



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION
REGULAR MEETING AGENDA**

Thursday, June 18, 2020 at 6:30 p.m.

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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Cultural Heritage Commission will be conducted remotely and held by video conference. The Meeting will be broadcast live on the City's website (https://www.spectrumstream.com/streaming/south_pasadena_chc/live.cfm) and local cable channels.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Commission Members will be participating remotely and will not be physically present in the Council Chambers.

The Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may submit their comments in writing for the Cultural Heritage Commission consideration, by emailing comments or questions to PlanningComments@southpasadenaca.gov by **6:00 p.m. on Wednesday, June 17, 2020** to ensure adequate time to compile and post. Please provide: 1) your name and address; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the Commission for consideration and will also be posted on the City's website prior to the meeting.

CALL TO ORDER:

Chair Mark Gallatin

ROLL CALL:

Steven Friedman, Kristin Morrish, William Cross, Rebecca Thompson, Vice-Chair, and Mark Gallatin, Chair

COUNCIL LIAISON:

Marina Khubesrian, M.D.

STAFF PRESENT:

Kanika Kith, Planning Manager
Malinda Lim, Associate Planner

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 COMMENTS AND SUGGESTIONS

If you wish to address the Cultural Heritage Commission on items not on the agenda and within the subject-matter jurisdiction of the Cultural Heritage Commission, members of the public may submit their comments in writing to PlanningComments@southpasadenaca.gov by **6:00 p.m. on Wednesday, June 17, 2020** to ensure adequate time to compile and post. The public should be aware that the Cultural Heritage Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda.

PRESENTATIONS

- 1. None

PUBLIC HEARING

- 2. **1024 Indiana Avenue/Project No. 2233-COA - Certificate of Appropriateness for an addition to the home, a new attached carport to the garage, and the demolition of accessory structures (Continued).**

Recommendation

Continue to Cultural Heritage Commission meeting on July 16, 2020.

- 3. **637 Meridian Avenue - Revocation or Modification of the Certificate of Appropriateness for Project No. 2232-COA and to De-List the property (Continued).**

Recommendation

Approve a modification to the Certificate of Appropriateness for Project No. 2232-COA with revised conditions.

- 4. **1132 Fairview Avenue/Project No. 2289-COA - Certificate of Appropriateness for conversion of the attic into a second story living space requiring modification to the existing roof and house (Continued).**

Recommendation

Approve subject to conditions of approval.

5. 1030 Brent Ave/Project No. 2238-COA - Certificate of Appropriateness for the conversion of an unpermitted patio cover into habitable space.

Recommendation

Continue to Cultural Heritage Commission meeting on July 16, 2020.

DISCUSSION ITEMS

6. 335 Monterey Road – Intent to request a Mills Act contract for the property, which is a City Historic Landmark No. 47.

Recommendation

Appoint a subcommittee to review the request.

7. 704 Meridian Avenue – Intent to request a Mills Act contract for the property, which is located in the North of Mission Historic District.

Recommendation

Appoint a subcommittee to review the request.

8. Rialto Building – Update on exterior repairs/restoration.

Recommendation

Receive and file.

CONSENT ITEMS

9. None

ADMINISTRATION

10. Comments from City Council Liaison

11. Comments from Cultural Heritage Commissioners

12. Comments from Subcommittee

13. Comments from South Pasadena Preservation Foundation (SPPF) Liaison

14. Comments from Staff

ADJOURNMENT

15. Adjourn to the regular Cultural Heritage Commission meeting scheduled for July 16, 2020.

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>

Agenda related documents provided to the Cultural Heritage Commission are available for public review on the City’s website. Additional documents, when presented to Cultural Heritage Commission, will also be uploaded and available on the City’s website.

The meeting will be broadcast live on the local cable channel (Spectrum Channel 19 and AT&T Channel 99) and on the City’s website, and a recording of the meeting will be available within 48 hours of adjournment at the following links:

- Live Stream: https://www.spectrumstream.com/streaming/south_pasadena_chc/live.cfm
- Recorded meeting: https://www.spectrumstream.com/streaming/south_pasadena_chc/

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk’s Division at (626) 403-7230.

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.

6/14/20
Date

Elaine Serrano
Elaine Serrano,
Administrative Secretary

Next Item



Cultural Heritage Commission Agenda Report

ITEM NO. 2

DATE: June 18, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager

PREPARED BY: Malinda Lim, Associate Planner

SUBJECT: **Project No. 2233-COA – Certificate of Appropriateness** for the addition of 1,090 square feet to the rear of an existing single-family home, demolition of a 279 square foot rumpus room, demolition of a 75 square feet garage storage, and construction of a new 466 square foot detached carport at 1024 Indiana Avenue (Assessor’s Parcel Number: 5313-013-014) (**Continued**).

Recommendation

Staff recommends that the Cultural Heritage Commission continue this project to the July 16, 2020 Cultural Heritage Commission meeting to allow applicant to submit revised project plans.

Discussion

This project was presented to the Cultural Heritage Commission (CHC) on May 21, 2020 and the CHC continued this project to this June meeting. At the meeting, CHC expressed concerns about the proposed design and provided suggestions for design improvements. The applicant’s architect was not able to provide revised project plans to address the design concerns expressed by the CHC. Therefore, staff is requesting continuation of this project to the next CHC meeting on July 16, 2020.

Next Item



Cultural Heritage Commission Agenda Report

ITEM NO. <u> 3 </u>

DATE: June 18, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Planning and Community Development Director

PREPARED BY: Malinda Lim, Associate Planner

SUBJECT: Revocation or Modification of the Certificate of Appropriateness for Project No. 2232-COA and to De-list the Property Located at 637 Meridian Avenue, South Pasadena, CA 91030 from the South Pasadena Inventory of Cultural Resources (Continued)

Recommendation

Staff recommends that the Cultural Heritage Commission modify the Certificate of Appropriateness for Project No. 2232-COA, subject to revised conditions of approval.

Background

On May 21, 2020, the project was presented to the Cultural Heritage Commission (CHC) to consider revocation or modification of the Certificate of Appropriateness. The CHC directed staff to obtain a Historic Resource Evaluation (HRE) report for the property prior to taking action to revoke or modify the Certificate of Appropriateness. The staff report for this meeting is included as **Attachment 4**.

A Historic Resource Evaluation report (HRE) has been prepared by Rincon Consulting to provide recommendations to proceed in compliance with the *Secretary of the Interior's Standards* for historic resources and the California Environmental Quality Act (CEQA). The HRE report is included as **Attachment 1**.

Discussion/Analysis

The property at 637 Meridian Avenue is a historic resource because it is a contributing property to a designated historic district, North of Mission Historic District, which is listed in the California Register of Historical Resources (CRHR). Due to the level of demolition which occurred in February 2020 beyond the original scope of work approved by the CHC in September 2019, the Commission directed staff to obtain a HRE report to determine compliance with the *Secretary of the Interior's Standards* for historic resources and CEQA.

Staff requested the consultant for the HRE to identify the character-defining features of the original house for restoration in a manner consistent with the *Secretary of the Interior's Standards*, priorities during the reconstruction process, and if a qualified preservation professional/architectural historian is needed to provide input during the reconstruction process.

Building records, plans, project photos, and background information were provided to the consultant to assist with the HRE report.

Historic Resource Evaluation Report Conclusion

The report identified the one-story structure, horizontal wood-lap siding on exterior walls, prominent hipped roof with medium./low pitch, shallow eaves, exposed rafter tails, and no dormers, extended roof eave over front entrance, symmetrical design, tripartite wood-framed windows (with casement and fixed frames), and the brick chimney as character-defining features of the original home. With the current state of the home left to only the wood framing, the report provided a list of priorities for reconstruction which are listed below.

1. Implement the project approved by the CHC; any original character-defining features and materials that had been planned for retention should be reconstructed according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*; reconstruction of character-defining features shall be based on documentary evidence, such as recent photographs or architectural plans as available, rather than conjecture;
2. Design and implement reconstruction with input from a preservation professional meeting the Municipal Code definition of "Architectural Historian" or "Historic Architect"; this input will be provided from early in the project planning phase through construction monitoring;
3. Restore the wood lap siding throughout the publicly visible areas of the house, along the first story; this includes the façade (east elevation) and south and north elevations;
 - a. The sheathing will consist of the salvaged wood lap siding or, if the siding is deteriorated beyond repair, replacement wood lap siding that matches the original in material, pattern, width, profile, and appearance;
 - b. Sheathing on upper stories, additions, and rear elevation should be compatible but differentiated from the façade, north/south elevations; the proposed use of shingle siding would be acceptable;
4. Rebuild the north-elevation chimney with bricks that match the original in materials, size, patterning, and appearance.

If the above are implemented, the property would continue to qualify as a contributor to the CRHR-listed North of Mission Historic District.

Modification of the Certificate of Appropriateness

Based on the findings in the report, the proposed changes to the property will continue to qualify the property as a contributor to the North of Mission Historic District with modifications to the Certificate of Appropriateness which follow the reconstruction recommendations.

Below is a list of revisions to be added to the Certificate of Appropriateness:

House

- Rebuild of the chimney on the north elevation with bricks that match the original in materials, size, patterning, and appearance (HRE recommendation);
- Install the original wood lap siding to the entire front (east elevation facing Meridian Avenue) of the first-story and the two small existing walls of the south side elevation (facing Magnolia

Avenue) on the first-story. If the original wood lap siding is beyond repair, the replacement siding shall match the original in material, pattern, width, profile, and appearance (HRE recommendation);

- Use siding comparable but differentiated from the original for the addition areas on the west and south elevations on the first-story and the dormers on the second-story of the home (HRE recommendation);
- Removal of two (2) windows on the north elevation and replace with a wall (Property Owner request);
- Addition of four (4) half-round dormer vents (Property Owner request);

Garage

- Use of the original wood lap siding on the front (south elevation facing Magnolia Avenue) and side (west and south) elevations. If the original wood lap siding is beyond repair, the replacement siding will match the original in material, pattern, width, profile, and appearance (HRE recommendation);
- Replacement of two (2) windows with French doors on the east elevation of the garage (Property Owner request); and
- Removal of the north elevation garage window and replacement with a wall (Property Owner request).

Staff proposes the following conditions be added to the project:

- *The property owner shall retain a qualified architectural historian/historic architect to provide guidance and oversee the project during the construction process. The selection of the qualified architectural historian/historic architect shall be conducted by the City and the applicant shall be responsible for the cost of architectural historian/historic architect.*
- *The property owner shall provide revised construction plans showing the reconstruction of the property meeting the Secretary of the Interior Standards to be reviewed by Planning, Building, and the architectural historian/historic architect selected by the City for overseeing the project. The applicant shall be responsible for the cost of the architectural historian/historic architect for reviewing the plans.*
- *Within 30 days of approval of a modified Certificate of Appropriateness, the property owner shall execute and record a covenant for reconstruction/restoration of the home to be completed within one year from the date of approval of the modified Certificate of Appropriateness.*
 - *If the owner refuses to execute and record such covenant, then the City may cause such construction/restoration to be done, and the owner shall reimburse the City for all costs incurred in doing the work. The cost of the work performed by the City shall constitute a lien against the property on which the work is performed.*
 - *Upon application to the Commission, the time may be extended on a covenant if the owner shows that the work cannot reasonably be performed within one year.*

- *Following the approval of the modification to the Certificate of Appropriateness, no building or construction-related permits which change the architectural or character-defining features of the home shall be issued for a period of five years following the date of demolition or complete reconstruction pursuant to SPMC 2.67c for the property. Permits which are necessary for public safety or welfare in the opinion of the director may be issued. If there are no code complaints after a year from the reconstruction/restoration of the property in accordance with the Certificate of Appropriateness and the finalization of any building permits to accomplish the reconstruction/restoration, the five year penalty shall be lifted.*

Environmental Analysis

With the modification to the Certificate of Appropriateness and implementation of reconstruction practices meeting the Secretary of the Interior standards for reconstruction of a cultural resource, this item is exempt from any California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15331, Class 31 Historical Resource Restoration/Rehabilitation and 15301, Class 1 Existing Facilities. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

Next Steps

The property owner will need to retain a preservation professional to guide the architect and project team through the construction process. In addition, the property owner will need to pay additional planning and building application fees for the revised project and submit revised construction drawings to the Building Division for review and approval.

Fiscal Impact

Not Applicable.

Public Comment

At the time of writing this report, staff received one comment in regards to this project. The comment informed staff of a delay in receiving the postcard notification for the May 21, 2020 public hearing of this project and asked why a historically significant property does not follow guidelines. It is provided as **Attachment 3**.

Public Notification of Agenda Item

The CHC continued this item to a date certain therefore, no public notification of the item was required.

Attachments

1. Historic Resource Evaluation Report
2. Revised Conditions of Approval
3. Public Comment
4. Staff Report for May 21, 2020 CHC Meeting

ATTACHMENT 1
Historic Resource Evaluation Report



Historic Resources Evaluation Report 637 Meridian Avenue, South Pasadena

Prepared for:

City of South Pasadena, Planning & Building Department

Ms. Kanika Kith, Planning Manager

1414 Mission Street

South Pasadena, California 91030

Prepared by:

Rincon Consultants, Inc.

Contact: Debi Howell-Ardila, MHP

250 East 1st Street, Suite 1400

Los Angeles, California 90012

10 June 2020

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Executive Summary

This focused Historic Resources Evaluation Report (HRER) was prepared by Rincon Consultants at the request of the City of South Pasadena Planning and Building Department (City) for the property at 637 Meridian Avenue (Assessor's Parcel Number 5315-016-011). This report was completed to provide the City with the analysis and substantial evidence needed to facilitate compliance with the City's Municipal Code and the California Environmental Quality Act (CEQA).

HISTORIC RESOURCE STATUS: The property at 637 Meridian Avenue is designated on the California Register of Historical Resources (CRHR) and included on the City's Inventory of Cultural Resources as a contributor to the North of Mission Historic District. Therefore, the property qualifies as a "historical resource" per CEQA (which includes federal, state, and locally designated and eligible resources) and a "Cultural Resource" per the City's Municipal Code. The subject property is included in the California Historic Resources Inventory with Historic Resources Status Code of 2D2 ("Contributor to a district determined eligible for National Register by [SHPO] consensus through Section 106 process. Listed in the California Register"). The Inventory Primary Number for the subject property is #19-179555 (property number #030244).

PROPOSED PROJECT OVERVIEW: The subject property consists of a one-story residence and garage constructed in 1924. Recent unpermitted work to the property resulted in the removal of nearly all of the materials, spaces, and character-defining features comprising the residence: exterior sheathing materials (which have been partially salvaged for re-use), an original brick chimney, windows, entrance and entrance patio, roof, and roof structure). The siding of the detached garage is proposed to be removed but remains extant. The only remaining element of the CRHR-listed property is the wood framing.

REPORT OBJECTIVE: As requested by the City, this report documents the original and remaining character-defining features of the home. The overview of character-defining features is based on photographs taken prior to demolition. Recommendations are provided for the approach and priorities for restoration of character-defining features deemed essential to retain the historic resource status of the property and avoid significant adverse impacts. At present, nearly all of the exterior character-defining features of the residence have been removed, to the point of material impairment of the historic resource.

The report is needed to determine the appropriate reconstruction plan for the house, including ongoing preservation input and construction monitoring.

FINDINGS AND RECOMMENDATIONS: Because the project left only the wood framing behind and removed nearly all of the exterior features and materials, it meets the South Pasadena Municipal Code Section 2.65 definition of "demolition" (i.e., "Demolition means the destruction or removal in whole or part of any physical structure"). Per South Pasadena Municipal Code Section 2.65(c)(3), properties more than 45 years of age slated for demolition should be subject to evaluation and concurrence by the CHC as part of the entitlements process.

As a result of this analysis, Rincon recommends the following reconstruction efforts, to be guided by a qualified preservation professional meeting the Municipal Code definition of an architectural historian or historic architect. The preservation professional will be retained as early as possible in the project planning phase and will provide input to the architect and project team through the construction process. Should the originally-approved plan of the CHC be constructed, and should

those features marked for retention be reconstructed in a manner consistent with the *Secretary's Standards*, it is believed that the property at 637 Meridian Avenue would continue to qualify as a contributor to the CRHR-listed North of Mission Historic District and significant adverse impacts to historical resources would be mitigated to less than significant. Priorities for reconstruction are as follows:

1. Implement the project approved by the CHC; any original character-defining features and materials that had been planned for retention should be reconstructed according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*; reconstruction of character-defining features shall be based on documentary evidence, such as recent photographs or architectural plans as available, rather than conjecture;
2. Design and implement reconstruction with input from a preservation professional meeting the Municipal Code definition of "Architectural Historian" or "Historic Architect"; this input will be provided from early in the project planning phase through construction monitoring;
3. Restore the wood lap siding throughout the publicly visible areas of the house, along the first story; this includes the façade (east elevation) and south and north elevations;
 - a. The sheathing will consist of the salvaged wood lap siding or, if the siding is deteriorated beyond repair, replacement wood lap siding that matches the original in material, pattern, width, profile, and appearance;
 - b. Sheathing on upper stories, additions, and rear elevation should be compatible but differentiated from the façade, north/south elevations; wood lap siding that exhibits subtle but distinguishable differences in patterning/profile/appearance would be acceptable for additions;
4. Rebuild the north-elevation chimney with bricks that match the original in materials, size, patterning, and appearance.

Should these reconstruction efforts be carried out, the property at 637 Meridian Avenue would be expected to regain its status as a contributor to the North of Mission Historic District. This reconstruction would mitigate significant adverse impacts to the Inventory- and CRHR-listed Cultural Resource.

1 Introduction

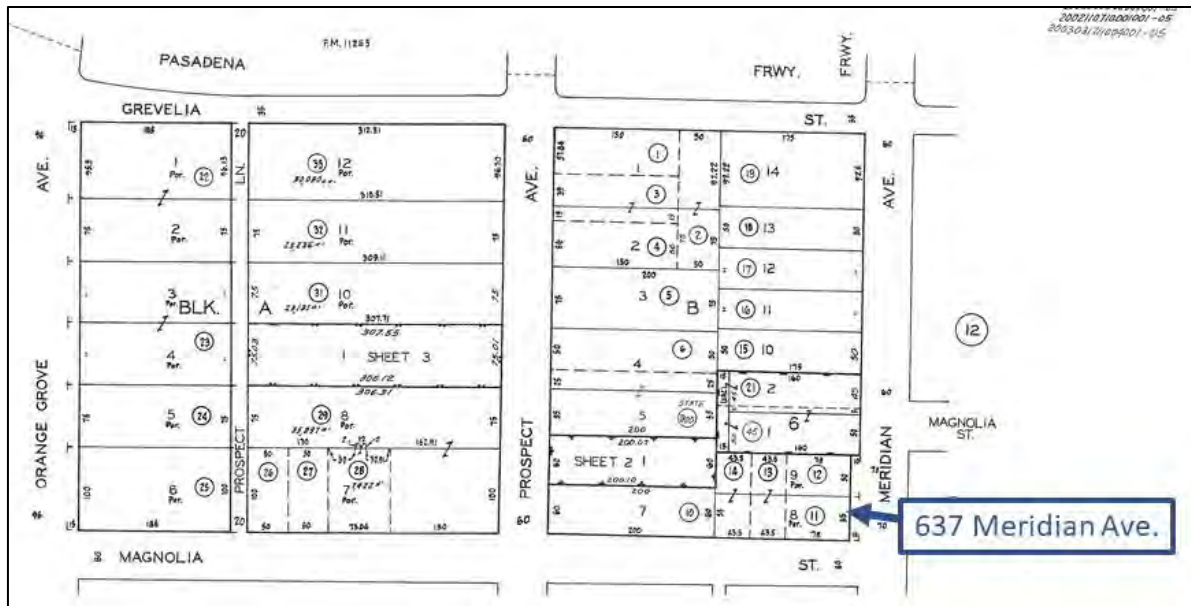
This focused Historic Resources Evaluation Report (HRER) was prepared by Rincon Consultants at the request of the City of South Pasadena Planning and Building Department (City) for the property at 637 Meridian Avenue (Assessor’s Parcel Number 5315-016-011). This report was completed to provide the City with the analysis and substantial evidence needed to facilitate compliance with the Cultural Heritage Ordinance and CEQA.

At present, 637 Meridian Avenue is included in the City’s Inventory of Cultural Resources as a contributor to the North of Mission Historic District. The North of Mission Historic District is also designated and listed on the California Register of Historical Resources (CRHR). The property has a California Historic Resources Status Code of 2D2 (“Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the California Register”). This status and CRHR designation are reflected on the California Historic Resources Inventory; the property at 637 Meridian Avenue is included in the state inventory under Primary Number #19-179555 and property number #030244.

The subject property consists of a one-story residence and garage constructed in 1924. Recent unpermitted work to the property resulted in the removal of everything but the wood framing of the house; most of the materials and character-defining features comprising the residence have been removed. These include exterior sheathing materials (which have been partially salvaged for re-use), an original brick chimney, windows, entrance and entrance patio, roof, and roof structure. The siding of the detached garage is proposed to be removed but remains extant.

The property occupies one rectangular parcel on Meridian Avenue, bounded by Grevelia Street (north), Magnolia Street (south), and Prospect Avenue (west) (Figure 1).

Figure 1 Subject property location, parcel map



Source: Los Angeles County Tax Assessor Map, edited by Rincon

Because the project removed all of the exterior materials and character-defining features, with the exception of the wood framing, it meets the South Pasadena Municipal Code Section 2.65 definition of “demolition” (i.e., “Demolition means the destruction or removal in whole or part of any physical structure”). Per South Pasadena Municipal Code Section 2.65(c)(3), properties more than 45 years of age slated for demolition should be subject to evaluation and concurrence by the Cultural Heritage Commission as part of the permitting process.

The recommendations provided in this report are guided by the *Secretary’s Standards*. In accordance with the California Code of Regulations and CEQA Guidelines, a project that has been determined to conform with the *Secretary’s Standards* is a project generally considered to avoid, lessen, or mitigate significant adverse impacts to historical resources.¹ Projects that meet the *Secretary’s Standards* can qualify for a potential Class 31 Categorical Exemption under CEQA.²

The South Pasadena Cultural Heritage Ordinance, as codified in Municipal Code Section 2.65, uses compliance with the *Secretary’s Standards*, as well as the City’s Design Guidelines, as the basis for an evaluation of potential direct and indirect adverse impacts to Cultural Resources, including eligible and designated historic districts.

Personnel and Methodology

This report was completed by Debi Howell-Ardila, MHP, Rincon Senior Architectural Historian. Rincon Principal and Architectural History Program Manager Shannon Carmack provided strategic oversight and QA/QC review. Ms. Howell-Ardila is a preservation professional with 15 years of experience; she is the former Vice Chair/Chair of the South Pasadena Cultural Heritage Commission, where she served as a commissioner between 2012 and 2018. Ms. Carmack has over 20 years of experience in historic preservation and environmental compliance, including nearly a decade spent on the Cultural Heritage Commission of the City of Long Beach.

Archives and collections consulted for this study included the online collections of the South Pasadena Public Library, ProQuest Historical Newspapers, and Ancestry.com. Available Sanborn Fire Insurance Maps and historical aerial imagery were obtained through Environmental Data Resources. Records and previous studies on file with the South Pasadena Planning and Building Department were also consulted, including the City’s 2014 *South Pasadena Citywide Historic Context Statement* and the 2015/2016 *South Pasadena Historic Resources Survey*.

¹ 14 California Code of Regulations (CCR) Section 15126.4.

² 14 CCR Section 15331.

