Cultural Heritage Commission  
**FROM:** Angelica Frausto-Lupo, Community Development Director  
**PREPARED BY:** Matt Chang, Planning Manager  
**SUBJECT:** 2024 Annual Commission Report

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## **Recommendation**

It is recommended that the Cultural Heritage Commission discuss and approve 2024 Annual Commission Report.

## **Discussion**

The City Clerk's Office recently provided information to all city commissions regarding the upcoming Annual Commissioner Congress scheduled for Thursday, June 20, 2024. The Commissioner Congress provides an opportunity for City Council to receive a year-end report from each commission on the accomplishments of the previous year and a workplan for the upcoming fiscal year.

A draft 2024 Annual Commission Report for the Cultural Heritage Commission is provided as **Attachment 1**.

The purpose of this item is for the Commission to discuss and finalize the Annual Commission Report to be presented at the Annual Commissioner Congress.

## **Attachment**

1. Draft 2024 Annual Commission Report

# **ATTACHMENT 1**

Draft 2024 Annual Commission Report



# 2024 ANNUAL COMMISSION REPORT

City of South Pasadena

**(DRAFT)**

## Cultural Heritage Commission





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# Purpose Statement

The Cultural Heritage Commission provides support to the City Council by preserving, maintaining, and safeguarding the City's historic character. The Cultural Heritage Commission serves to encourage the maintenance and preservation of areas that are associated with a historic event, activity, or persons that contributes to the historic character of districts, neighborhoods, landmarks, historic structures, and artifacts.

DRAFT

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# Cultural Heritage Commission

Conrado Lopez	Commission Chair
Kristin Morrish	Commission Vice-Chair
William Cross	Commissioner
Jeremy Ding	Commissioner
Scott Severson	Commissioner
Jack Donovan Mayor Pro Tem	City Council Liaison
Matt Chang Planning Manager	Staff Liaison

Cultural Heritage Commission meetings are held every 3<sup>rd</sup> Thursday of the month at 6:30 p.m. Meetings are held at 1424 Mission Street, South Pasadena, CA 91030.

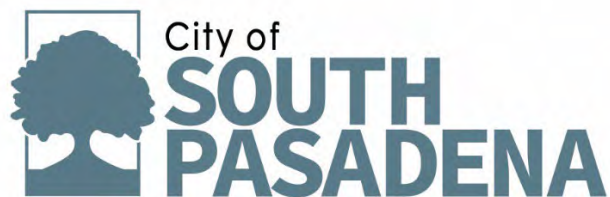
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# Accomplishments

1. The Cultural Heritage Commission reviewed 23 applications for residential and commercial projects. The Chair and Vice-Chair of the Commission provided feedback and assisted property owners with their projects. Approximately 70 Chair Review applications were processed.
2. The Cultural Heritage Commission reviewed a Landmark Historic Designation for a single-family residence at 1209 Indiana Avenue.
3. Several CHC Ad-Hoc Committees were formed to assist property owners with projects, including, but not limited to, room addition projects, landmark applications, and Mills Act applications.

# **ANNUAL WORKPLAN FY 2024-2025**

**(Cultural Heritage Commission)**



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# Fiscal Year 2024-2025 Work Plan

1. Coordinate with city staff to review and update the Cultural Heritage Ordinance to streamline entitlement application process and encourage housing production.
2. Process three (3) Mills Act applications.
3. Produce a window/door handout for historic properties for public education.

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