2 Regulatory Framework

This regulatory framework section identifies the federal, state, and local laws, statutes, guidelines, and regulations that govern the identification and treatment of cultural resources as well as the analysis of potential impacts to cultural resources. The lead agency must consider the provisions and requirements of this regulatory framework when rendering decisions on projects that have the potential to affect cultural resources.

Federal Regulations

National Historic Preservation Act of 1966

Enacted in 1966 and amended in 2000, the National Historic Preservation Act (NHPA) instituted a multifaceted program, administered by the Secretary of the Interior, to encourage sound preservation policies of the nation's cultural resources at the federal, state, and local levels. The NHPA authorized the expansion and maintenance of the NRHP, established the position of State Historic Preservation Officer and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the goals of the NHPA.

The City of South Pasadena is a Certified Local Government, as administered by the State Office of Historic Preservation.

National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."³ The NRHP recognizes properties that are significant at the national, state, and local levels.

To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B:** It is associated with the lives of persons who are significant in our past;
- Criterion C:** It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

³ CFR 36 CFR 60.2.

Integrity

Integrity is the ability of a property to convey the reasons for its significance. To be listed in the NRHP, a property must not only be shown to be significant under the National Register criteria, but it also must retain historic integrity. The NRHP criteria recognize seven aspects or qualities that, considered together, define integrity. To retain historic integrity, a property will always possess several, and usually most, of the aspects.

The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association, defined as follows:

1. Location: the place where the historic property was constructed or 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 a 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: a 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.

In terms of the present project -- reviewing major changes/demolition and additions within a historic district -- the aspects of integrity most relevant are "setting" and "feeling." In order to assess changes in "setting," the National Park Service provides the following guidance:

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. **It involves how, not just where, the property is situated and its relationship to surrounding features and open space.**

Setting often reflects the **basic physical conditions under which a property was built and the functions it was intended to serve.** In addition, **the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.**

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as: Topographic features (a gorge or the crest of a hill); vegetation; simple manmade features (paths or fences); and **relationships between buildings and other features or open space.**

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its surroundings. This is particularly important for districts.⁴

⁴ National Park Service, Department of the Interior. 1990. National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation. Washington, DC: US Department of the Interior.

The aspect of “feeling” is defined by the National Park Service in the following way:

Feeling is a property’s expression of the aesthetic or historic sense of a particular period of time. It results from the “presence of physical features that, taken together, convey the property’s historic character.”⁵

State Regulations

The policies of the NHPA are implemented at the state level by the California Office of Historic Preservation, a division of the California Department of Parks and Recreation. The Office of Historic Preservation is also tasked with carrying out the duties described in the Public Resources Code (PRC) and maintaining the California Historic Resources Inventory and CRHR. The state-level regulatory framework also includes CEQA, which requires the identification and mitigation of substantial adverse impacts that may affect the significance of historical and archeological resources.

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through a number of methods. State Historical Landmarks and NRHP-listed properties are automatically listed in the CRHR. The CRHR criteria are closely based on those developed by the National Park Service for the NRHP. According to PRC Section 5024.1(c), a resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1:** It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Criterion 2:** It is associated with the lives of persons important in our past.
- Criterion 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- Criterion 4:** It has yielded, or may be likely to yield, information important in history or prehistory.

As with resources nominated to the NRHP, CRHR-nominated resources must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity does not meet NRHP criteria may still be eligible for listing in the CRHR.

California Environmental Quality Act (CEQA)

As defined in the Public Resources Code, CEQA requires a lead agency to analyze whether historic and/or archaeological resources may be adversely impacted by a proposed project. Under CEQA, a “project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment” (PRC Section 21084.1). Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves cultural resources. Second, if cultural resources are present, the

⁵ Ibid.

proposed project must be analyzed for a potential “substantial adverse change in the significance” of the resource.

In addition, pursuant to CEQA Guidelines Section 15378, study of a project requires consideration of “the whole of an action, which has the potential for resulting in either a direct physical change in the environment, or a **reasonably foreseeable indirect physical change in the environment.**”

CEQA Definition of Historical Resources

According to CEQA Guidelines Section 15064.5, for the purposes of CEQA, qualifying historical resources are defined as:

1. A resource listed in, or formally determined eligible for listing in, the California Register of Historical Resources (CRHR) (PRC 5024.1, Title 14 CCR, Section 4850 et seq);
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significance in a historic resources survey meeting the requirements of Section 5024.1(g) of the PRC;
3. Any building, structure, object, site, or district that the lead agency determines eligible for national, state, or local landmark listing; generally, a resource shall be considered by the lead agency to be historically significant (and therefore a historic resource under CEQA) if the resource meets the criteria for listing on the CRHR (as defined in PRC Section 5024.1, Title 14 CCR, Section 4852).

Resources nominated to the CRHR must retain enough of their historic character or appearance to convey the reasons for their significance. Resources whose historic integrity (as defined in previous section) does not meet NRHP criteria may still be eligible for listing in the CRHR.

According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude the lead agency from determining that the resource may be an historical resource (PRC Section 5024.1). Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (CEQA Guidelines, Section 15064.5).

Substantial Adverse Change and Indirect Impacts to Historical Resources. CEQA Guidelines Section 15064.5 specifies that “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource **or its immediate surroundings such that the significance of an historical resource would be materially impaired.**” Section 15064.5 further specifies that “material impairment” occurs when a project alters in an adverse manner or demolishes “those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion” or eligibility for inclusion in the NRHR, CRHR, or local register.

In addition, pursuant to CEQA Guidelines Section 15126.2, the “direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects.”

In terms of the need to consider both direct and indirect impacts, CEQA Guidelines, Section 15064d further define impacts as:

1. A direct physical change in the environment is a physical change in the environment which is caused by and immediately related to the project.

2. An **indirect physical change in the environment is a physical change in the environment which is not immediately related to the project, but which is caused indirectly by the project.** If a direct physical change in the environment in turn causes another change in the environment, then the other change is an indirect physical change in the environment.
3. An **indirect physical change** is to be considered only if that change is a reasonably foreseeable impact which may be caused by the project.

Secretary of the Interior's Standards for the Treatment of Historic Properties

In accordance with the California Code of Regulations and CEQA Guidelines, a project that has been determined to conform with the *Secretary's Standards* is a project generally considered to avoid, lessen, or mitigate significant adverse impacts to historical resources.⁶ If a project meets the *Secretary's Standards*, the project can qualify for a potential categorical exemption from CEQA.⁷

The goal of the *Secretary's Standards* is to outline treatment approaches that allow for the retention of and/or sensitive changes to the distinctive materials and features that lend a historical resource its significance. When changes are carried out according to the standards, the historical resource retains its historic integrity and thereby continues to convey the reasons for its significance. The *Secretary's Standards* and associated Guidelines are "neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect" cultural resources.⁸ Rather, the *Secretary's Standards* and associated Guidelines offer general recommendations for preserving, maintaining, repairing, and replacing historical materials and features, as well as designing new additions or making alterations.

The *Secretary's Standards* also provide guidance on new construction adjacent to historic districts and properties, in order to ensure that there are no adverse impacts to integrity as a result of a change in setting.

The most flexible of the four *Secretary's Standards* is rehabilitation. For the purposes of Certificate of Appropriateness applications in South Pasadena, rehabilitation is the most commonly used treatment approach. The ten *Secretary's Standards for Rehabilitation* are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the

⁶ 14 California Code of Regulations (CCR) Section 15126.4.

⁷ 14 CCR Section 15331.

⁸ 36 CFR 67.

old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. 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.
10. 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.

In order to determine whether a project complies with the *Secretary's Standards*, the analysis must consider the "character-defining," or historically significant, features of the historical resource. Alterations and replacement of character-defining features over time can impair a historic property's integrity and result in a loss of historic status. Therefore, to ensure that a historic property remains eligible after implementation of projects, character-defining features should be identified and preserved.

According to *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, there is a three-step process to identifying character-defining features. Step 1 involves assessing the physical aspects of the building exterior as a whole, including its location and setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, relations or sequences of spaces (floor plan), surface finishes and materials, exposed structure, and interior features and details.

City of South Pasadena Cultural Heritage Ordinance

Updated in 2017, the City's Cultural Heritage Ordinance includes eligibility criteria for landmarks and historic districts. As codified in Ordinance Section 2.63B, buildings, structures, natural features, and historic districts are eligible for local designation if they meet any or all of the following:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification 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 part of or related to a square, park or other distinctive area that 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 of a neighborhood;
10. Its potential of yielding information of archaeological interest;
11. Its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

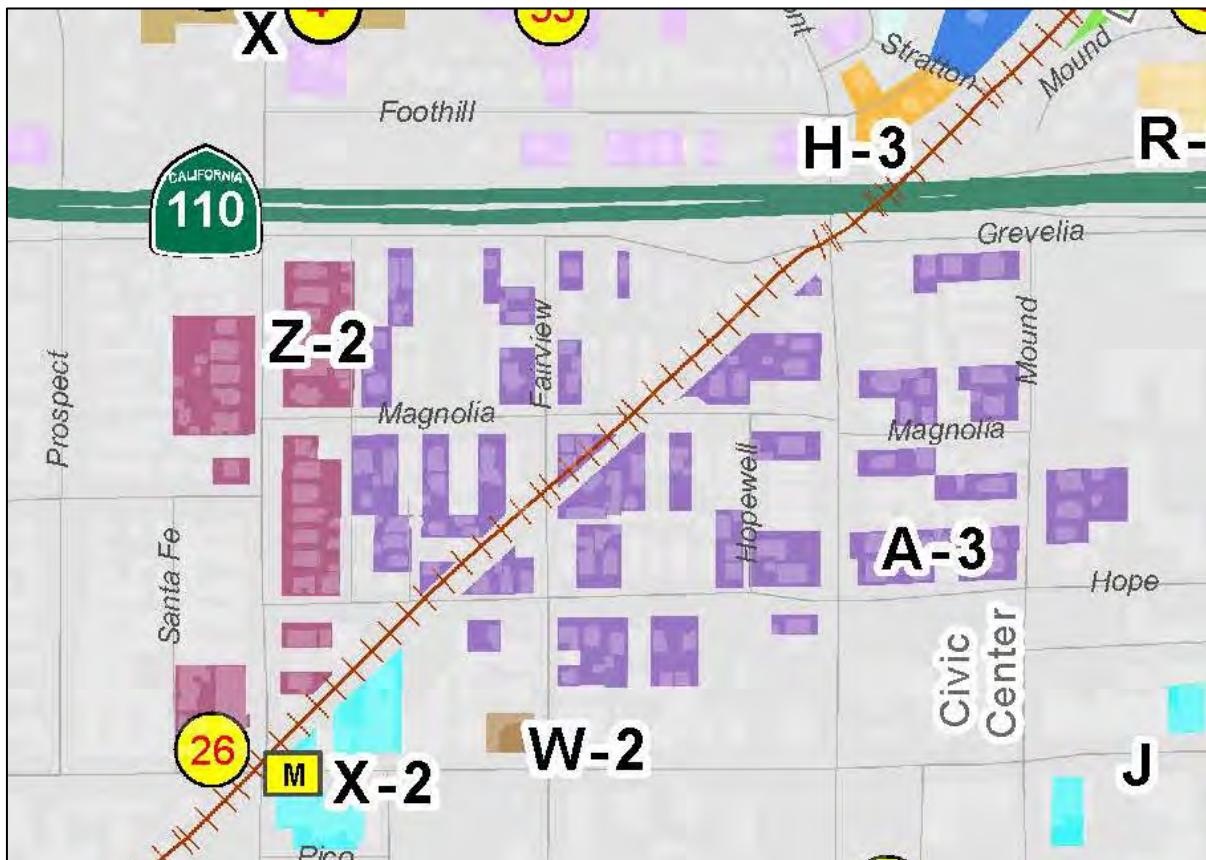
3 Property Description

North of Mission Historic District

Located in one of the oldest residential neighborhoods in South Pasadena, 637 Meridian Avenue is part of the North of Mission Historic District, listed on the CRHR and Inventory of Cultural Resources. The historic district is a cohesive, highly intact concentration of primarily 1910s and 1920s Craftsman Bungalows.

The North of Mission Historic District qualifies as a Cultural Resource pursuant to the South Pasadena Municipal Code and as a historical resource per CEQA. Figure 2 shows the boundaries of the North of Mission Historic District.

Figure 2 **North of Mission Historic District, labelled as “Z-2”** (marked in magenta)



Source: City of South Pasadena Planning and Building Department

Below, Table 1 provides an overview of all contributing properties in the district.

Table 1 North of Mission Historic District (listed on CRHR and South Pasadena Register)

	Contributor Address	Listed on California Register	Listed on City Inventory of Cultural Resources
1	600 Meridian Ave	X	X
2	602 Meridian Ave	X	X
3	606 Meridian Ave	X	X
4	610 Meridian Ave	X	X
5	612 Meridian Ave	X	X
6	613 Meridian Ave	X	X
7	616 Meridian Ave	X	X
8	617 Meridian Ave	X	X
9	620 Meridian Ave	X	X
10	621 Meridian Ave	X	X
11	624 Meridian Ave	X	X
12	625 Meridian Ave	X	X
13	631 Meridian Ave	X	X
14	637 Meridian Ave	X	X
15	702 Meridian Ave	X	X
16	704 Meridian Ave	X	X
17	708 Meridian Ave	X	X
18	712 Meridian Ave	X	X
19	716 Meridian Ave	X	X
20	720 Meridian Ave	X	X
21	726 Meridian Ave	X	X
22	806 Meridian Ave	X	X
23	809 Meridian Ave	X	X
24	810 Meridian Ave	X	X

As of June 2020, the neighborhood continues to retain some of the City’s highest concentrations of early twentieth century architecture. The tract map establishing this block of Meridian Avenue appears to have been filed in the early twentieth century. By 1910, the rectangular lots of the immediate vicinity were starting to be improved with homes (Figure 3). By 1930, the block was already well established as a residential neighborhood of primarily one-story Craftsman and period-revival style homes.

Following the Sanborn Fire Insurance Maps, a series of photographs provide an overview of the historic district in the 600 block of Meridian Avenue (Figure 4).

Figure 3 Meridian Ave/North of Mission Historic District, 1910 (top) and 1930 (bottom)



Source: Environmental Data Resources, 2020

637 Meridian Avenue, South Pasadena, California
Historic Resource Evaluation Report

Figure 4 Overview of North of Mission Historic District, 600 block of Meridian, from southwest perspective (top) and southeast perspective (bottom)



Source: Rincon Consultants, 2020

Subject Property Description

Prior to its demolition, the subject property consisted of a one-story residence constructed in 1924 and accompanying garage. Prior to demolition of the exterior materials, the historical resource displayed the following character-defining features:

1. One-story mass
2. Horizontal wood-lap siding on exterior walls
3. Prominent hipped roof with medium/low pitch, shallow eaves, exposed rafter tails, and no dormers
4. Roof eaves extends to shelter entrance patio
5. Symmetrical design composition on façade, with centered entrance flanked by tripartite, wood-framed windows
6. Attached brick chimney on north elevation
7. Wood-framed windows, with casement and fixed frames, set in simple wood surrounds

The photos presented below show the subject property prior to (and after) demolition.

Figure 5 Façade, southeast perspective



Source: City of South Pasadena Planning and Building Department

637 Meridian Avenue, South Pasadena, California
Historic Resource Evaluation Report

Figure 6 Façade, east perspective (prior to demolition)



Source: City of South Pasadena Planning and Building Department

Figure 7 Façade, current condition, east perspective



Source: City of South Pasadena Planning and Building Department

Figure 8 Façade, southeast perspective



Source: City of South Pasadena Planning and Building Department

637 Meridian Avenue, South Pasadena, California
Historic Resource Evaluation Report

Figure 9 South elevation, southeast perspective



Source: City of South Pasadena Planning and Building Department

Figure 10 North elevation and brick chimney



Source: City of South Pasadena Planning and Building Department

637 Meridian Avenue, South Pasadena, California
Historic Resource Evaluation Report

Figure 11 Detail, tripartite, wood-framed windows on façade



Source: City of South Pasadena Planning and Building Department

4 Evaluation and Project Review

The property at 637 Meridian Avenue is part of the North of Mission Historic District, which spans the 600 to 800 blocks of Meridian Avenue. The North of Mission Historic District is **designated on the CRHR and included on the City’s Inventory of Cultural Resources**; 637 Meridian Avenue is as a contributor to the district. Therefore, the property qualifies as a historical resource per CEQA and a Cultural Resource per the City’s Municipal Code.

The subject property consists of a one-story residence and garage constructed in 1924. Recent unpermitted work to the property resulted in the removal of most of the materials and character-defining features comprising the residence: exterior sheathing materials (which have been partially salvaged for re-use), an original brick chimney, windows, entrance and entrance patio, roof, and roof structure). The siding of the detached garage is proposed to be removed but remains extant.

Rincon reviewed the images of the original historical resource and the architectural plans approved by the CHC. The plans largely conform with the *Secretary’s Standards* and City Design Guidelines. Should the originally-approved plan of the CHC be constructed, and should those features marked for retention be reconstructed in a manner consistent with the *Secretary’s Standards*, it is believed that the property at 637 Meridian Avenue would continue to qualify as a contributor to the CRHR-listed North of Mission Historic District and significant adverse impacts to historical resources would be mitigated to less than significant.

The following recommendations are made in order to facilitate compliance with the Municipal Code and CEQA and avoid, lessen, or mitigate significant adverse impacts to the historic resource:

1. Design and implement reconstruction with input from a preservation professional meeting the Municipal Code definition of “Architectural Historian” or “Historic Architect”; this input will be provided from early in the project planning phase through construction monitoring;
2. Implement the project approved by the CHC;
 - a. Any original character-defining features and materials that had been planned for retention should be reconstructed according to the *Secretary’s Standards*;
 - b. Reconstruction of character-defining features shall be based on documentary evidence, such as recent photographs or architectural plans as available, rather than conjecture;
3. Restore the wood lap siding throughout the publicly visible areas of the house, along the first story; this includes the façade (east elevation) and south and north elevations;
 - a. The sheathing will consist of the salvaged wood lap siding or, if the siding is deteriorated beyond repair, replacement wood lap siding that matches the original in material, pattern, width, profile, and appearance;
 - b. Sheathing on upper stories, additions, and rear elevation should be compatible but differentiated from the façade, north/south elevations; wood lap siding that exhibits subtle but distinguishable differences in patterning/profile/appearance would be acceptable for additions;
4. Rebuild the north-elevation chimney with bricks that match the original in materials, size, patterning, and appearance.

637 Meridian Avenue, South Pasadena, California
Historic Resource Evaluation Report

Should these reconstruction efforts be carried out, the property at 637 Meridian Avenue would be expected to regain its status as a contributor to the North of Mission Historic District. This reconstruction would mitigate significant adverse impacts to the Inventory- and CRHR-listed Cultural Resource.

5 Bibliography

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ATTACHMENT 2
Revised Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness & Administrative Use Permit

PROJECT NO. 2232-COA/AUP
637 Meridian Avenue (APN: 5313-016-011)

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to and approved by the Cultural Heritage Commission on September 19, 2019:
- a. Certificate of Appropriateness for a 174 square-foot addition to the first floor, a second story consisting of 425 square-feet, a new roof, and a wraparound front porch; and
 - b. Administrative Use Permit for the use of tandem parking without providing a second covered parking space due to South Pasadena Municipal Code Section 36.310.080(D)(1)(b)(2)(a) and Section 36.310.080(D)(1)(b)(2)(c)(2).
- P2. An additional Certificate of Appropriateness is required for any changes not identified in Conditions P1 and P4 for the development plans that the Cultural Heritage Commission approved a modification on June 18, 2020.
- P3. All work including: alteration, demolition, removal, or exterior changes requiring a Certificate of Appropriateness shall substantially conform to the approved plans submitted before the Commission on June 18, 2020.
- P4. The Cultural Heritage Commission approved a modification to the Certificate of Appropriateness on June 18, 2020. The following shall be added to Condition P1(a):
- a. House
 - i. Rebuild of the chimney on the north elevation with bricks shall match the original in materials, size, patterning, and appearance;
 - ii. Install the original wood lap siding to the entire front (east elevation facing Meridian Avenue) of the first-story and the two small existing walls of the south side elevation (facing Magnolia Avenue) on the first-story. If the original wood lap siding is beyond repair, the replacement siding shall match the original in material, pattern, width, profile, and appearance;
 - iii. Use siding comparable but differentiated from the original for the addition areas on the west and south elevations on the first-story and the dormers on the second-story of the home;
 - iv. Removal of two (2) windows on the north elevation and replacement with a wall; and
 - v. Addition of four (4) half-round dormer vents.
 - b. Garage
 - i. Use of the original wood lap siding on the front (south elevation facing Magnolia Avenue) and side (west and south) elevations. If the original wood lap siding is beyond repair, the replacement siding shall match the original in material, pattern, width, profile, and appearance;
 - ii. Replacement of two (2) windows with French doors on the east elevation of the garage; and

- iii. Removal of the north elevation garage window and replacement with a wall.
- P5. No construction or demolition shall begin until the City's Building Division issues a building permit for the project identified in the above description (unless the Director of Planning and Building determines there is a public health and safety reason).
- P6. The property owner shall retain a qualified architectural historian/historic architect to provide guidance and oversee the project during the construction process. The selection of the qualified architectural historian/historic architect shall be conducted by the City and the applicant shall be responsible for the cost of architectural historian/historic architect.
- P7. The property owner shall provide revised construction plans showing the reconstruction of the property meeting the Secretary of the Interior Standards to be reviewed by Planning, Building, and the architectural historian/historic architect selected by the City for overseeing the project. The applicant shall be responsible for the cost of the architectural historian/historic architect for reviewing the plans.
- P8. Within 30 days of approval of a modified Certificate of Appropriateness, the property owner shall execute and record a covenant for reconstruction/restoration of the home to be completed within one year from the date of approval of the modified Certificate of Appropriateness.
 - a. If the owner refuses to execute and record such covenant, then the City may cause such construction/restoration to be done, and the owner shall reimburse the City for all costs incurred in doing the work. The cost of the work performed by the City shall constitute a lien against the property on which the work is performed.
 - b. Upon application to the Commission, the time may be extended on a covenant if the owner shows that the work cannot reasonably be performed within one year.
- P9. Following the approval of the modification to the Certificate of Appropriateness, no building or construction-related permits which change the architectural or character-defining features of the home shall be issued for a period of five years following the date of demolition or complete reconstruction pursuant to SPMC 2.67c for the property. Permits which are necessary for public safety or welfare in the opinion of the director may be issued. If there are no code complaints after a year from the reconstruction/restoration of the property in accordance with the Certificate of Appropriateness and the finalization of any building permits to accomplish the reconstruction/restoration, the five year penalty shall be lifted.

ATTACHMENT 3
Public Comment

Malinda Lim

From: Joanna Hankamer
Sent: Wednesday, May 27, 2020 1:39 PM
To: Kanika Kith; Malinda Lim
Subject: Fwd: Notice of Public Hearing - 637 Meridian

From: "wg107inla@gmail.com" <wg107inla@gmail.com>
Date: May 27, 2020 at 1:29:34 PM PDT
To: AskPlanning <Askplanning@southpasadenaca.gov>, PlanningComments <PlanningComments@southpasadenaca.gov>
Subject: Notice of Public Hearing - 637 Meridian

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I called City Hall today, and was asked to email my questions here.....

Yesterday we received the Notice of Hearings in the mail. The Notice indicates that the Public Hearing was on May 21, 2020 which has past. Obviously with the pandemic and the delays in the mail delivery, not enough time was considered when setting the hearing. I wanted to see what the outcome was? I also wanted to question why a house would be placed on the historical building just as all of our other houses on the street, including when the Mission Meridian project was created, and now this property no longer needs to follow the guidelines?

Please keep me posted.

Thank you,
Wayne Hegedus
Owner of 720 & 726 Meridian

ATTACHMENT 4
Staff Report for May 21, 2020 CHC Meeting



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: May 21, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Planning and Community Development Director

PREPARED BY: Malinda Lim, Associate Planner

SUBJECT: Revocation or Modification of the Certificate of Appropriateness for Project No. 2232-COA and to De-list the Property Located at 637 Meridian Avenue, South Pasadena, CA 91030 from the South Pasadena Inventory of Cultural Resources

Recommendation

Staff recommends that the Cultural Heritage Commission direct staff to obtain a Historic Resource Evaluation report for the property prior to taking action to revoke or modify the Certificate of Appropriateness for Project No. 2232-COA.

Background

September 19, 2019 The Cultural Heritage Commission (CHC) approved the Certificate of Appropriateness for Project No. 2232-COA for a 174 square-foot addition to the first floor, conversion of the attic to a second story living area consisting of 425 square-feet, a new roof, and a wraparound front porch.

January 7, 2020 The property owner was issued a building permit for construction plans consistent with CHC approval.

February 2020 The Planning Division was informed about the complete demolition of the chimney on the north elevation and had the Building Division visit the project site for work being done not per approved plans. The property owner was directed to provide revised plans reflecting the removal of the chimney and any current field revisions.

March 10, 2020 Property owner met with CHC Chairman Mark Gallatin to discuss the chimney, the removal of two (2) windows on the north elevation of the home, the removal of the north window on the garage, and the replacement of two (2) windows on the east elevation of the garage for French doors.

March 30, 2020 City received an anonymous complaint from a resident through the CHC Chairman Mark Gallatin. The resident stated that work being done is not consistent with the public hearing noticed sent to nearby property owners,

CHC Agenda
May 21, 2020

637 Meridian Ave.
Project No. 2232-COA

because the notice did not mention that the existing home would be demolished and rebuilt. The letter is included as Attachment 1. Building inspector went out and issued a Stop Work Order.

April 29, 2020 Staff was informed by the applicant that some but not all of the original siding materials were salvaged for reuse on the project. No original bricks from the chimney were saved.

April 30, 2020 The project went before the CHC to commence proceedings to bring the project back to the Commission for a public hearing. The staff report for this meeting is included in Attachment 2.

Project Description

The revocation or modification to Certificate of Appropriateness for Project No. 2232-COA was initiated by the City. Pursuant to Section 2.67 (Enforcement and Penalties) and Section 2.65(e)(12) of the Cultural Heritage Ordinance, if the CHC revokes the Certificate of Appropriateness, the CHC has the following options:

- A. Require the applicant to rebuild the original house and leave it in the City's Inventory of Cultural Resources
- B. Require the applicant to rebuild the original house and recommend de-listing the property to the City Council.
- C. Option A or B, plus prohibition on issuing building permit for a period of five (5) years.
- D. Apply for a new Certificate of Appropriateness.

If the CHC modifies the Certificate of Appropriateness, the CHC can allow the applicant to proceed with construction of the house as originally approved by the CHC plus approval of work done without permits and any revisions as appropriate.

More details of the CHC options are provided below with discussion for compliance with the California Environmental Quality Act (CEQA).

Discussion/Analysis

In 1991, the City Council commissioned the first comprehensive historic resources survey to develop an inventory of historic resources and provide a foundation for their recognition in all future planning processes. The addresses on that survey was adopted by the City Council on November 30, 1994 and includes properties that are designated, formally determined eligible for federal, state, or local listing, or appear eligible for federal, state, or local listing. Since then, the City has continued with survey updates in 2002-2003 and 2015-2016. The result of these efforts was the identification of approximately 2,567 eligible properties that were listed in the South Pasadena Inventory of Cultural Resources (the "Inventory").

The subject property is located in the North of Mission District and has been on the City's list of historic resources from the start of the City's historic resources survey in 1994.

The property owner acquired the property in April 2019. Over the past year, the property owner has met with the CHC Chairman on several instances and went before the CHC as a conceptual review for guidance on the design, renovation, and rehabilitation to the property.

On September 19, 2019, the Cultural Heritage Commission reviewed and approved the Certificate of Appropriateness for Project No. 2232-COA. The approved scope of work allowed for an addition totaling 174 square feet to the west and south elevations, the conversion of an attic into a second story living area consisting of 425 square-feet, a new roof, and a wraparound front porch. The chimney was to remain, the siding was to be repaired and patched as needed, the existing windows were to be reused if possible, and allowed the removal and replacement of walls within the home with a majority of the east elevation wall intact.

The Cultural Heritage Ordinance defines demolition to mean, “the destruction or removal in whole or part of any physical structure and the Zoning Code defines demolition as, “the removal of any structure, the outside wall or walls of any building; or the removal or stripping of the exterior lathing or siding; and/or the removal of the exterior siding of the existing structure in conjunction with any proposed addition or enlargement.” From January 2020 to the end of March 2020, the property owner started to demolish the structure. Per the code and the Certificate of Appropriateness, demolition is allowed but the demolition which has occurred to the subject property is beyond the scope of the original Certificate of Appropriateness. During the course of those three (3) months, Planning staff received two separate and anonymous complaints for the work being done on the subject property.

The first complaint was for the removal of the chimney. At the September 19, 2019 meeting, the CHC specially asked the property owner if the chimney would remain and the property owner assured the Commission that the original chimney would remain but the fireplace would be removed. The building inspector visited the site and instructed the property owner to provide revised plans showing the removal of the chimney for review and approval.

When the property owner met with CHC Chair Mark Gallatin for chair review on March 10, 2020, issues regarding the chimney were discussed as well as the removal of two (2) windows on the north elevation of the home, the removal of the north window on the garage, and the replacement of two (2) windows on the east elevation of the garage for French doors. There was a verbal agreement to the changes for the windows and doors but for the chimney, it needed to be rebuilt as an exact replica of the original chimney using the original bricks.

The property owner stated that the chimney was cracked, leaning, unstable, and a hazard to the home and the neighbors to the north. The Planning and Building Divisions were not made aware of this prior to the complete removal of the chimney. All of the original bricks have been disposed of and the property owner intends to re-build an exact replica that is structurally sound with wood framing and a full brick veneer. **Figure 1** below is a photo of the original chimney and **Figure 2** is a sample of the brick veneer.

Figure 1: Original Chimney



Figure 2: Proposed Brick Veneer for Chimney



During staff's most recent site visit and in response to the second complaint, it was even more apparent that a significant amount of renovation and demolition work was done different from the approved plans. Everything, except a few wood framing and foundation was demolished. The building inspector conducted a site inspection and noticed that additional areas of the project site were not being built per the approved plans. The property owner was instructed to provide revised plans to reflect all work done on site and note any deviations from the CHC approval. The new plans reflected new rather than existing siding to be used on the exterior, yet Planning staff were informed just before the April 30, 2020 CHC meeting that the owner had salvaged some of the original siding. Prior to the complete removal and disposing of the siding, the property owner is required to justify the removal of the existing material by showing proof of deterioration or decay beyond repair. Staff has since learned that there is enough reusable original siding to cover the front elevation on Meridian Avenue and on the two original walls facing and visible to Magnolia Street. The property owner has also prepared new siding to match the original, in size and wood species, to be used in the house addition areas and to replace the rotten and unusable siding. Once the home is complete, the owner intends that there will be no differentiation between the new and original siding.

The property owner has provided additional information regarding the brick and siding for the home and reasoning behind the requested revisions at the chair review. This document is included as Attachment 3.

For CHC Consideration

Staff has instructed the property owner to provide revised plans to reflect the completed work, including work that has not been approved and deviates from the original CHC approval. Modifications from the plans approved by the CHC at the September 19, 2019 meeting include the following:

- Removal of the chimney on the north elevation and the disposal of the original bricks – **Not approved by the Chair**
- Note for siding has been changed from “patch and repair” to read “remove and replace” – **Not approved by the Chair**
- Note for “existing walls to remain” to read “existing wall framing to remain” – **Not approved by the Chair**
- Note to use wood lap siding to match the rest of the home rather than use shingle siding to distinguish the new additions on the west and south elevations from the original footprint of the house - **Not approved by the Chair**
- Removal of two (2) windows on the north elevation – **Approved by the Chair**
- Addition of four (4) half-round dormer vents - **Approved by the Chair**
- Replacement of two (2) windows with French doors on the east elevation of the garage - **Approved by the Chair**
- Removal of the north elevation garage window – **Approved by the Chair**

The Cultural Heritage Ordinance requires that changes to an approved project that may affect the significant character or defining features of a property listed on the City's cultural resources be brought back to CHC for review and approval. Based on the amount of change proposed from the approved plans, and on the lack of effort by the property owner to seek approval for the changes before doing the work, staff recommended that the project return to CHC for a new review before the Stop Work Order is lifted.

CHC Agenda
May 21, 2020

637 Meridian Ave.
Project No. 2232-COA

Staff has identified two (2) options for the CHC consideration. The primary consideration is whether or not the listed changes above constitute a need to revoke or modify the original Certificate of Appropriateness.

Revocation or Modification of the Certificate of Appropriateness

The Cultural Heritage Commission is authorized to commence proceedings to revoke or modify the Certificate of Appropriateness. SPMC section 2.65e(12) states, "Proceedings to revoke or modify a certificate may be initiated by motion of the commission or city council."

- 12) Revocation or Modification of Certificate of Appropriateness. A certificate of appropriateness may be revoked or modified for any of the following reasons:
- (A) Noncompliance with any terms or conditions of the certificate;
 - (B) Noncompliance with any provisions of this article; or
 - (C) A finding of fraud or misrepresentation used in the process of obtaining the certificate.

Here, the property owner violated paragraph A, "noncompliance with any terms or conditions of the certificate," by demolishing the chimney and removal of all siding without authorization.

If the Commission determines that the listed changes above are noncompliant with any terms or conditions of the original certificate and requires a new Certificate of Appropriateness, Option 1 and 2 are consistent with such determination.

Option 1 – Revoke the Certificate of Appropriateness.

If the CHC revokes the Certificate of Appropriateness, the CHC has the following options:

- A. Require the applicant to rebuild the original house and leave it in the City's Inventory of Cultural Resources
- B. Require the applicant to rebuild the original house and recommend de-listing the property to the City Council.
- C. Option A or B, plus prohibition on issuing building permit for modification to the house for a period of five (5) years.
- D. Apply for a new Certificate of Appropriateness

This option would require the property owner to pay additional planning and building application fees for the review of the original house plan and submit construction drawings to the Building Division for review and approval.

Environmental Analysis

If the Commission require the applicant to rebuild the original house, this would be exempted from CEQA based on Section 15270 for a disapproval of a Project.

As stated above, the house is considered a historic resource because it's listed in the City's Inventory of Cultural Resources and located within a Historic District. Because the demolition of the house was performed without compliance with the Cultural Heritage Ordinance, staff recommends requiring a

Historic Resources Evaluation (HRE) report to determine the appropriate reconstruction process for compliance with the State Secretary of Interior's Standards. Depending on the findings of the HRE report, a Historic Architect may be required to monitor the reconstruction. The HRE report will be contracted by the City and the cost of the report will be fully paid for by the applicant.

Option 2 – Modify the Certificate of Appropriateness to include the additional changes to the certificate.

If the CHC modifies the Certificate of Appropriateness, the CHC can allow the applicant to proceed with construction of the house as originally approved by the CHC plus approval of demolition of the house and any revisions as appropriate. These revisions include:

- Rebuilding the chimney with non-original bricks.
- Install original wood lap siding to the entire front (east elevation) of the first-story and the two small existing walls of the south side elevation on the first-story.
- Use new wood lap siding on the addition areas (west and south elevations) on the first-story to match the rest of the home rather than use shingle siding to distinguish the new additions from the original.
- Use new wood lap siding on the north and west elevations.
- Removal of two (2) windows on the north elevation and replace with a wall.
- Addition of four (4) half-round dormer vents.
- Replacement of two (2) windows with French doors on the east elevation of the garage.
- Removal of the north elevation garage window and replace with a wall.

If the Commission decides to take this option, staff recommends that the original siding only be used on the original footprint of the house only and use other type of siding such as wood shingle siding on the additions to differentiate the new from the original. As an alternative, the exterior walls of the addition can have a mixed of wood shingle and wood lap siding.

This option would require the property owner to pay additional planning and building application fees for the revised project and submit revised construction drawings to the Building Division for review and approval.

Environmental Analysis

Further demolition requires CEQA review. If the Commission wants to proceed with modification of the Certificate of Appropriateness, the project would need to be evaluated for compliance with CEQA because the original approval did not include demolition of the house. An HRE report is required to determine the appropriate level of CEQA review.

De-Listing of Property

The Cultural Heritage Commission may recommend a de-listing of the Property from the South Pasadena inventory of cultural resources pursuant to SPMC section 2.64(a)(5) which states, "Listing and de-listing properties from the inventory may also be initiated by a majority vote of the members of the commission." The Commission may make recommendations to the City Council for the deletion of the of the property upon making the applicable finding set forth in section 2.64(a)(4).

(4) De-Listing Property from the Inventory. An owner of a property listed on the inventory of cultural resources may submit a written application to the commission requesting removal from the inventory. The application shall provide evidence and supporting documentation regarding the lack of historic significance of the cultural resource, including photographic evidence of its current condition, an evaluation by an architectural historian, and such further information as the commission may require. Written notice of such an application for de-listing and the time and place of a public hearing before the commission shall be provided to property owners within a 300-foot radius of the subject [property] not less than 10 days prior to the hearing. If the commission finds:

- (A) That the cultural resource lacks significance as defined under national, state, and local criteria for historical significance; or
- (B) That the cultural resource has lost its historic integrity due to irreversible alterations.

If delisting, staff recommends a Historic Resources Evaluation report be required to evaluate the historical significance of property.

Fiscal Impact

Not Applicable.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, in the South Pasadena Review newspaper, and individual property mailings to those within 300 feet of the project site.

Attachments

1. Compliant Received
2. Staff Report for April 30, 2020 CHC Meeting
3. Property Owner's Clarification Regarding the Chimney & Siding

ATTACHMENT 1
Complaint Received

From: [Kanika Kith](#)
To: [Mark- Steven Gallatin](#); [Joanna Hankamer](#); [Malinda Lim](#)
Subject: RE: 637 Meridian
Date: Monday, March 30, 2020 1:13:15 PM

Hi Mark,

Thank you for forwarding this to us. Malinda will look into this and discuss with Joanna.

Kanika

From: Mark Gallatin <mgallatin@prodigy.net>
Sent: Monday, March 30, 2020 1:09 PM
To: Joanna Hankamer <jhankamer@southpasadenaca.gov>; Kanika Kith <kkith@southpasadenaca.gov>
Subject: 637 Meridian

CAUTION: This email originated from outside of the City of South Pasadena. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Joanna and Kanika,

I want to share with you the content of an email regarding this address sent to me a resident who wished to remain anonymous:

Hi Mr. Gallatin:

I found your email on the SP Chamber's website and wanted to bring to your attention some substantial work being done at [637 Meridian Ave.](#) I suspect it goes far beyond what your Cultural Heritage Commission approved. Since I live nearby, I want to send this anonymously and confidentially as just a tip to you.

The new owner of 637 has completely torn down the structure, which is not what I expected from their notice several months ago. My understanding was they were going to do some minor expansion and add a small dormer to the attic space. What I see is they have removed the entire roof, chimney, fireplace, all the walls, pretty much everything but a couple of wall studs. I'd ask you to take a look and see for yourself. I'm attaching a picture of the entire roof removed. I'm scared this owner is just a contractor speculator flipping this property, and he doesn't care about making it fit with the neighborhood, never intended to preserve the historic property, and may be trying to take advantage of the city's shut down for COVID-19 to get away with unapproved work. This house needs to fit in with the other historic houses around it. If he is just flipping this property, I don't think he should be rewarded at the expense of our beautiful neighborhood. If I am incorrect and this entire teardown was approved by the Cultural Heritage Commission, please disregard this. I just wanted to make sure in case it was not.

ATTACHMENT 2

Staff Report for April 30, 2020 CHC Meeting



Cultural Heritage Commission Agenda Report

ITEM NO. 10

DATE: April 30, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Planning and Community Development Director

PREPARED BY: Aleks R. Giragosian, Assistant City Attorney

SUBJECT: Motion to Revoke or Modify the Certificate of Appropriateness for Project No. 2232-COA and to De-list the Property Located at 637 Meridian Avenue, South Pasadena, CA 91030 from the South Pasadena Inventory of Cultural Resources

Recommendation

Staff recommends that the Cultural Heritage Commission move to commence proceedings to:

- 1) Revoke or modify the Certificate of Appropriateness for Project No. 2232-COA.
- 2) De-list the property located at 637 Meridian Avenue, South Pasadena, CA 91030 from the South Pasadena inventory of cultural resources.

Discussion/Analysis

The property located at 637 Meridian Avenue, South Pasadena, CA 91030 (“Property”) is currently listed on South Pasadena’s inventory of cultural resources. The owners of the Property, Martin & Rhonda Perry (“Property Owners”), applied for a Certificate of Appropriateness to construct a 174 square-foot addition to the first floor, a second story consisting of 425 square-feet, a new roof, and a wraparound front porch (“Certificate of Appropriateness”).

On September 19, 2019, the Cultural Heritage Commission approved the Certificate of Appropriateness for Project No. 2232-COA (**Attachment 1**). The City provided the Property Owner with a “Notice of Decision” dated October 21, 2019 (**Attachment 2**). The Certificate of Appropriateness and Notice of Decision included the following condition of approval, “All work including: alteration, demolition, a removal, or exterior changes requiring a Certificate of Appropriateness shall substantially conform to the approved plans submitted before the Commission on September 9, 2019.”

The Property Owners’ plans evaluated by the Department of Planning and Community Development (“Department”) were submitted on September 4, 2019. On March 30, 2020,

Building Inspector Can Gozubuyuk inspected the Property and observed that the chimney, fireplace, exterior siding, and original framing were demolished, contrary to the demolition notations in the submitted plans. Building Inspector Gozubuyuk issued a stop work order and referred the matter to the Planning Division.

Revocation or Modification of the Certificate of Appropriateness

South Pasadena Municipal Code (“SPMC”) section 2.65e(12) provides, “A certificate of appropriateness may be revoked or modified for any of the following reasons:

- (A) Noncompliance with any terms or conditions of the certificate; or
- (B) Noncompliance with any provisions of this article; or
- (C) A finding of fraud or misrepresentation used in the process of obtaining the certificate.”

Here, the property owner violated paragraph A, “noncompliance with any terms or conditions of the certificate,” by demolishing the chimney, fireplace, and siding without authorization.

The Cultural Heritage Commission is authorized to commence proceedings to revoke or modify the Certificate of Appropriateness. SPMC section 2.65e(12) states, “Proceedings to revoke or modify a certificate may be initiated by motion of the commission or city council.” If the Cultural Heritage Commission so moves, staff will agendize a public hearing regarding the revocation or modification of the Certificate of Appropriateness at the Cultural Heritage Commission’s next regular meeting.

De-listing of Property

The Property is currently listed on South Pasadena’s inventory of cultural resources. The Property lost its historic integrity after the property owner demolished the entire building exterior, including the chimney, fireplace, and siding. Unless the property owner is required to restore the Property to accurately depict the form, feature, and character of the Property, it should be de-listed from the City’s inventory of cultural resources.

The Cultural Heritage Commission is authorized to commence proceedings to de-list the Property from the South Pasadena inventory of cultural resources. SPMC section 2.64(a)(5) states, “Listing and de-listing properties from the inventory may also be initiated by a majority vote of the members of the commission.” If the Cultural Heritage Commission so moves, staff will agendize a public hearing regarding the de-listing of the Property at the Cultural Heritage Commission’s next regular meeting.

Alternatives to Consider

In the alternative, the Commission may choose not to commence proceedings to:

- 1) Revoke or modify the Certificate of Appropriateness for Project No. 2232-COA or
- 2) De-list the property located at 637 Meridian Avenue, South Pasadena, CA 91030 from the South Pasadena inventory of cultural resources.

Next Steps

- 1) If the Cultural Heritage Commission moves to commence proceedings, staff will agendize the public hearing for the next regular Cultural Heritage Commission meeting.

- 2) Staff will also provide written notice to the Property Owners and property owners within a 300-foot radius of the Property of the time and place of the public hearing at least 10 days prior to the hearing.

Fiscal Impact

Not Applicable.

Environmental Analysis

This item is exempt from any California Environmental Quality Act (“CEQA”) analysis based on State CEQA Guidelines Sections 15331 regarding restoration/rehabilitation of a historical resource and 15270 regarding consideration of a disapproval of a Project.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legal publicly noticed agenda, posting of the same agenda and reports on the City’s website and/or notice in the *South Pasadena Review* and/or the *Pasadena Star-News*.

Attachments

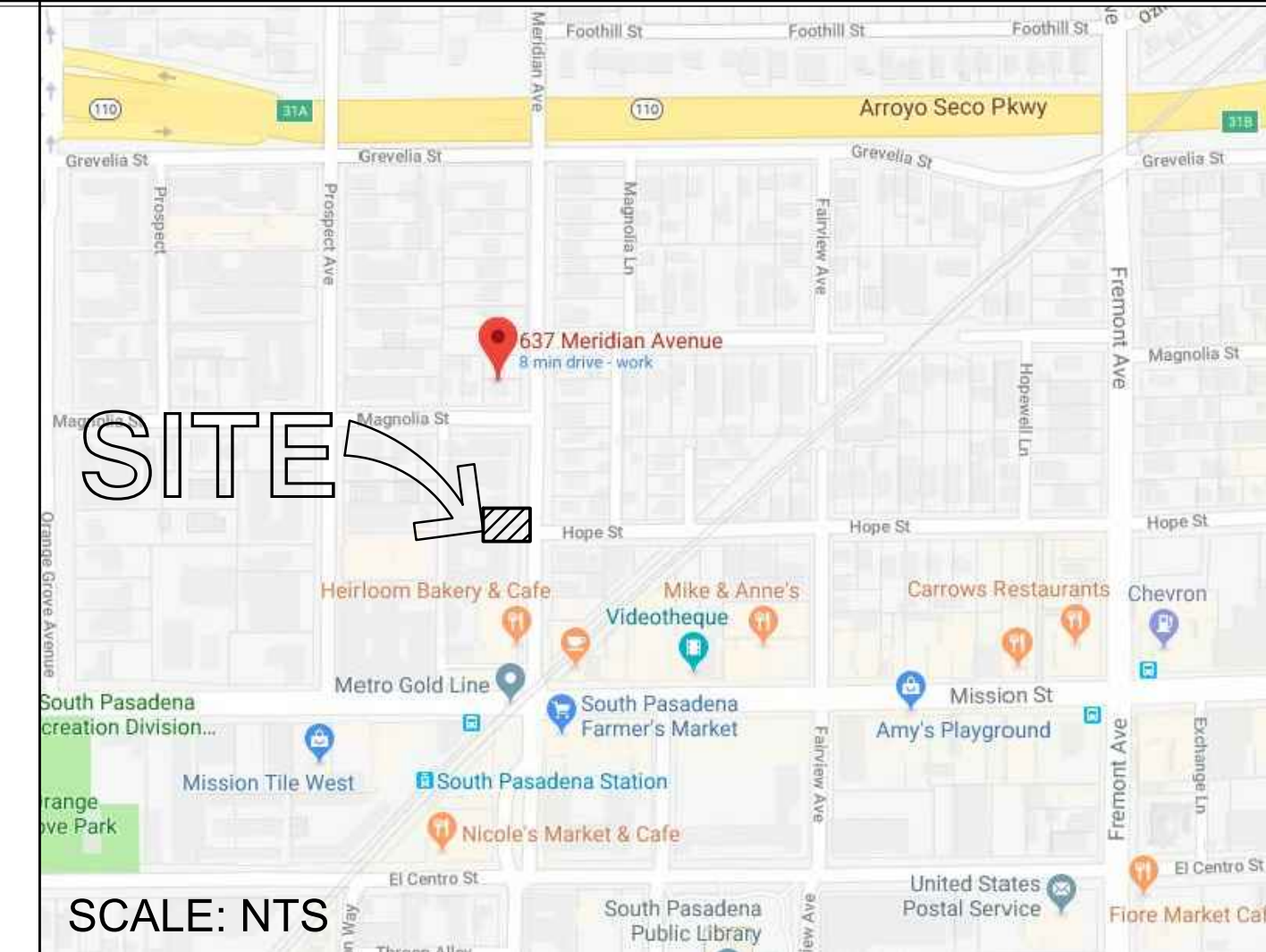
- 1) Certificate of Appropriateness Plans for Project No. 2232-COA
- 2) Notice of Decision for Project No. 2232-COA
- 3) Current Project Site Photographs

ATTACHMENT 1
Certificate of Appropriateness Plans

PROPOSED REMODEL AND ADDITION TO:
637 MERIDIAN AVE.
 SOUTH PASADENA, CA 91030

TDP
TROEDSSON
DESIGN &
PLANNING
Residential & Commercial Design
Site Planning • Project Management
 909 Colorado Boulevard Suite 201
 Los Angeles California 90041
 Tel 323 254 4525
 Fax 323 254 4152
 catroedsson@shgglobal.net
 www.troedsson.com

VICINITY MAP



SCALE: NTS

SHEET INDEX

- T1.0 TITLE COVER / SHEET INDEX / PROJECT DATA
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.0 EXISTING FIRST FLOOR PLAN, PROPOSED FIRST FLOOR PLAN,
- A2.1 PROPOSED SECOND FLOOR PLAN
- A2.2 EXISTING ROOF PLAN, PROPOSED ROOF PLAN
- A3.0 EXISTING ELEVATIONS, PROPOSED ELEVATIONS
- A3.1 EXISTING ELEVATIONS, PROPOSED ELEVATIONS
- A4.0 SECTIONS
- A4.1 SECTIONS
- A5.0 DOOR & WINDOW SCHEDULE
- A6.0 DETAILS

Contractor shall verify all field conditions for conformance to drawings prior to starting any construction. All measurements are to be verified by the contractor and any discrepancies brought to the attention of TDP prior to commencement of any construction or fabrication.

PROJECT CONSULTANTS

PROJECT DATA

LOT AND ZONING INFORMATION

ZONING ----- RS
 OCCUPANCY ----- R-3/U
 TYPE OF CONSTRUCTION ----- V-B
 HISTORIC STATUS ----- 2D
 YEAR BUILT ----- 1924
 HISTORIC ARCHITECTURAL STYLE ----- CRAFTSMAN STYLE
 FIRE SPRINKLERS ----- NO

LOT SIZE ----- 4,289 SQ.FT.
 ASSESSORS PARCEL NO. ----- 5315-016-011
 LEGAL DESCRIPTION ----- WOTKYNs AND MARTIN SUB E 78
 FT OF W 165 FT OF LOT 8 BLK B

EXISTING

EXISTING HABITABLE AREA (TO REMAIN) ----- 856 SQ.FT.
 EXISTING COVERED REAR PATIO (TO BE REMOVED) ----- 40 SQ.FT.
 EXISTING DETACHED GARAGE (TO REMAIN) ----- ± 160 SQ.FT.
 EXISTING BUILDING HEIGHT ----- ± 21'-0"

PROPOSED

PROPOSED FIRST FLOOR HABITABLE AREA ADDITION ----- 174 SQ.FT.
 PROPOSED SECOND FLOOR HABITABLE AREA ADDITION ----- 425 SQ.FT.
 PROPOSED TOTAL HABITABLE AREA ----- 1,455 SQ.FT.
 PROPOSED NEW COVERED PORCH ----- 320 SQ.FT.
 PROPOSED BUILDING HEIGHT ----- 22'-8"

TOTAL FLOOR AREA & LOT COVERAGE	EXISTING	PROPOSED
TOTAL GROSS FLOOR AREA	856 SQ.FT.	1,455 SQ.FT.
MAX ALLOWABLE FLOOR AREA = (35%) 4,290 SQ.FT. (.35) = 1,502 SQ.FT.		1,502 SQ.FT.
TOTAL LOT COVERAGE	1,056 SQ.FT.	1,935 SQ.FT.
MAX ALLOWABLE LOT COVERAGE = (50%) 4,290 SQ.FT. (.50) = 2,145 SQ.FT.		2,145 SQ.FT.

PROJECT DESCRIPTION

INTERIOR REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. 174 SQ.FT. ADDITION AT BOTTOM FLOOR, INCLUDING NEW STAIRS. 425 SQ.FT. SECOND STORY ADDITION. NEW ROOF, WRAP-AROUND COVERED FRONT PORCH STRUCTURE AND SINGLE CAR TRELLIS STRUCTURE

APPLICABLE CODES

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA ENERGY CODE
- CITY OF SOUTH PASADENA MUNICIPAL CODE

PROJECT TITLE - ADDRESS

RESIDENTIAL REMODEL AND ADDITION

637 MERIDIAN AVE.
 SOUTH PASADENA
 CALIFORNIA 91030

OWNER - ADDRESS

MR. MARTY PERRY
 1131 N. GRANADA AVE.
 ALHAMBRA
 CALIFORNIA 91801

REVISIONS	DATE

SHEET CONTENTS

COVER SHEET
 GENERAL NOTES
 PROJECT DATA
 VICINITY PLAN

DATE: 2.1.19

APPROVED:

CHECKED: CAT

DRAWN: HAC

SCALE: AS NOTED

PROJECT NO:

T1.0

TDP
TROEDSSON DESIGN & PLANNING
 Residential & Commercial Design
 Site Planning • Project Management
 909 Colorado Boulevard Suite 201
 Los Angeles California 90041
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 Fax 323 254 4152
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 www.troedsson.com

Contractor shall verify all field conditions for conformance to drawings prior to starting any construction. All measurements are to be verified by the contractor and any discrepancies brought to the attention of TDP prior to commencement of any construction or fabrication.

PROJECT CONSULTANTS

PROJECT TITLE - ADDRESS

RESIDENTIAL REMODEL AND ADDITION
 637 MERIDIAN AVE.
 SOUTH PASADENA
 CALIFORNIA 91030

OWNER - ADDRESS
 MR. MARTY PERRY
 1131 N. GRANADA AVE.
 ALHAMBRA
 CALIFORNIA 91801

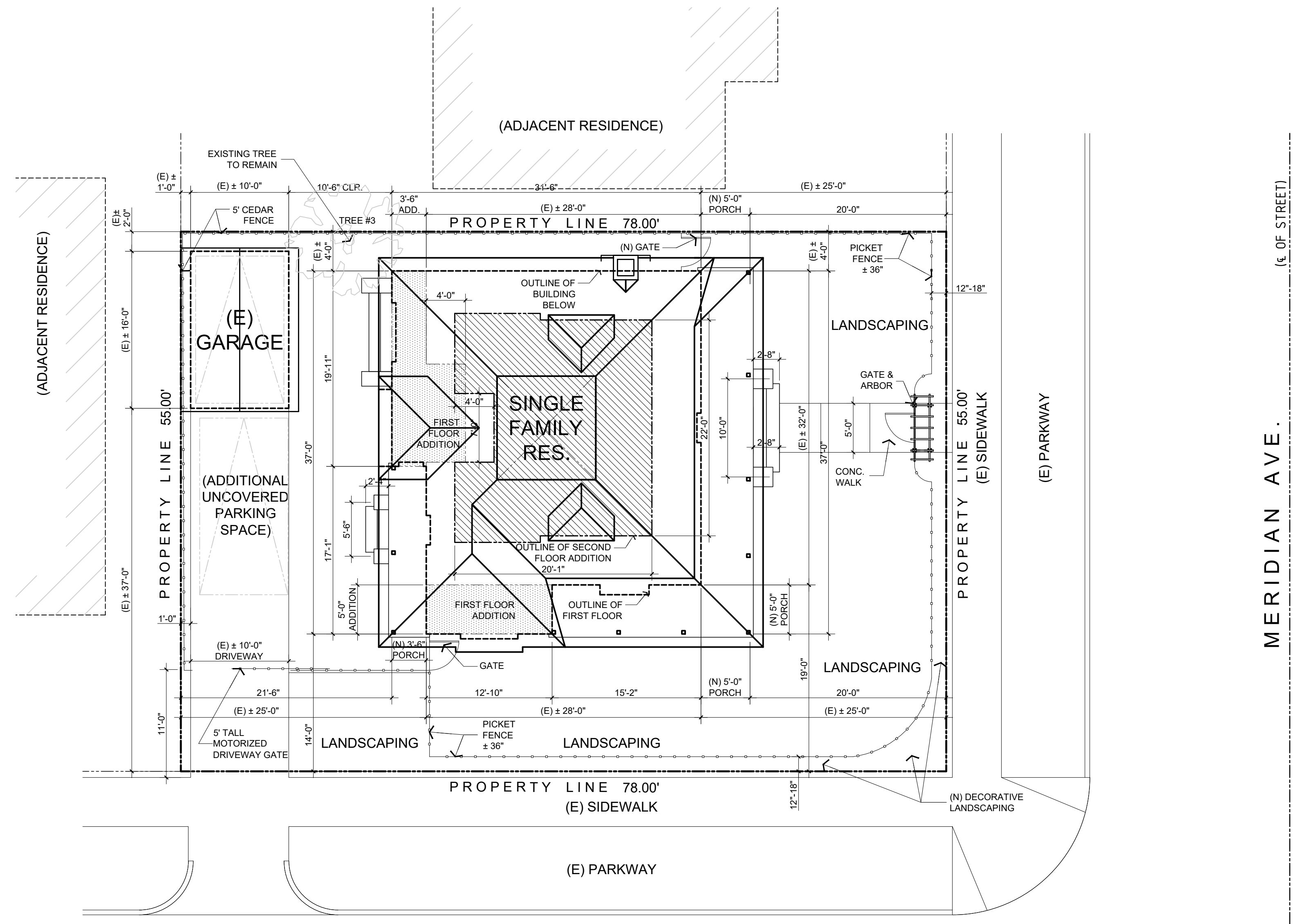
REVISIONS	DATE

SHEET CONTENTS

EXISTING SITE PLAN
 PROPOSED SITE PLAN

DATE:	2.1.19
APPROVED:	
CHECKED:	CAT
DRAWN:	HAC
SCALE:	AS NOTED
PROJECT NO.:	

A1.0



PROPOSED SITE PLAN

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

PROPOSED SQUARE FOOTAGE CALC.

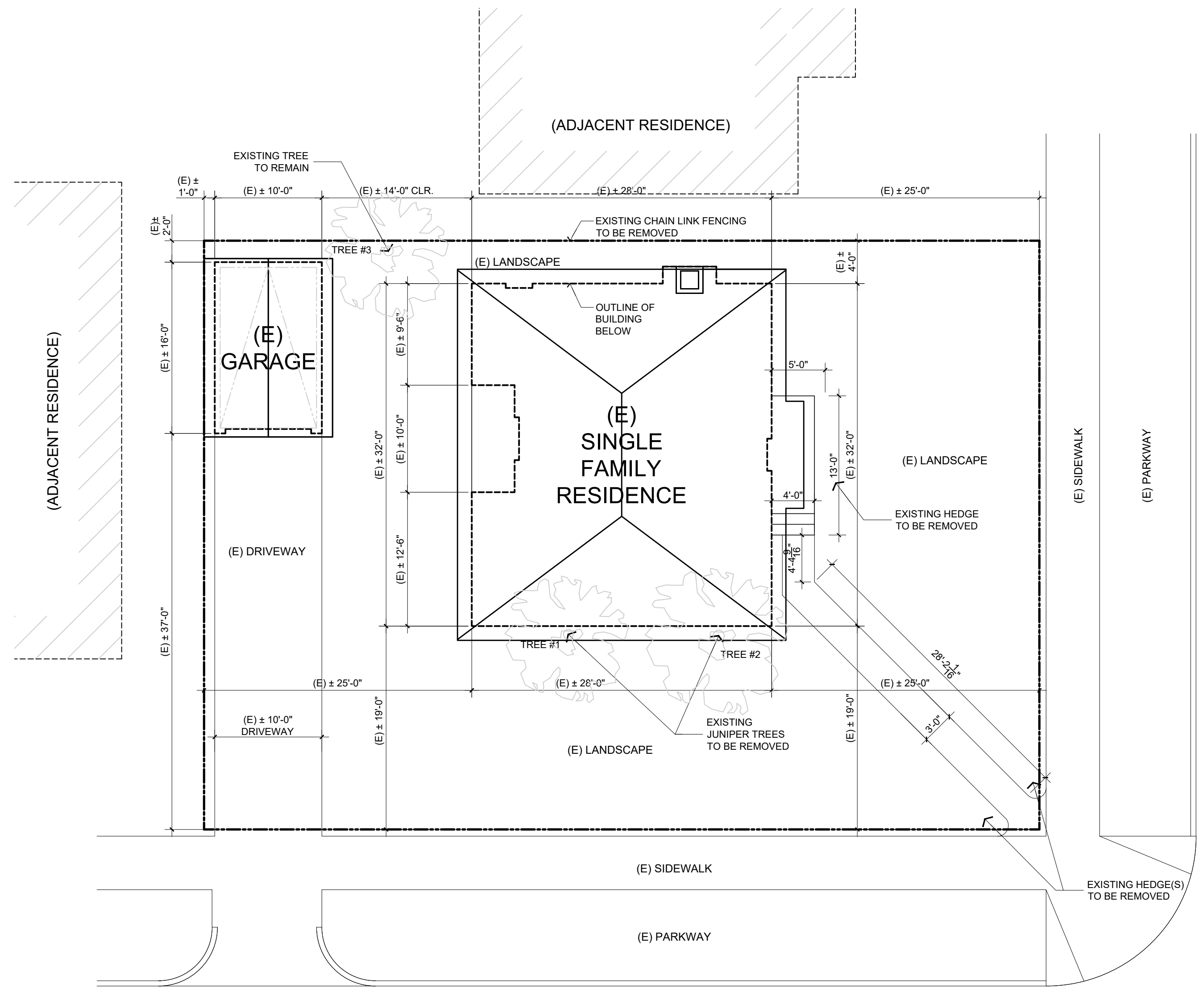
- PROPOSED FIRST FLOOR HABITABLE AREA (FOOTPRINT) ----- 1,030 SQ.FT.
- PROPOSED SECOND FLOOR HABITABLE AREA ----- 425 SQ.FT.
- PROPOSED COVERED PORCHES ----- 320 SQ.FT.
- (3'-6" X 17'-0", 5'-0" X 15'-0", 5'-0" X 37'-0")
- EXISTING DETACHED GARAGE (16'-0" X 10'-0") ----- 160 SQ.FT.

HARDSCAPE/LANDSCAPE CALC.

- LOT SIZE ----- 4,290 SQ. FT.
- PROPOSED AREA DEDICATED TO HARDSCAPE ----- ± 482 SQ. FT. OR 11.2%
- EXISTING AREA DEDICATED TO LANDSCAPE ----- ± 2,285 SQ. FT. OR 53.3%
- PARKING SPACES PROVIDED (1 COVERED, 1 UNCOVERED) ----- 2 SPACES
- REQUIRED ----- 2 SPACES

LEGEND

- OUTLINE OF STRUCTURE BELOW
- AREA OF FIRST FLOOR ADDITION
- AREA OF SECOND FLOOR ADDITION



EXISTING SITE PLAN

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

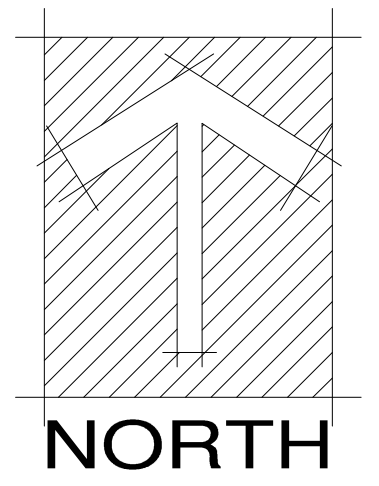
EXISTING SQUARE FOOTAGE CALC.

- EXISTING SINGLE STORY RESIDENCE (28'-0" X 32'-0") ----- 856 SQ.FT.
- EXISTING COVERED REAR PATIO (8'-0" X 5'-0") ----- 40 SQ.FT.
- EXISTING DETACHED GARAGE (16'-0" X 10'-0") ----- 160 SQ.FT.

HARDSCAPE/LANDSCAPE CALC.

- LOT SIZE ----- 4,290 SQ. FT.
- EXISTING AREA DEDICATED TO HARDSCAPE ----- ± 540 SQ. FT. OR 12.6%
- EXISTING AREA DEDICATED TO LANDSCAPE ----- ± 2,694 SQ. FT. OR 62.8%
- PARKING SPACES PROVIDED ----- 1 SPACE

TREE SCHEDULE				
NO./SYM	BOTANIC NAME	COMMON NAME	CALIPER	TO BE REMOVED
#1	JUNIPERUS CHINENSIS	JUNIPER	14"	YES
#2	JUNIPERUS CHINENSIS	JUNIPER	16"	YES
#3	LAGERSTROEMIA INDICA	CREPE MYRTLE	10"	PRESERVED



TDP

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Contractor shall verify all field conditions for conformance to drawings prior to starting any construction. All measurements are to be verified by the contractor and any discrepancies brought to the attention of TDP prior to commencement of any construction or fabrication.

PROJECT CONSULTANTS

PROJECT TITLE - ADDRESS

**RESIDENTIAL
REMODEL
AND
ADDITION**

637 MERIDIAN AVE.
SOUTH PASADENA
CALIFORNIA 91030

OWNER - ADDRESS

MR. MARTY PERRY
1131 N. GRANADA AVE.
ALHAMBRA
CALIFORNIA 91801

REVISIONS DATE

SHEET CONTENTS

EXISTING FIRST FLOOR
DEMOLITION PLAN
PROPOSED FIRST
FLOOR PLAN

DATE: 2.1.19

APPROVED:

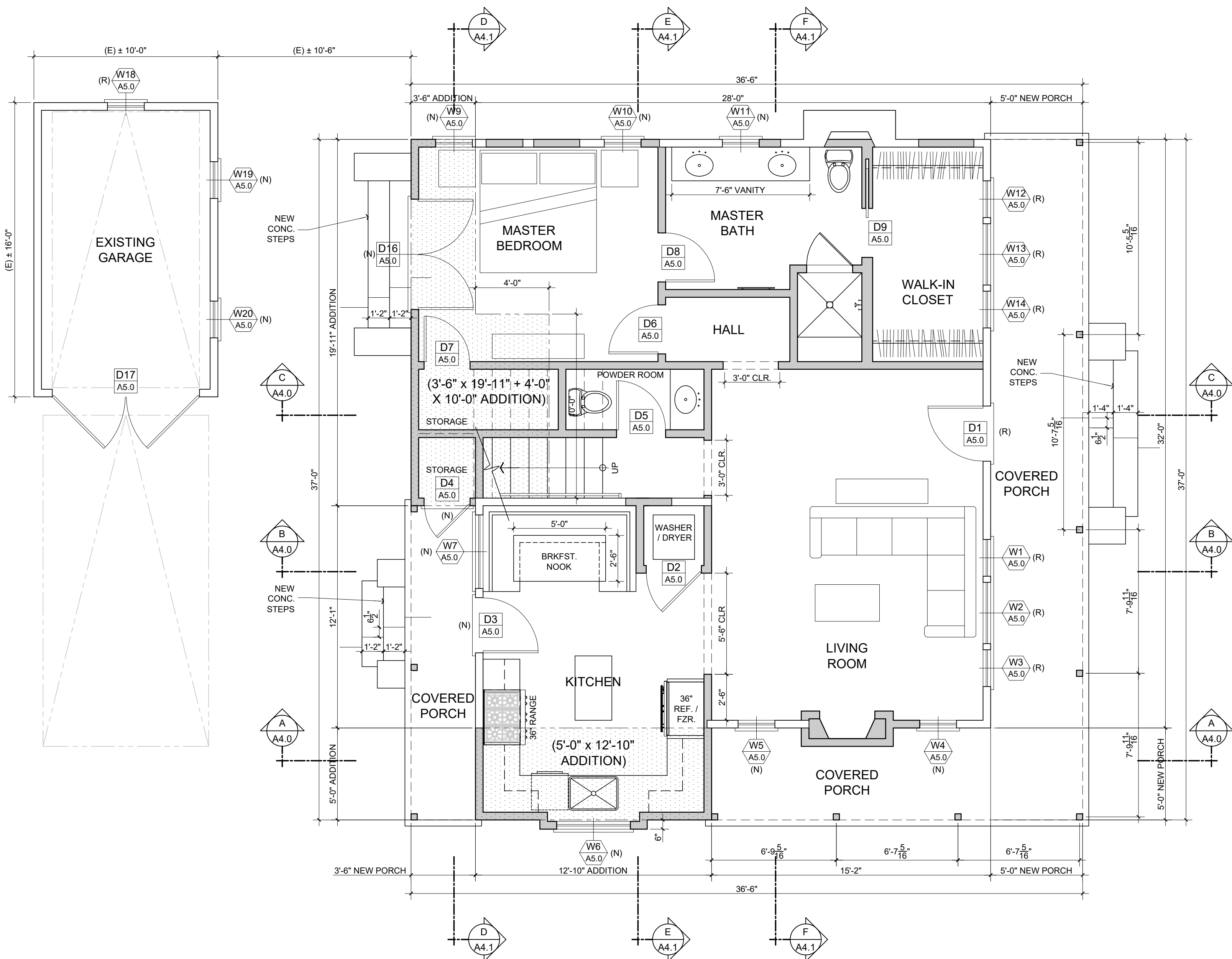
CHECKED: CAT

DRAWN: HAC

SCALE: AS NOTED

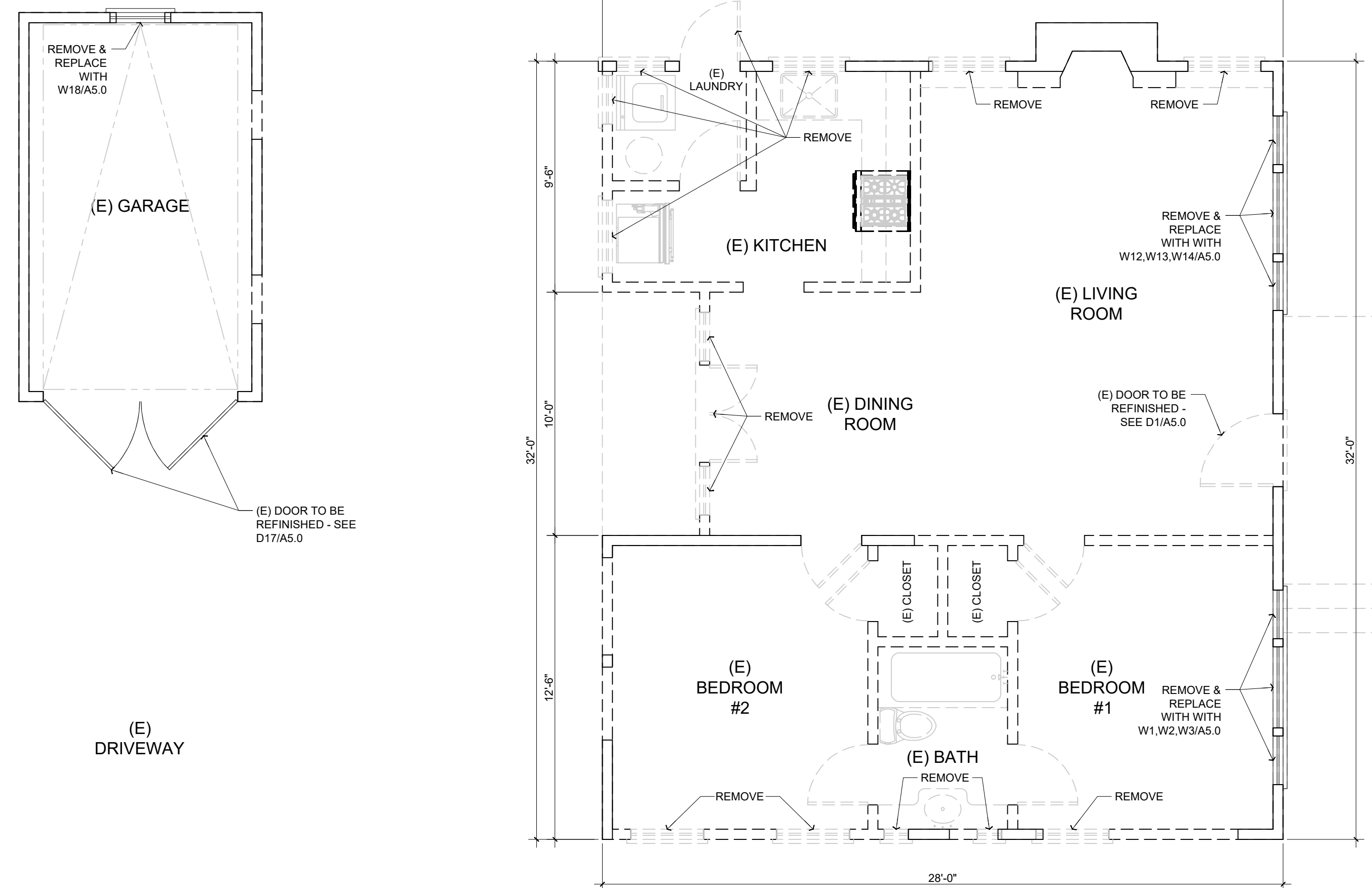
PROJECT NO:

A2.0



PROPOSED FIRST FLOOR PLAN

1,030 SQ. FT. (EXT'G - 856 + ADDTN - 174 SQ. FT.)
SCALE: 1/4" = 1'-0"



EXISTING FLOOR & DEMOLITION PLAN

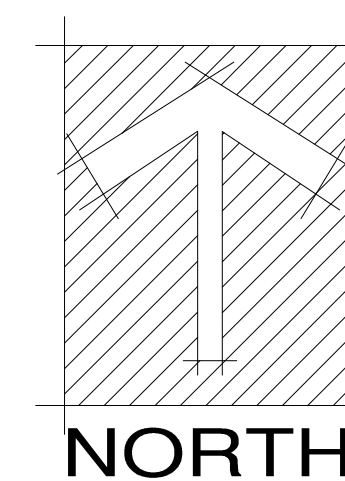
856 SQ. FT. (EXT'G)
SCALE: 1/4" = 1'-0"

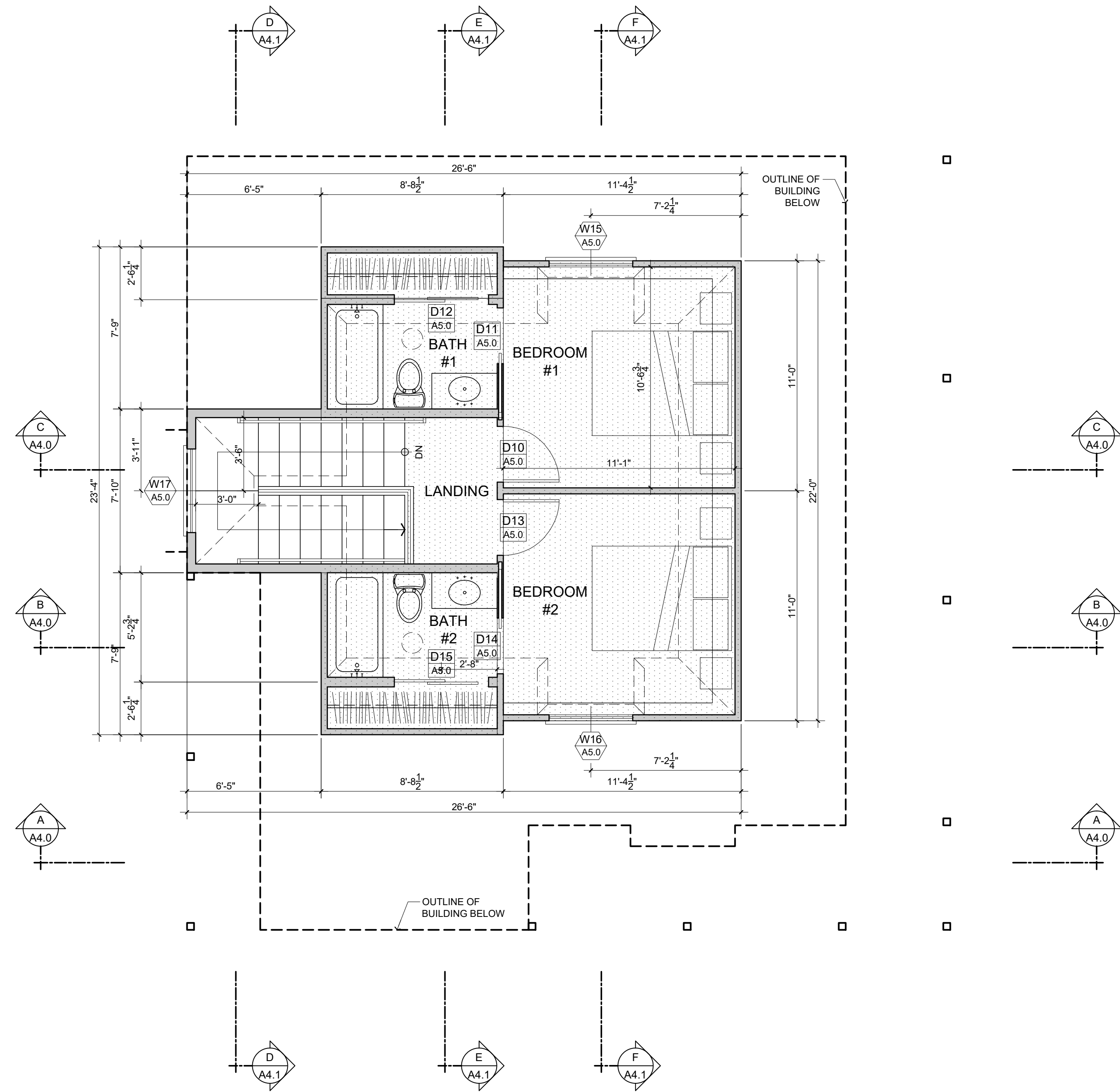
LEGEND

- NEW STUD WALL, VFY SIZE W/ STRUCTURAL
- EXISTING WALL TO REMAIN
- NEW STUD WALL, VFY SIZE W/ STRUCTURAL
- NEW 1-HR FIRE RATED WALL
- OUTLINE OF STRUCTURE BELOW
- AREA OF ADDITION
- (N) NEW
- (R) RENOVATED OR REPLACED
- (E) EXISTING
- DN DOWN

FLOOR AREA CALCULATION

EXISTING HABITABLE AREA TO BE REMODELED	856 SQ. FT.
PROPOSED NEW HABITABLE AREA	
FIRST FLOOR	174 SQ. FT.
SECOND FLOOR	425 SQ. FT.
PROPOSED TOTAL HABITABLE AREA	1,455 SQ. FT.

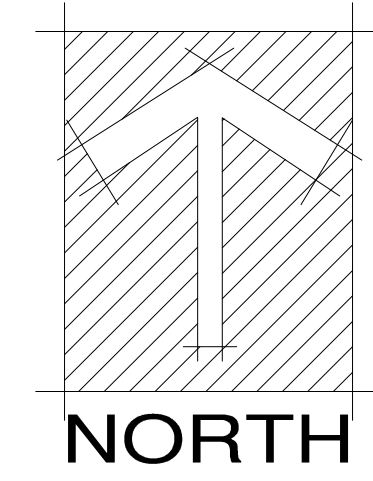




PROPOSED SECOND FLOOR PLAN ADDITION - 425 SQ. FT.
SCALE: 1/4" = 1'-0"

LEGEND

- NEW STUD WALL, VFY SIZE W/ STRUCTURAL
- EXISTING WALL TO REMAIN
- NEW STUD WALL, VFY SIZE W/ STRUCTURAL
- OUTLINE OF STRUCTURE BELOW
- AREA OF ADDITION
- (N) NEW
- (R) RENOVATED OR REPLACED
- (E) EXISTING
- DN DOWN



FLOOR AREA CALCULATION

EXISTING HABITABLE AREA TO BE REMODELED	856 SQ. FT.
PROPOSED NEW HABITABLE AREA	
FIRST FLOOR	174 SQ. FT.
SECOND FLOOR	425 SQ. FT.
PROPOSED TOTAL HABITABLE AREA	1,455 SQ. FT.

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PROJECT CONSULTANTS

--	--

PROJECT TITLE - ADDRESS

**RESIDENTIAL
REMODEL
AND
ADDITION**

637 MERIDIAN AVE.
SOUTH PASADENA
CALIFORNIA 91030

OWNER - ADDRESS

MR. MARTY PERRY
1131 N. GRANADA AVE.
ALHAMBRA
CALIFORNIA 91801

REVISIONS	DATE

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PROPOSED SECOND FLOOR PLAN

DATE:	2.1.19
APPROVED:	
CHECKED:	CAT
DRAWN:	HAC
SCALE:	AS NOTED
PROJECT NO:	

A2.1

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OWNER - ADDRESS
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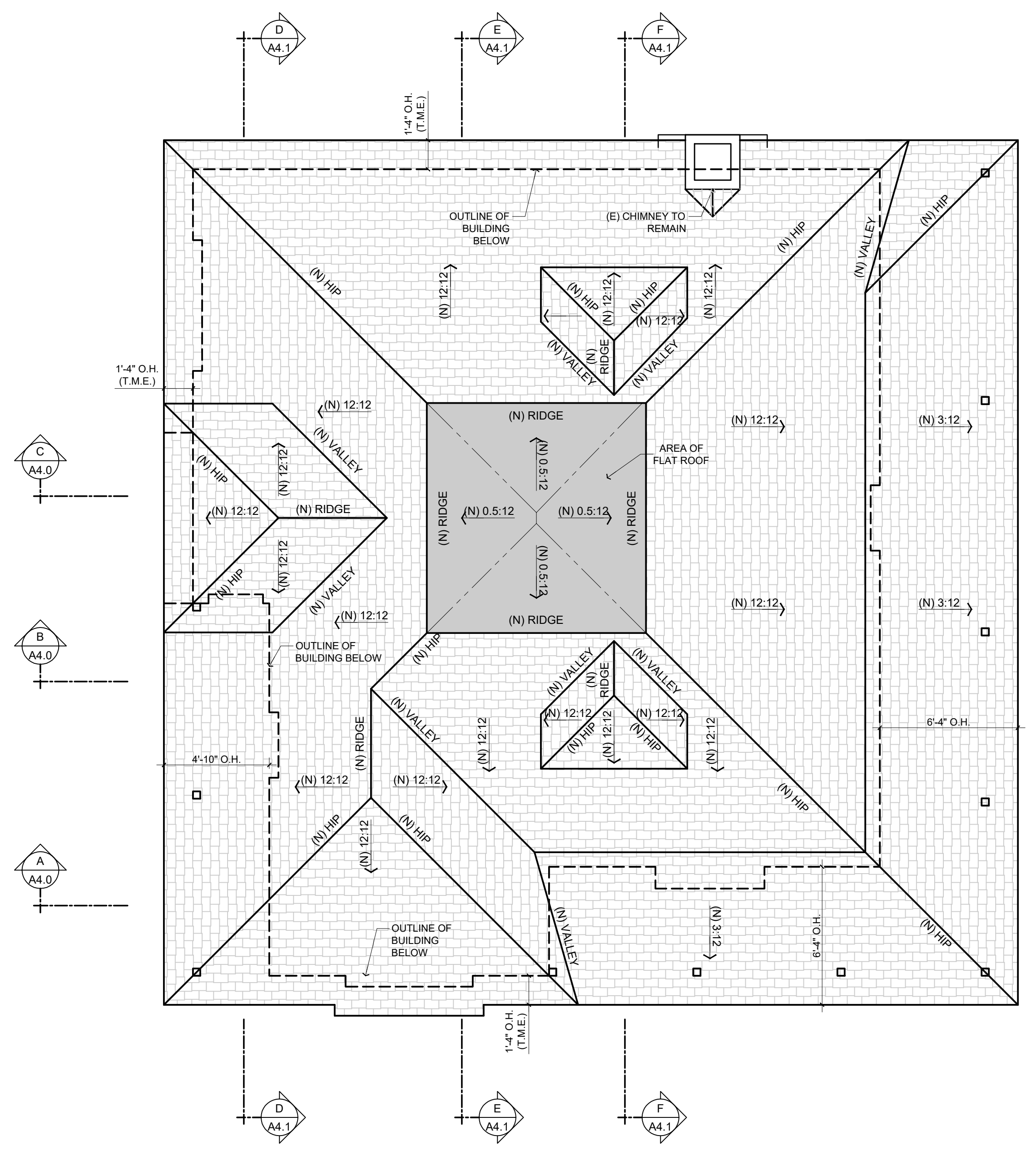
REVISIONS	DATE

SHEET CONTENTS

EXISTING ROOF PLAN
 PROPOSED ROOF PLAN

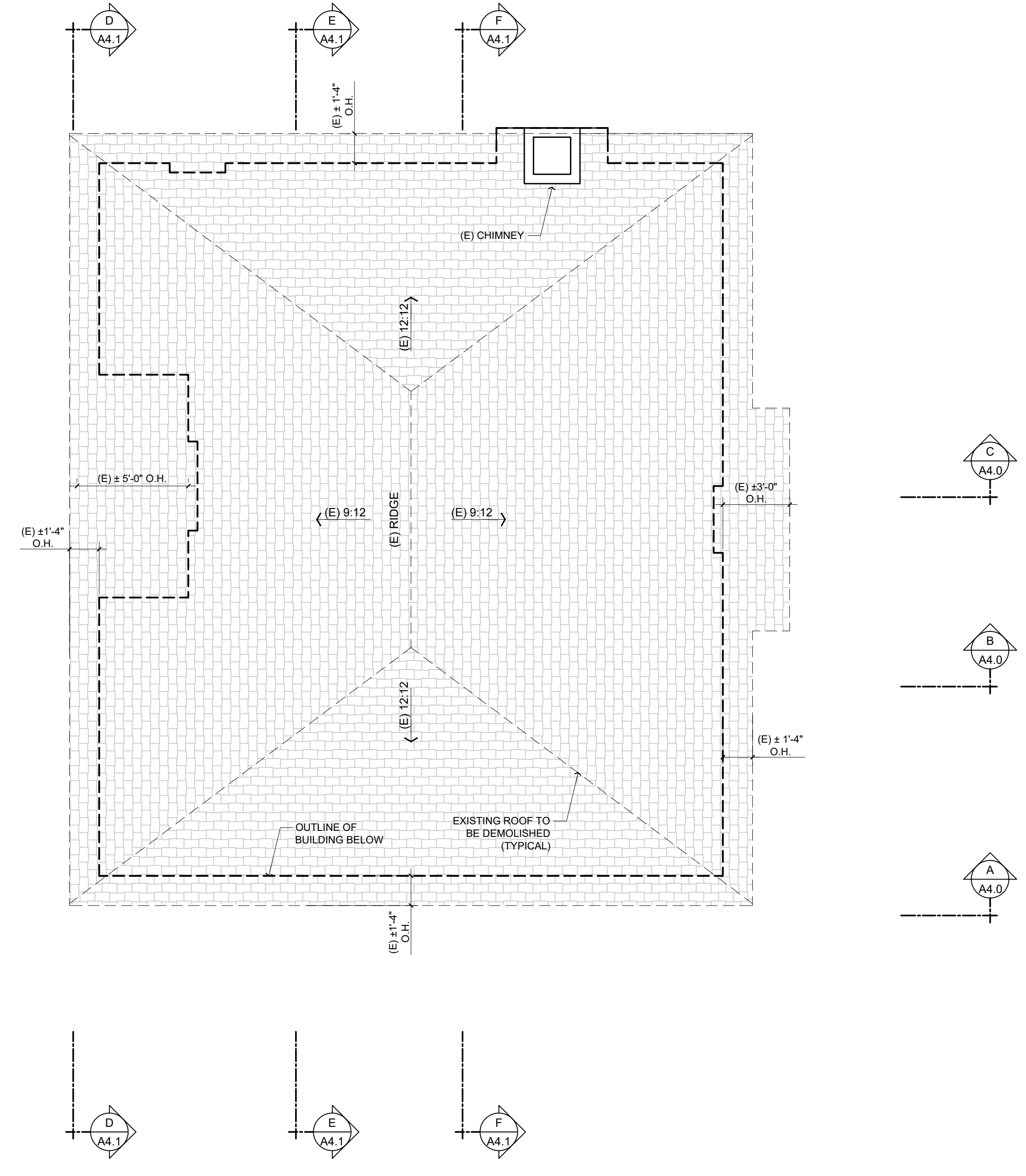
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CHECKED:	CAT
DRAWN:	HAC
SCALE:	AS NOTED
PROJECT NO:	

A2.2



PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"



EXISTING ROOF PLAN

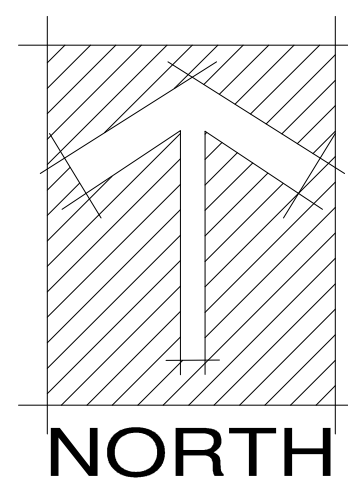
SCALE: 1/4" = 1'-0"

LEGEND

--- OUTLINE OF STRUCTURE BELOW

ROOFING NOTES:

- SLOPED ROOFING MATERIAL TO BE CERTAINTEEED PRESIDENTIAL ASPHALT CLASS A COMPOSITION SHINGLES IN "GEORGETOWN GRAY"
- FLAT ROOFING (<1:12) MATERIAL SHALL BE "CARLISLE SURE-WELD TPO REINFORCED MEMBRANE" IN GRAY, CLASS 'A' ROOFING



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ALHAMBRA
CALIFORNIA 91801

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DATE

SHEET CONTENTS

EXISTING ELEVATIONS

DATE: 2.1.19

APPROVED:

CHECKED: CAT

DRAWN: HAC

SCALE: AS NOTED

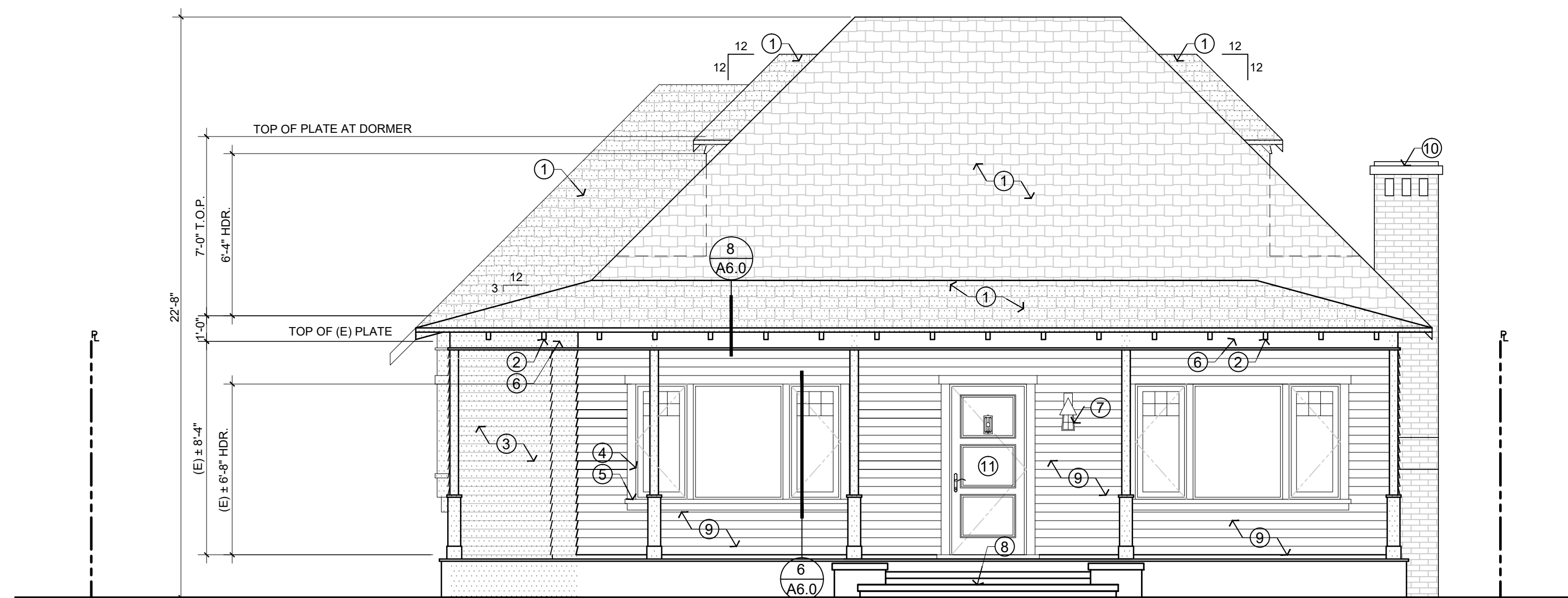
PROJECT NO:

A3.0



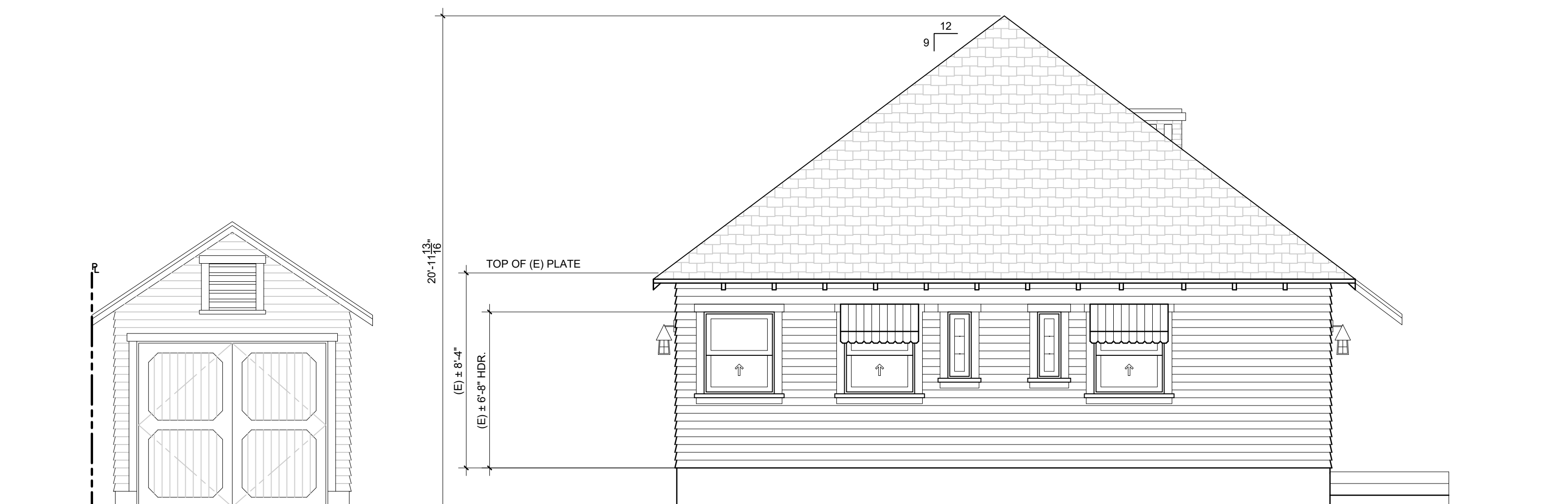
EXISTING EAST (front - Meridian) ELEVATION

SCALE: 1/4" = 1'-0"



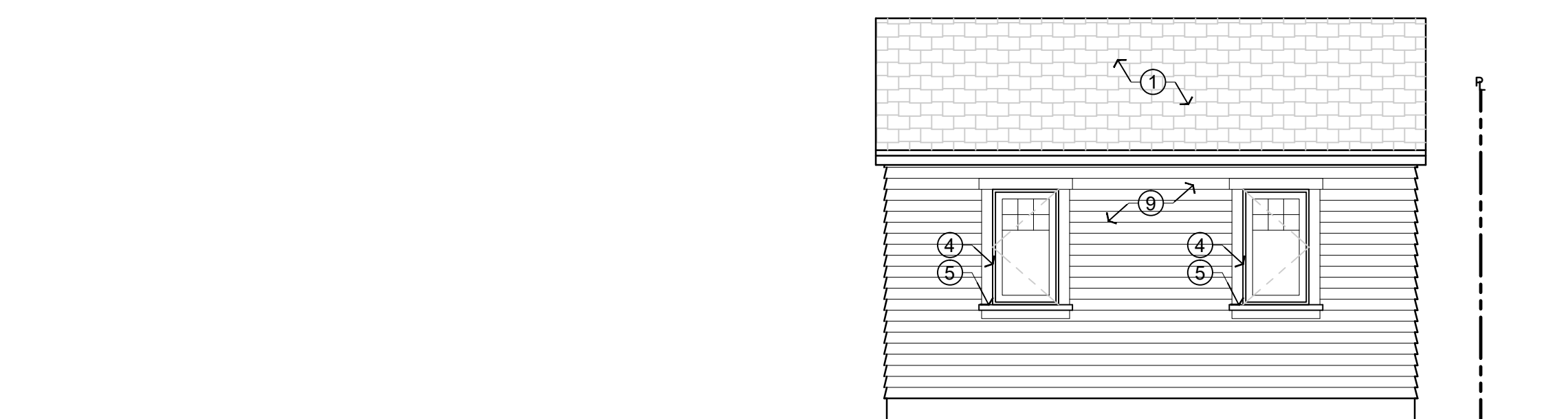
PROPOSED EAST (front - Meridian) ELEVATION

SCALE: 1/4" = 1'-0"



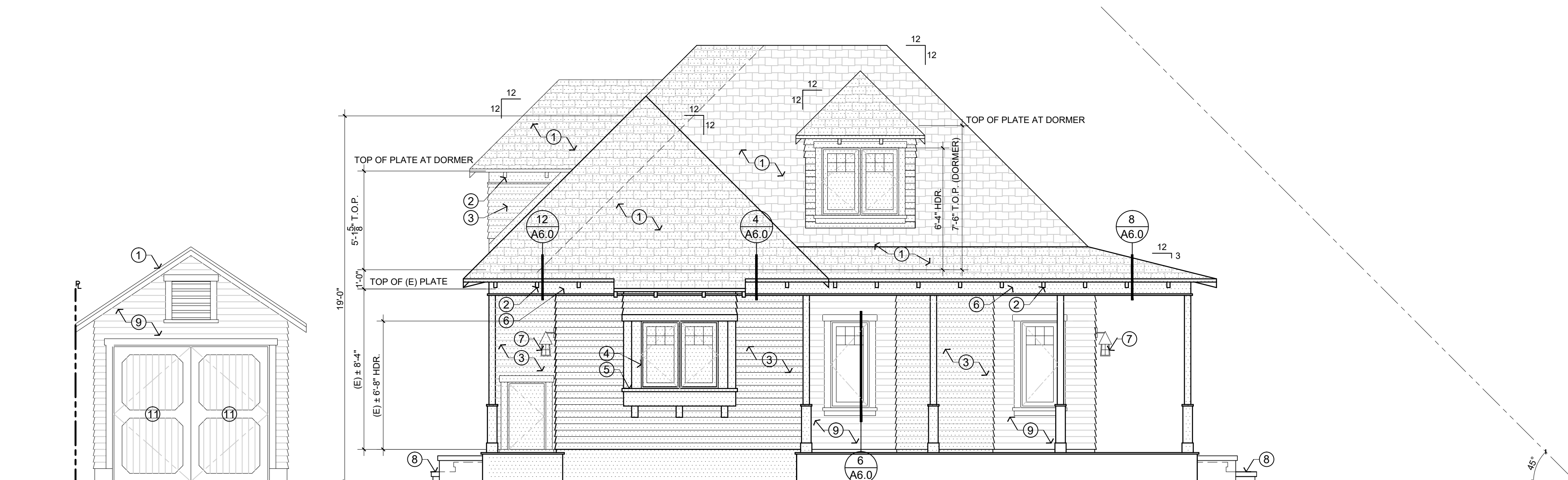
EXISTING SOUTH (side-Magnolia) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED EAST GARAGE ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH (side-Magnolia) ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND

AREA OF ADDITION

KEY NOTES:

S.B.O. = SELECTED BY OWNER
T.M.E. = TO MATCH EXISTING

- 1 (N) CLASS A ASPHALT SHINGLE ROOFING - SEE A2.1. ROOF NOTE #1 (T.M.E.) - "GEORGETOWN GREY"
- 2 (N) APPLIED 2X RAFTER TAIL (T.M.E.) - PAINT DUNN EDWARDS "WHITE" (LRV 93)
- 3 (N) SHINGLE SIDING (T.M.E.) - PAINT DUNN EDWARDS "WHISPER" (LRV 87)
- 4 (N) DOOR OR WINDOW WITH WHITE SASHES AND (N) CASING T.M.E. (TYP.) - PAINT DUNN EDWARDS "WHITE" (LRV 93)
- 5 (N) 2X APPLIED SILL - PAINT DUNN EDWARDS "WHITE" (LRV 93)
- 6 (N) TRIM (T.M.E.) - PAINT DUNN EDWARDS "WHITE" (LRV 93)
- 7 (N) LIGHT FIXTURE (S.B.O.) - AGED ZINC (SEE SPEC SHEET BELOW)
- 8 (N) WASHED CONCRETE STEPS
- 9 (E) WOOD LAP SIDING - PATCH AND REPAIR AS NEEDED - PAINT DUNN EDWARDS "WHISPER" (LRV 87)
- 10 (E) RED BRICK CHIMNEY
- 11 (E) DOOR TO BE REFINISHED

HINKLEY & R.

HINKLEY LIGHTING, INC.
33300 PIN OAK PARKWAY | AVON LAKE, OHIO 44012
(PH) 330.653.5500 | (F) 440.653.5555
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM

Small Wall Mount Lantern 2930DZ

ITEM NUMBER	2930DZ
BRAND	Hinkley Lighting
MATERIAL	Aluminum
GLASS	Clear
HEIGHT	16.5"
WIDTH	7.5"
VOLTAGE	120v
WATTAGE	1-100w Med.
CERTIFICATION	C-US Wet Rated
EXTENSION	8.5"
TOP TO OUTLET	9.3"
BACK PLATE	4.5"W X 6.5"H

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Ideal for vintage filament bulbs (not included)
- For complete warranty information visit (hyperlink)
- 2 year finish warranty
- 12 year warranty on electrical wiring and components
- The Heritage Collection encompasses premium outdoor fixtures that pay tribute to the nostalgia of America's past while reinforcing Hinkley's philosophy of timeless, quality design.
- Classic lines and heritage details complement traditional architecture
- Rich gray tone

FINISH Aged Zinc with Heritage Brass accents



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 637 MERIDIAN AVE.
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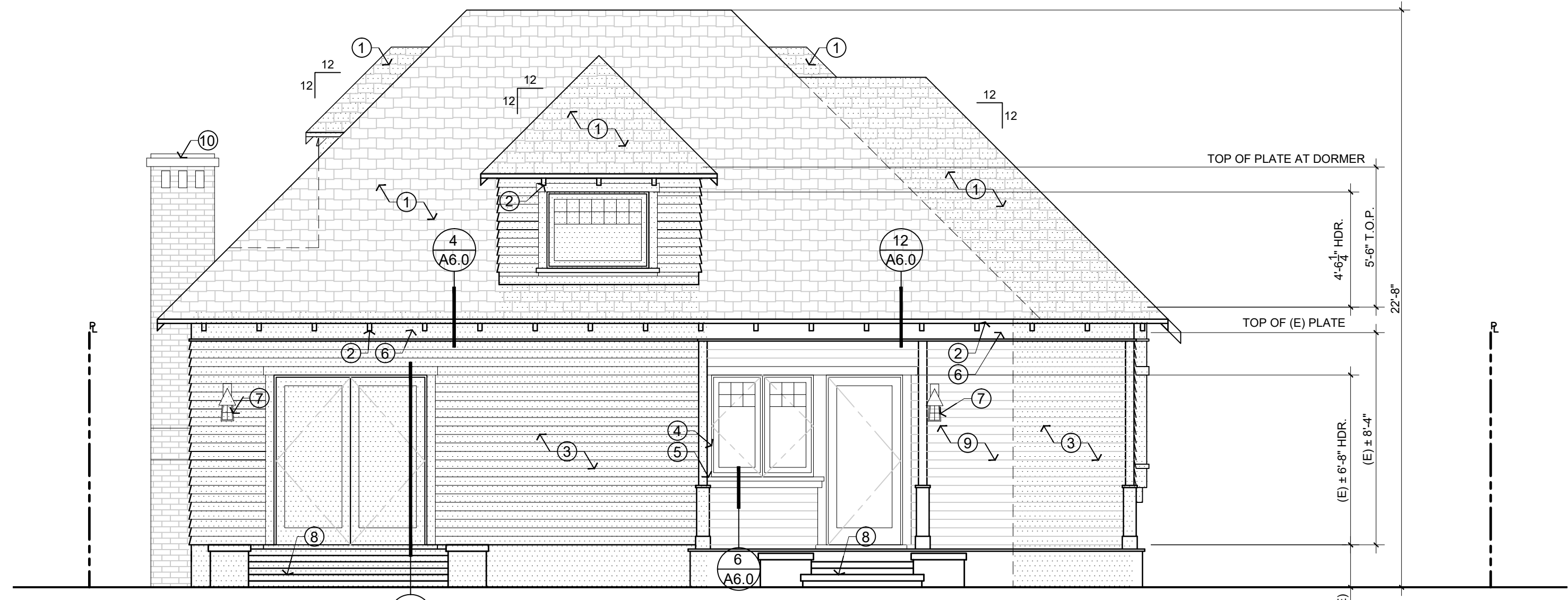
OWNER - ADDRESS
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 1131 N. GRANADA AVE.
 ALHAMBRA CALIFORNIA 91801

REVISIONS	DATE

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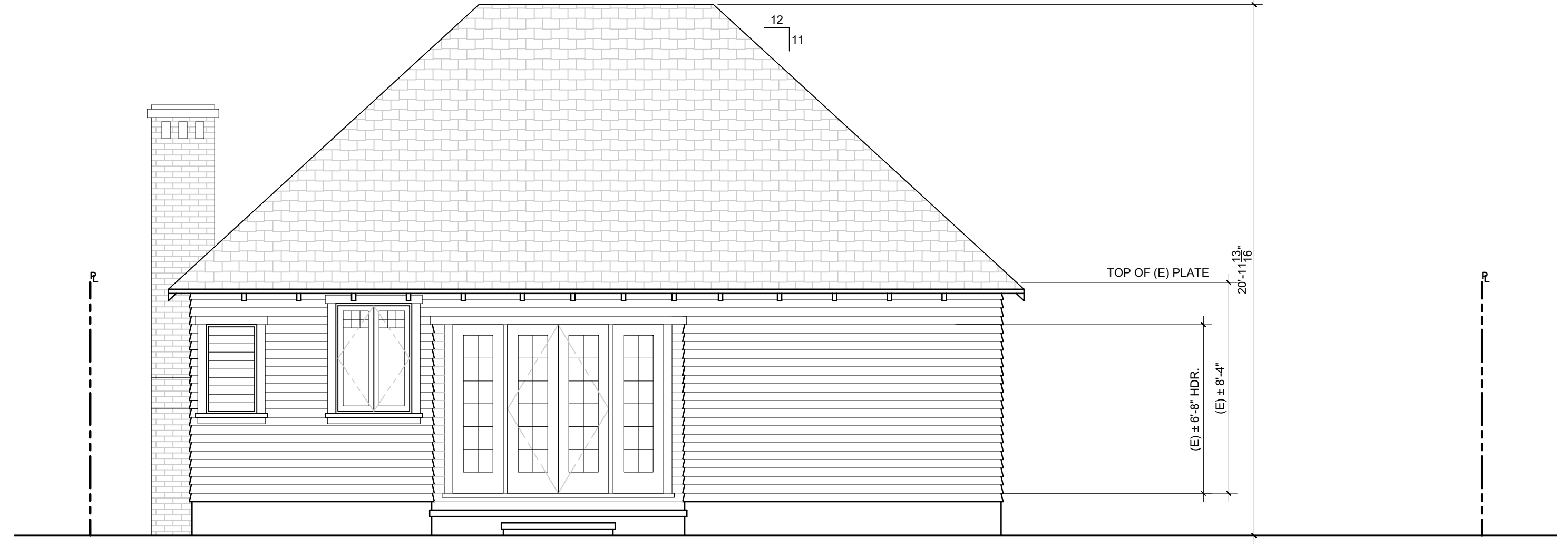
DATE:	2.1.19
APPROVED:	
CHECKED:	CAT
DRAWN:	HAC
SCALE:	AS NOTED
PROJECT NO:	

A3.1



PROPOSED WEST (rear) ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING WEST (rear) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED WEST GARAGE ELEVATION

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 HINKLEYLIGHTING.com | FREDRICKRAMOND.com

LEGEND

AREA OF ADDITION

KEY NOTES:

- S.B.O. = SELECTED BY OWNER
- T.M.E. = TO MATCH EXISTING
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Small Wall Mount Lantern 2930DZ

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FEATURES AND BENEFITS

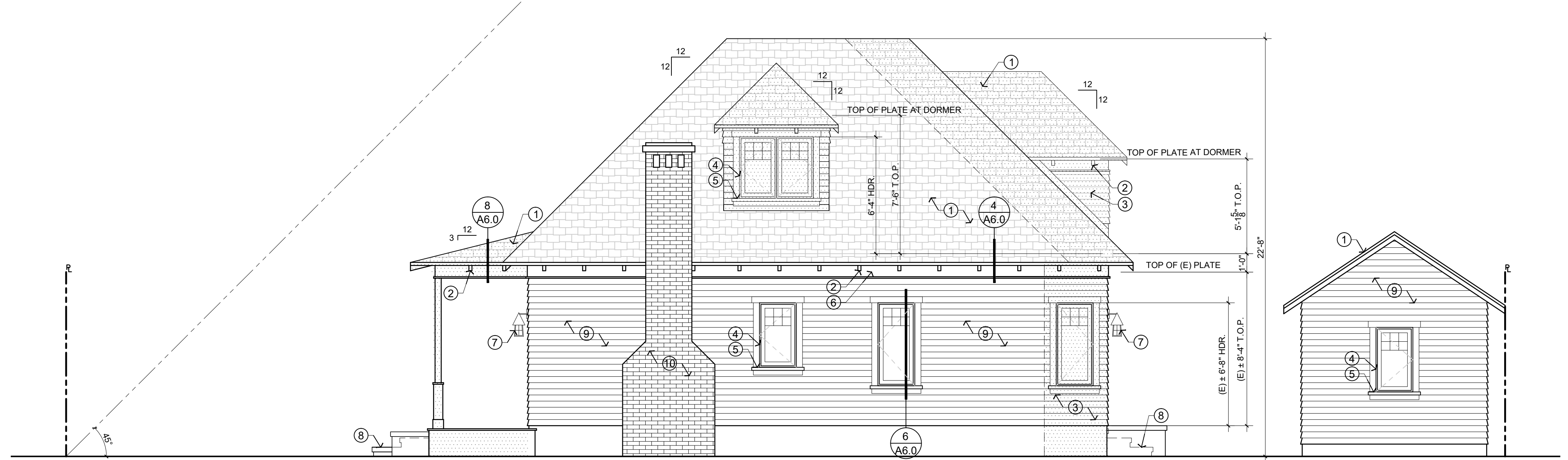
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- Classic lines and heritage details complement traditional architecture
- Rich gray tone

FINISH: Aged Zinc with Heritage Brass accents



EXISTING NORTH (side) ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED NORTH (side) ELEVATION

SCALE: 1/4" = 1'-0"

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RESIDENTIAL REMODEL AND ADDITION

637 MERIDIAN AVE.
 SOUTH PASADENA
 CALIFORNIA 91030

OWNER - ADDRESS

MR. MARTY PERRY
 1131 N. GRANADA AVE.
 ALHAMBRA
 CALIFORNIA 91801

REVISIONS

REVISIONS	DATE

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SECTIONS

DATE: 2.1.19

APPROVED:

CHECKED: CAT

DRAWN: HAC

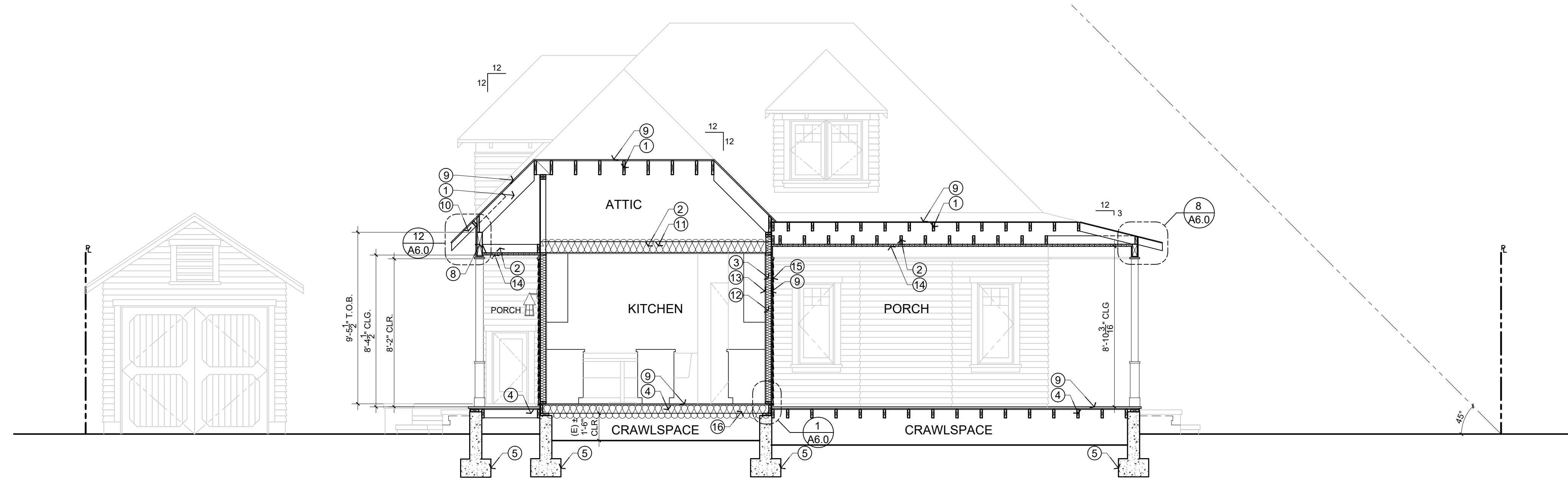
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PROJECT NO:

A4.0

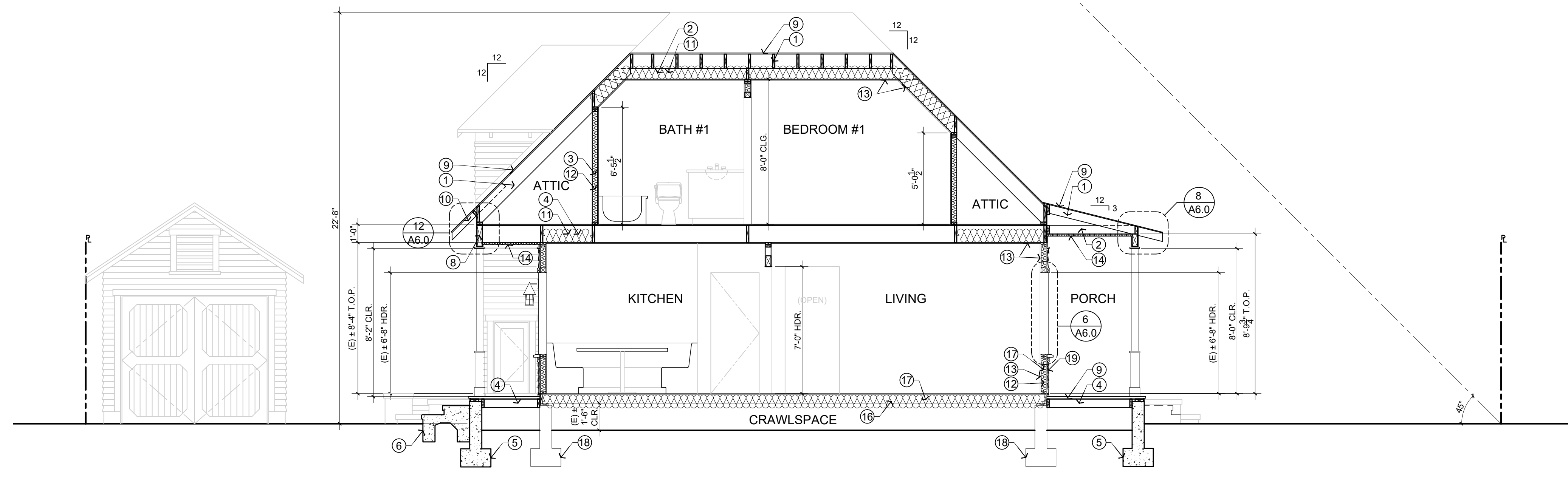
SECTION KEY NOTES:
 S.B.O. = SELECTED BY OWNER

- 1 (N) 2X ROOF RAFTER PER STRUCTURAL
- 2 (N) 2X CEILING JOIST PER STRUCTURAL
- 3 (N) 2X WALL FRAMING PER STRUCTURAL
- 4 (N) 2X FLOOR JOIST PER STRUCTURAL
- 5 (N) FOUNDATION PER STRUCTURAL
- 6 (N) CONCRETE STEPS PER STRUCTURAL
- 7 (N) RIDGE BEAM PER STRUCTURAL
- 8 (N) BEAM PER STRUCTURAL
- 9 (N) PLYWOOD SHEATHING PER STRUCTURAL
- 10 (N) APPLIED 2X4 RAFTER TAILS
- 11 (N) R-30 BATT INSULATION
- 12 (N) R-15 BATT INSULATION
- 13 (N) 5/8" TYP. - "X" DRYWALL
- 14 (N) 1X T&G PANELING
- 15 (N) LAP SIDING
- 16 (N) R-19 BATT INSULATION
- 17 (E) FRAMING TO REMAIN
- 18 (E) FOUNDATION TO REMAIN
- 19 (E) LAP SIDING - PATCH AND REPAIR AS NEEDED



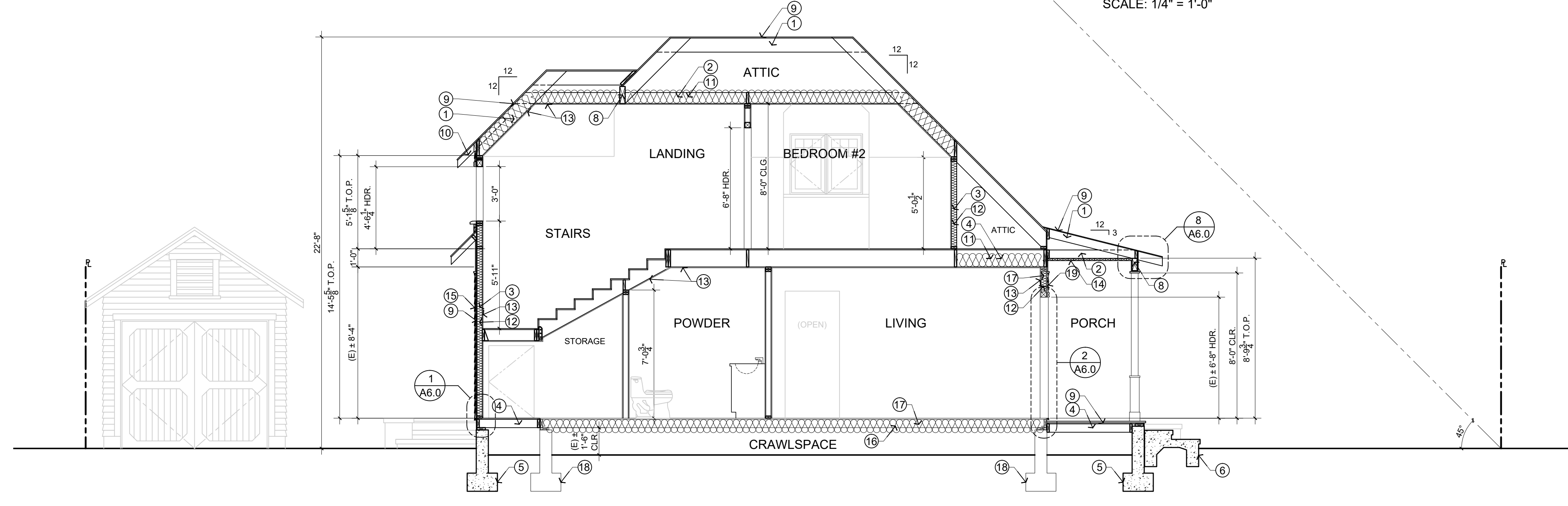
SECTION A

SCALE: 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"



SECTION C

SCALE: 1/4" = 1'-0"

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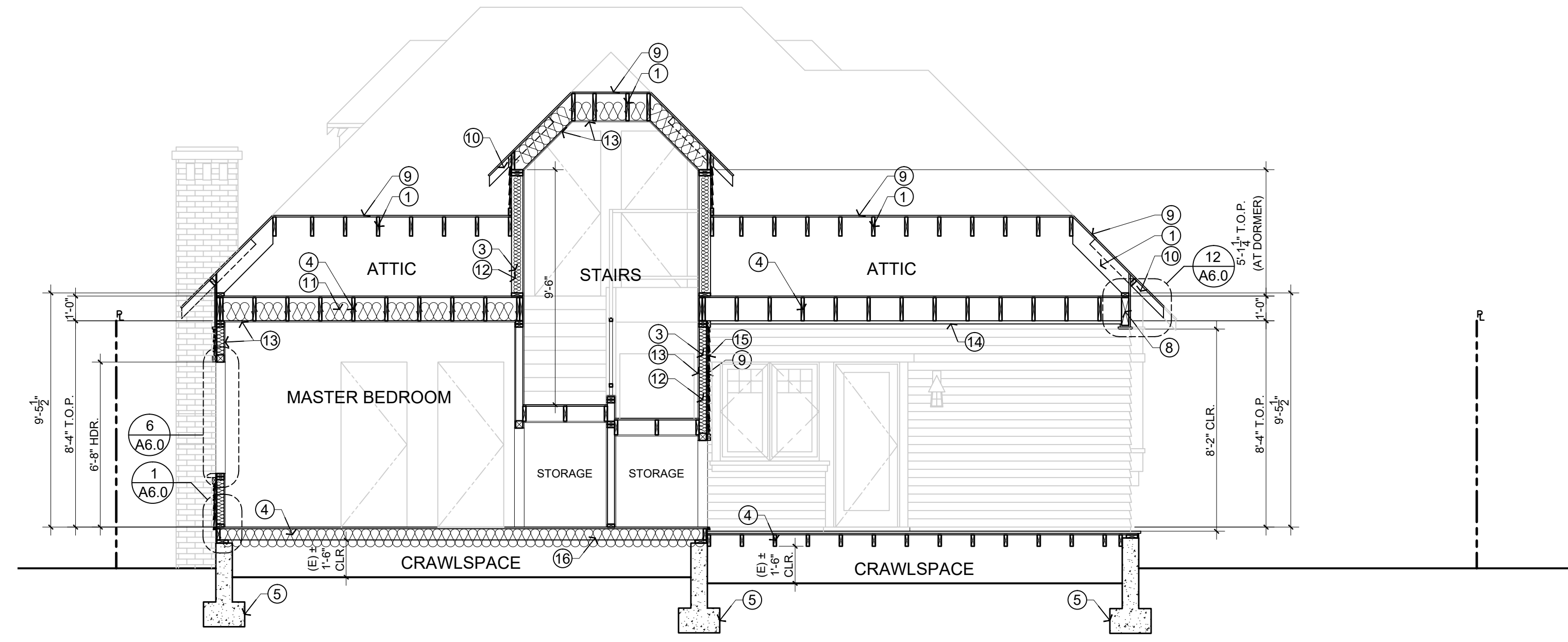
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DATE:	2.1.19
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A4.1

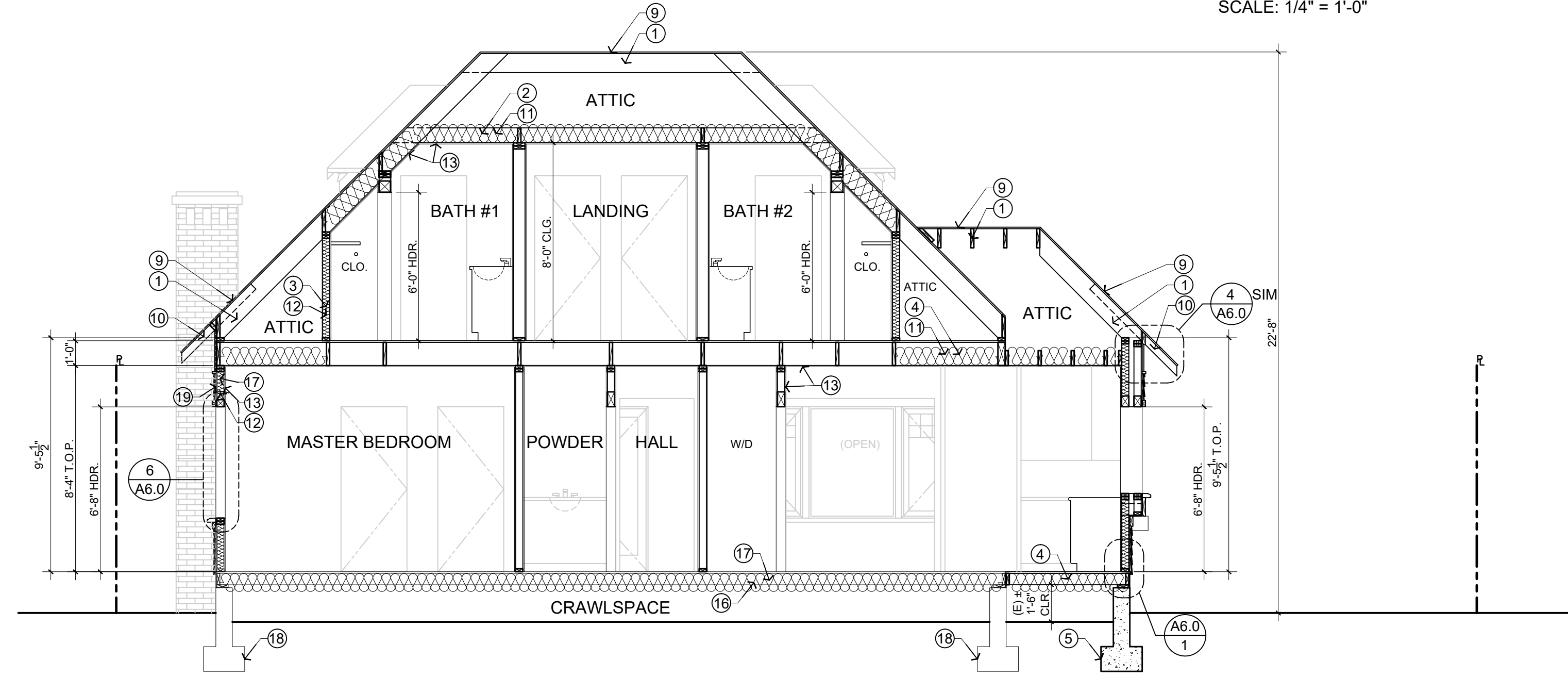
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- 18 (E) FOUNDATION TO REMAIN
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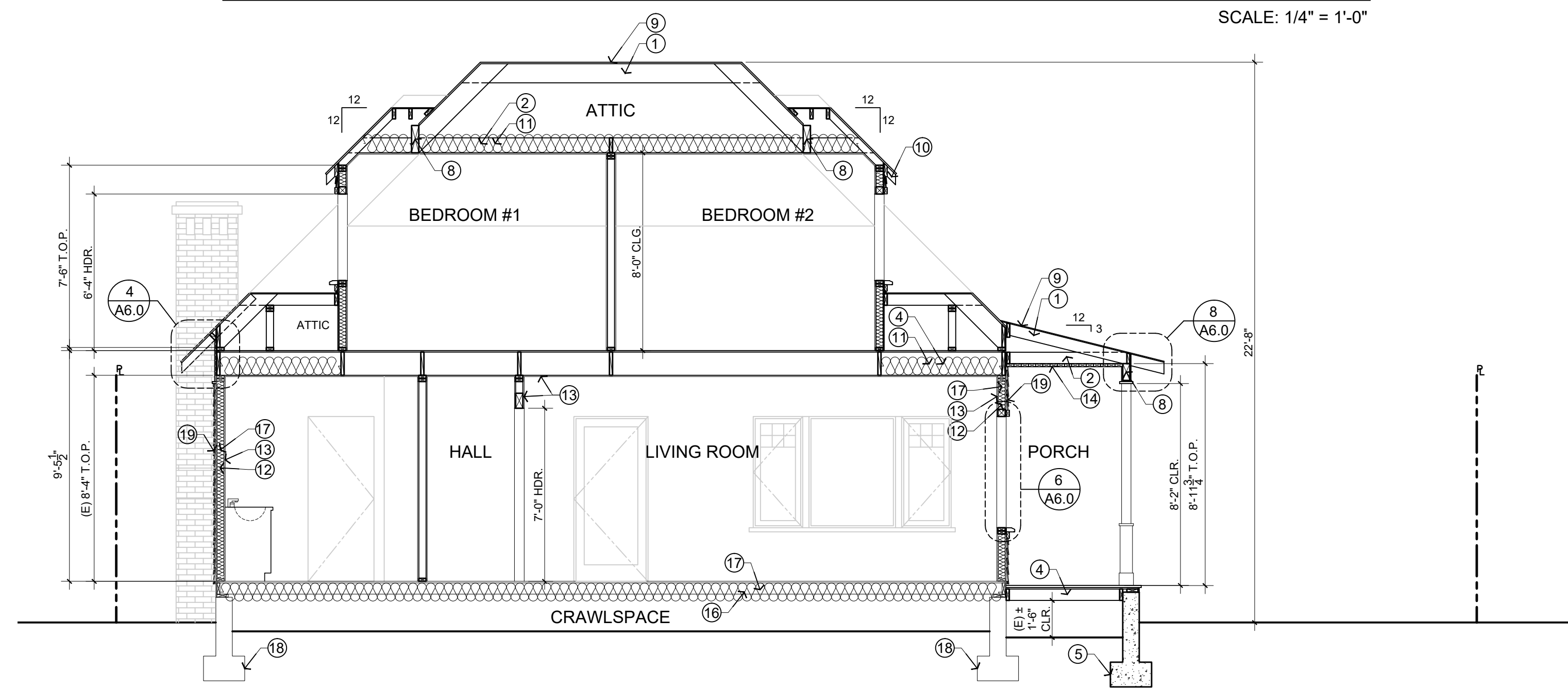
SECTION D

SCALE: 1/4" = 1'-0"



SECTION E

SCALE: 1/4" = 1'-0"



SECTION F

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

DOOR SCHEDULE

WINDOW SYMBOL	QTY	LOCATION	U FACTOR	SHGC	WINDOW SIZE (NOMINAL SIZE) W X H	WINDOW TYPE	SILL HT	INGRESS/EGRESS	HEADER HEIGHT	MFG / MODEL #	TEMP. GLAZING	EXT. COLOR	EXT. FINISH	REMARKS
W1	1	LIVING ROOM			2'-0" x 4'-6"	CASEMENT	2'-2"		6'-8"	LINCOLN		WHITE	WOOD	
W2	1	LIVING ROOM			3'-6" x 4'-6"	FIXED	2'-2"					WHITE	WOOD	
W3	1	LIVING ROOM			2'-0" x 4'-6"	CASEMENT	2'-2"					WHITE	WOOD	
W4	1	LIVING ROOM			2'-0" x 4'-6"	CASEMENT	2'-2"					WHITE	WOOD	
W5	1	LIVING ROOM			2'-0" x 4'-6"	CASEMENT	2'-2"					WHITE	WOOD	
W6	1	KITCHEN			4'-0" x 3'-6"	FRENCH CASEMENT	2'-2"				Y	WHITE	WOOD	VERIFY SILL HEIGHT WITH COUNTER
W7	1	KITCHEN			4'-0" x 4'-0"	FRENCH CASEMENT	2'-8"				Y	WHITE	WOOD	VERIFY SILL HEIGHT WITH BANQUETTE
W8		(NOT USED)										WHITE	WOOD	
W9	1	MASTER BEDROOM			2'-0" x 4'-6"	CASEMENT	2'-2"					WHITE	WOOD	
W10	1	MASTER BEDROOM			2'-0" x 4'-6"	CASEMENT	2'-2"				Y	WHITE	WOOD	
W11	1	MASTER BATH			2'-0" x 3'-6"	CASEMENT	3'-2"					WHITE	WOOD	
W12	1	WALK-IN CLOSET			2'-0" x 4'-6"	CASEMENT	2'-2"					WHITE	WOOD	
W13	1	WALK-IN CLOSET			3'-6" x 4'-6"	FIXED	2'-2"					WHITE	WOOD	
W14	1	WALK-IN CLOSET			2'-0" x 4'-6"	CASEMENT	2'-2"					WHITE	WOOD	
W18	1	GARAGE			2'-0" x 3'-6"	CASEMENT	3'-2"		7'-0"			WHITE	WOOD	
W19	1	GARAGE			2'-0" x 3'-6"	CASEMENT	3'-2"					WHITE	WOOD	VERIFY WITH EXISTING WINDOW
W20	1	GARAGE			2'-0" x 3'-6"	CASEMENT	3'-2"					WHITE	WOOD	VERIFY WITH EXISTING WINDOW

SECOND FLOOR														
W15	1	BEDROOM #1			4'-0" x 3'-6"	FRENCH CASEMENT	2'-2"	YES	6'-6"	LINCOLN	Y	WHITE	WOOD	
W16	1	BEDROOM #2			4'-0" x 3'-6"	FRENCH CASEMENT	3'-2"	YES	6'-6"		Y	WHITE	WOOD	
W17	1	STAIRS			4'-0" x 3'-0"	FIXED	VERIFY	YES	VERIFY			WHITE	WOOD	

SYMBOL	QTY.	LOCATION	ROUGH OPENING	DOOR SIZE	THICKNESS	JAMB	HINGES	MFR & SERIES	GLAZING	TEMP	REMARKS	INGRESS & EGRESS
D1	1	LIVING ROOM	-	3'-0" x 6'-8"	1 3/4"	-	3	(EXISTING)			EXISTING SOLID CORE ENTRY DOOR WITH SPEAKEASY TO BE REFINISHED	YES
D2	1	KITCHEN		3'-0" x 6'-8"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR	
D3	1	KITCHEN		3'-0" x 6'-8"	1 3/4"		3	LINCOLN	DBL. PANE	Y	EXTERIOR SINGLE LITE PATIO DOOR	YES
D4	1	STORAGE		2'-6" x 3'-6"	1 3/4"		3	TM COBB OR EQUAL			EXTERIOR SINGLE PANEL SHAKER STYLE DOOR	
D5	1	POWDER ROOM		2'-8" x 6'-8"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR	
D6	1	MASTER BEDROOM		2'-8" x 6'-8"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR	YES
D7	1	MASTER BEDROOM		2'-8" x 4'-0"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR	
D8	1	MASTER BATH		2'-8" x 6'-8"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR	
D9	1	WALK-IN CLOSET		2'-8" x 6'-8"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE POCKET DOOR	
D16	1	MASTER BEDROOM		PAIR 2'-6" x 6'-8"	1 3/4"		3	LINCOLN	DBL. PANE	Y	EXTERIOR SINGLE LITE FRENCH DOORS	YES
D17	1	GARAGE		PAIR 4'-0" x 7'-0"	1 3/4"		3	(EXISTING)			EXTERIOR GARAGE DOORS TO BE REFINISHED	YES

SECOND FLOOR													
D10	1	BEDROOM #1		2'-8" x 6'-8"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR		
D11	1	BATH #1		2'-8" x 6'-8"	1 3/4"		-	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR		
D12	1	BATH #1		4'-6" x 6'-8"	1 3/8"		-	TM COBB OR EQUAL			PAIR 2'-3" SINGLE PANEL BI-PASS CLOSET DOORS		
D13	1	BEDROOM #2		2'-8" x 6'-8"	1 3/4"		3	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR		
D14	1	BATH #2		2'-8" x 6'-8"	1 3/4"		-	TM COBB OR EQUAL			INTERIOR SINGLE PANEL SHAKER STYLE DOOR		
D15	1	BATH #2		4'-6" x 6'-8"	1 3/8"		-	TM COBB OR EQUAL			PAIR 2'-3" SINGLE PANEL BI-PASS CLOSET DOORS		

NOTE: 1. ALL EXTERIOR WINDOWS, CURTAIN AND WINDOW WALLS, SKYLIGHTS AND EXTERIOR GLAZING SHALL UTILIZE MULTI GLAZED PANELS. BUILDING CODE 6403.4
 2. INSTALL PER MANUFACTURERS SPECIFICATIONS
 3. VERIFY ROUGH OPENING WITH MANUFACTURER. WINDOW REP TO VERIFY ALL OPENINGS PRIOR TO ORDERING
 4. ALL WINDOW ROUGH OPENINGS ARE TO INSIDE RECESSED FRAMING
 5. HABITABLE ROOMS SHALL HAVE MIN. 4% OF THEIR FLOOR AREA AVAILABLE FOR NATURAL VENTILATION.

NOTE: 1. EXIT DOORS SHALL BE CAPABLE OF OPENING WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1003.3.1.8
 2. ALL DOOR ROUGH OPENINGS ARE TO INTERIOR RECESSED FRAMING.
 3. ALL INTERIOR DOOR HINGES TO BE PBB SOLID BRASS IN OIL RUBBED BRONZE FINISH
 4. ALL INTERIOR DOOR HARDWARE (LOCK SETS AND PASSAGE LOCKS) TO BE EMTEK SAN CARLOS LEVER WITH SQUARE BACKPLATE, ALL IN OIL RUBBED BRONZE

SECURITY REQUIREMENTS

Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the County of Los Angeles Building Code:

- Single swinging doors, active leaf or a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with minimum 1" throw and 5/8" embedment into the jamb. If a latch has a key-locking feature, it shall be a dead latch type.
- Inactive leaf of a pair of doors or upper leaf of Dutch doors shall have a deadbolt as per paragraph "a" above; not a key operated, or hardened deadbolt, at top and bottom with 1/2" embedment.
- Swinging wood doors shall be solid core not less than 1 3/8" thick.
- Panels of wood doors shall be 3/8" thick and not more than 300 sq. in. Stiles and rails shall be min. 1 3/8" thick and min. 3" wide.

- Door hinge pins accessible from the outside shall be non-removable.
- Doorsteps of wood jambs of in-swinging doors shall be one-piece construction or joined by a rabbet.
- Glazing within 40" of the locking device of the door shall be (i) fully tempered, (ii) approved burglary resistant or (iii) protected by bars, screens or grills.
- Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9-ft. in width.
- Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in the CRC and shall bear a label indicating compliance with these tests.

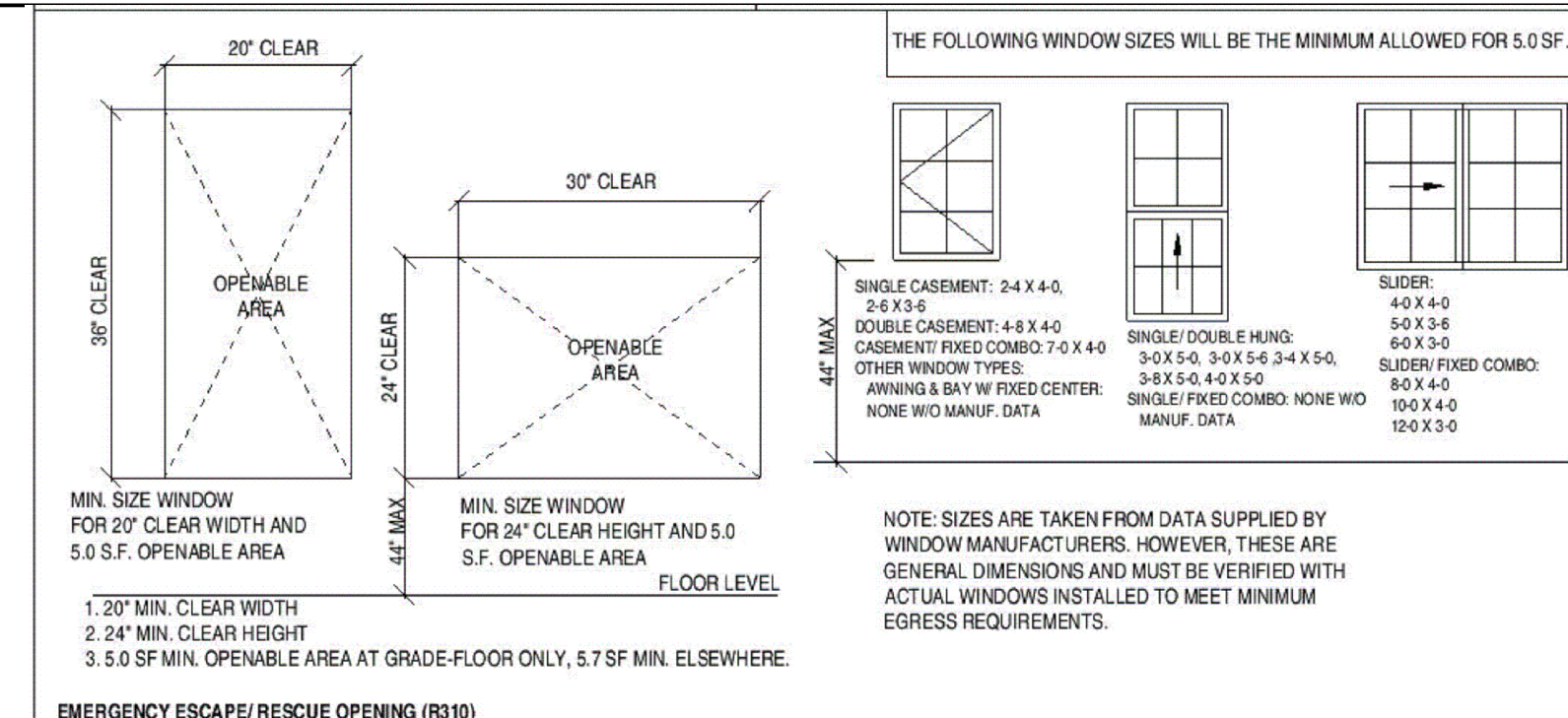
NOTE:

ALL FENESTRATION ON WINDOWS AND DOORS SHALL HAVE U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) VALUES IN ACCORDANCE WITH T-24 ENERGY CALCULATIONS. ALL FENESTRATION MUST HAVE TEMPORARY AND PERMANENT LABELS.

NOTE: VEHICLE ACCESS DOORS SHALL BE NONCOMBUSTIBLE OR EXTERIOR FIRE RETARDANT TREATED WOOD.

NOTE: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENING WITHIN EXTERIOR DOORS SHALL CONTAIN MULTI-PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE.

NOTE: EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO PERFORMANCE STANDARD SFM 12-7A-1



TDP
TROEDSSON DESIGN & PLANNING
 Residential & Commercial Design
 Site Planning • Project Management
 959 Colorado Boulevard Suite 201
 Los Angeles California 90041
 Tel 323 254 4525
 Fax 323 254 4152
 ctroedsson@sbcglobal.net
 www.troedsson.com

Contractor shall verify all field conditions for conformance to drawings prior to starting any construction. All measurements are to be verified by the contractor and any discrepancies brought to the attention of TDP prior to commencement of any construction or fabrication.

PROJECT CONSULTANTS

PROJECT TITLE - ADDRESS
RESIDENTIAL REMODEL AND ADDITION 637 MERIDIAN AVE. SOUTH PASADENA CALIFORNIA 91030
OWNER - ADDRESS MR. MARTY PERRY 1131 N. GRANADA AVE. ALHAMBRA CALIFORNIA 91801
REVISIONS
DATE
SHEET CONTENTS
DOOR & WINDOW SCHEDULE

PROJECT TITLE - ADDRESS

RESIDENTIAL REMODEL AND ADDITION
 637 MERIDIAN AVE. SOUTH PASADENA CALIFORNIA 91030

OWNER - ADDRESS
 MR. MARTY PERRY
 1131 N. GRANADA AVE. ALHAMBRA CALIFORNIA 91801

REVISIONS	DATE

SHEET CONTENTS

DOOR & WINDOW SCHEDULE

DATE:	2.1.19
APPROVED:	
CHECKED:	CAT
DRAWN:	HAC
SCALE:	AS NOTED
PROJECT NO:	

A5.0

TDP
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RESIDENTIAL REMODEL AND ADDITION
 637 MERIDIAN AVE.
 SOUTH PASADENA CALIFORNIA 91030

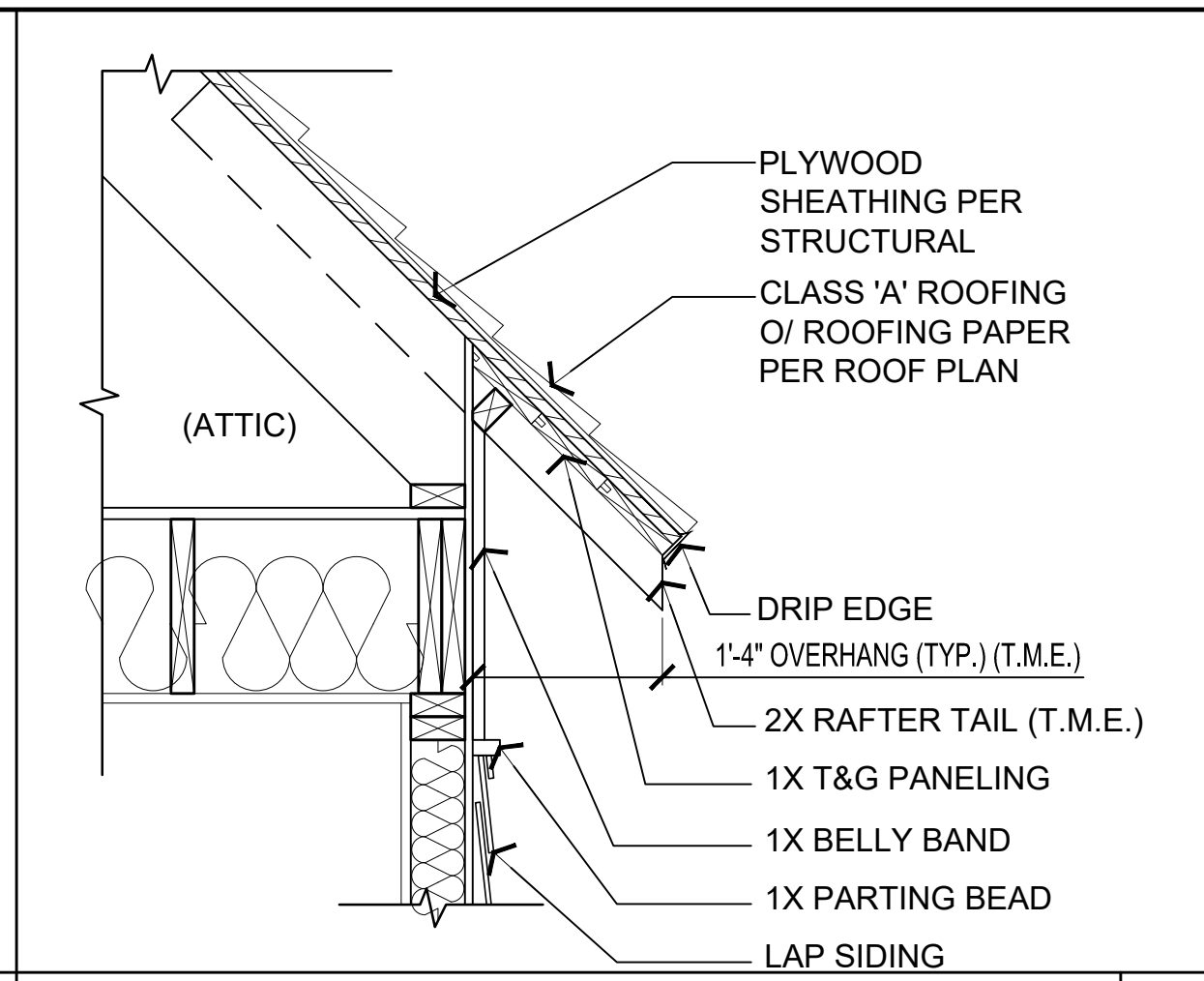
OWNER - ADDRESS
 MR. MARTY PERRY
 1131 N. GRANADA AVE.
 ALHAMBRA CALIFORNIA 91801

REVISIONS	DATE

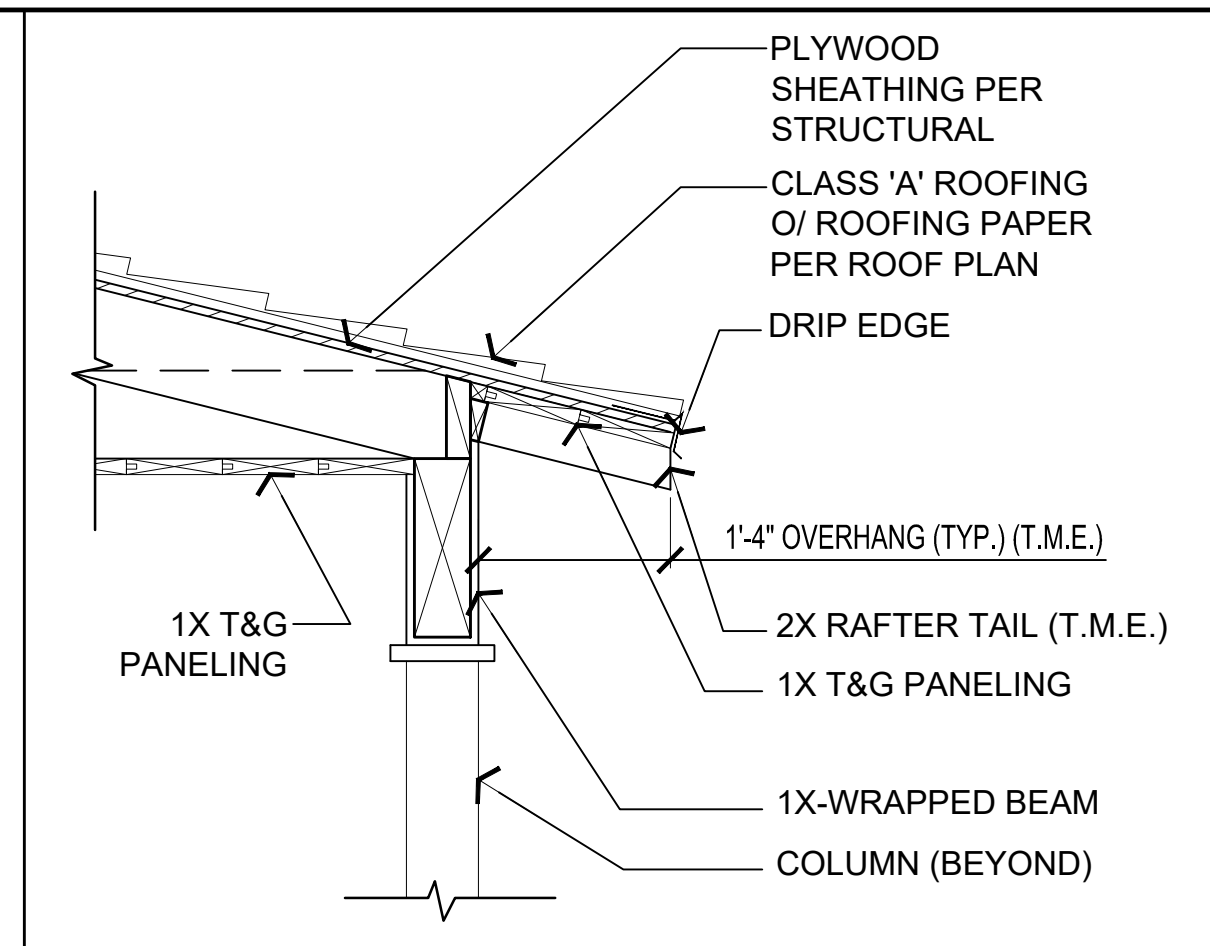
SHEET CONTENTS

DETAILS	
DATE:	2.1.19
APPROVED:	
CHECKED:	CAT
DRAWN:	HAC
SCALE:	AS NOTED
PROJECT NO:	

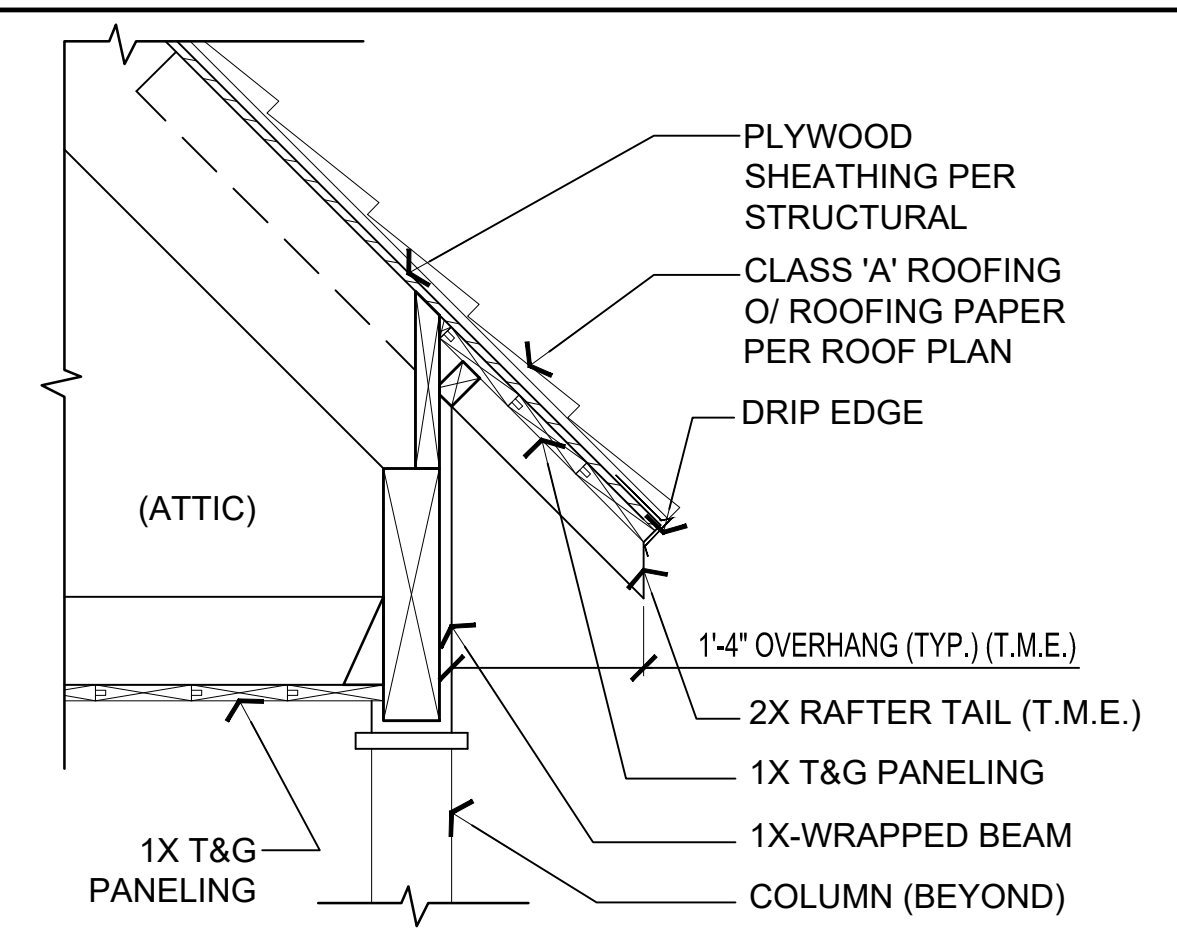
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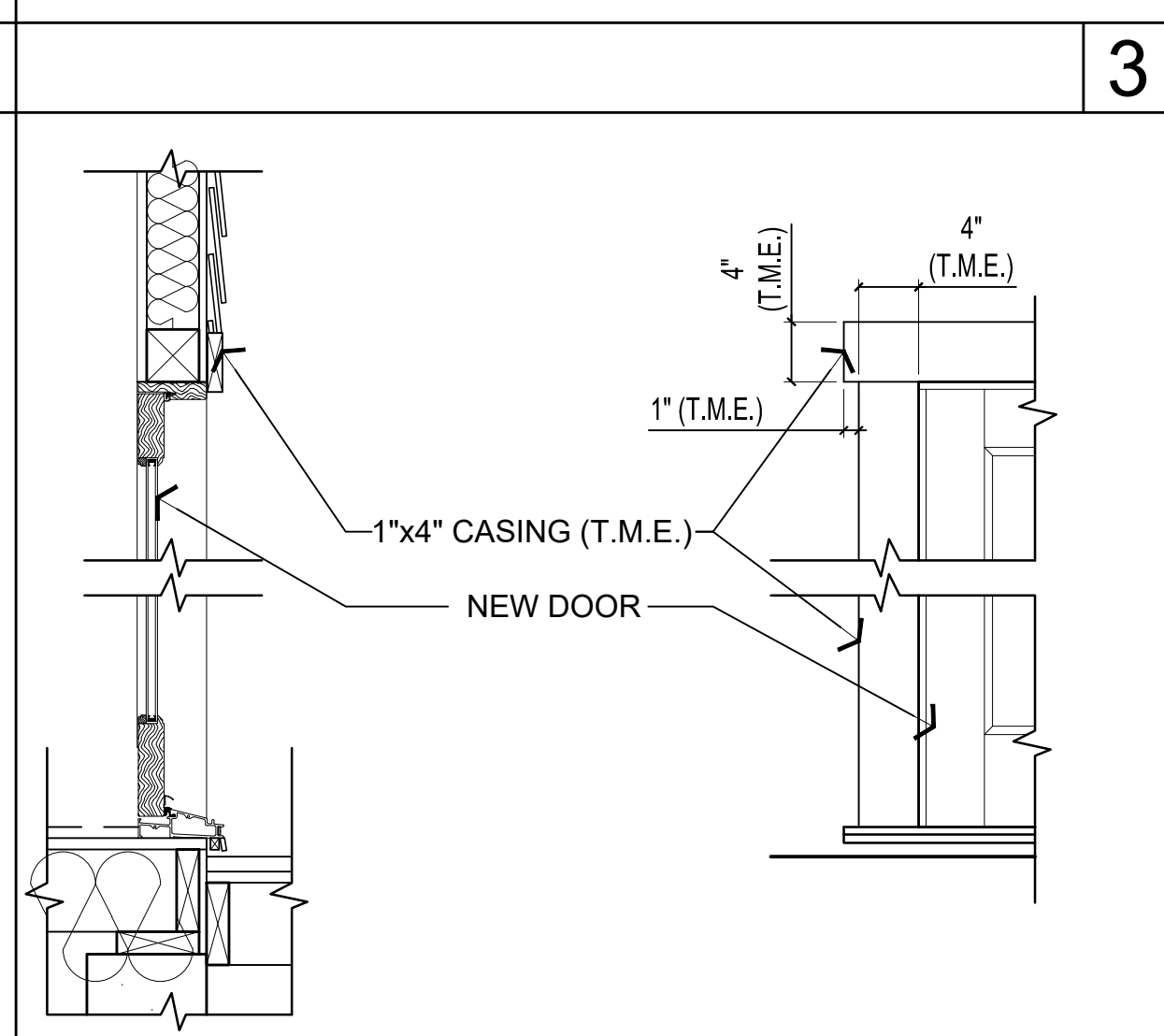
8 TYP. EAVE DETAIL SCALE: 1" = 1'-0" 4



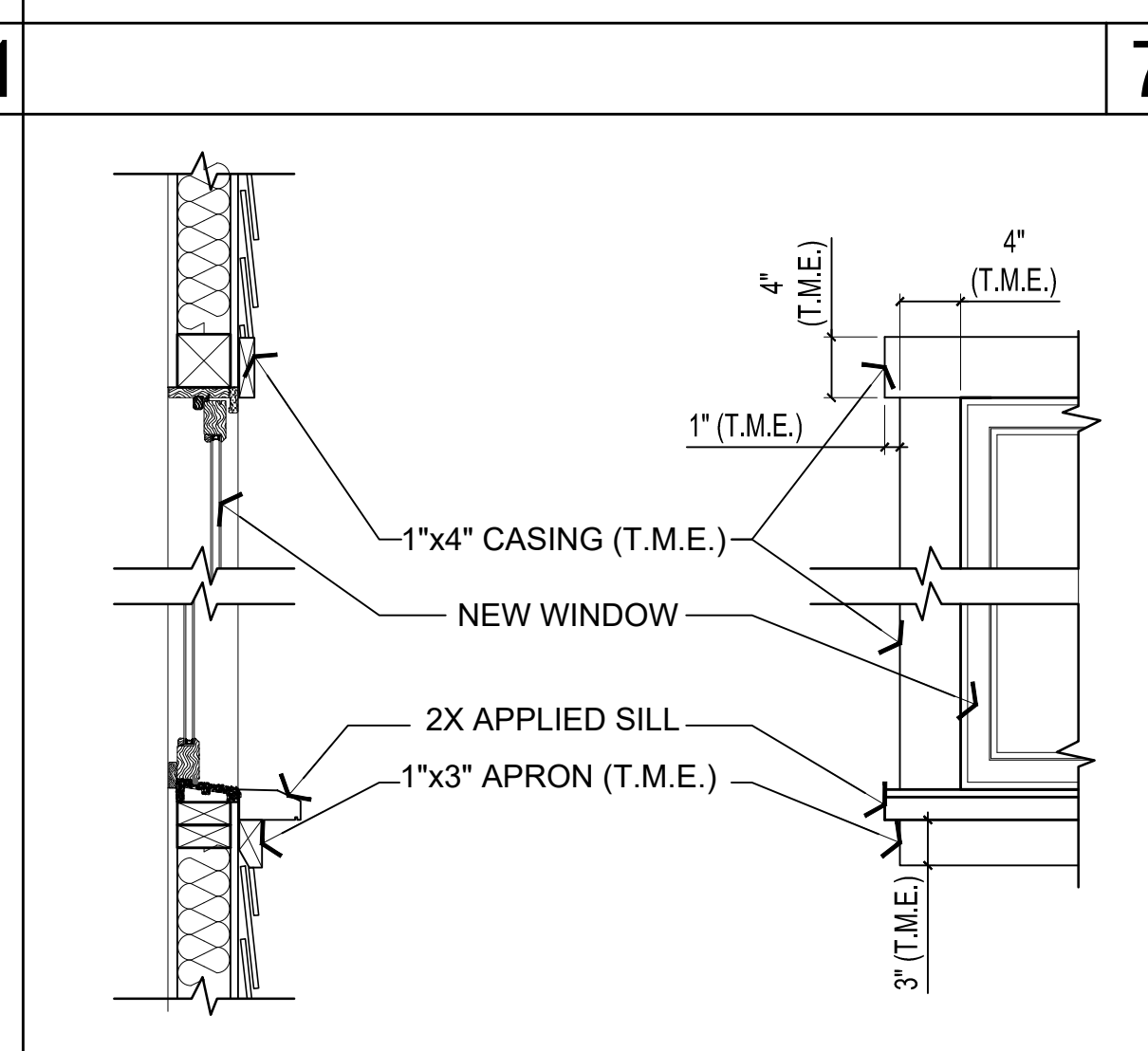
7 FRONT PORCH EAVE DETAIL SCALE: 1" = 1'-0" 8



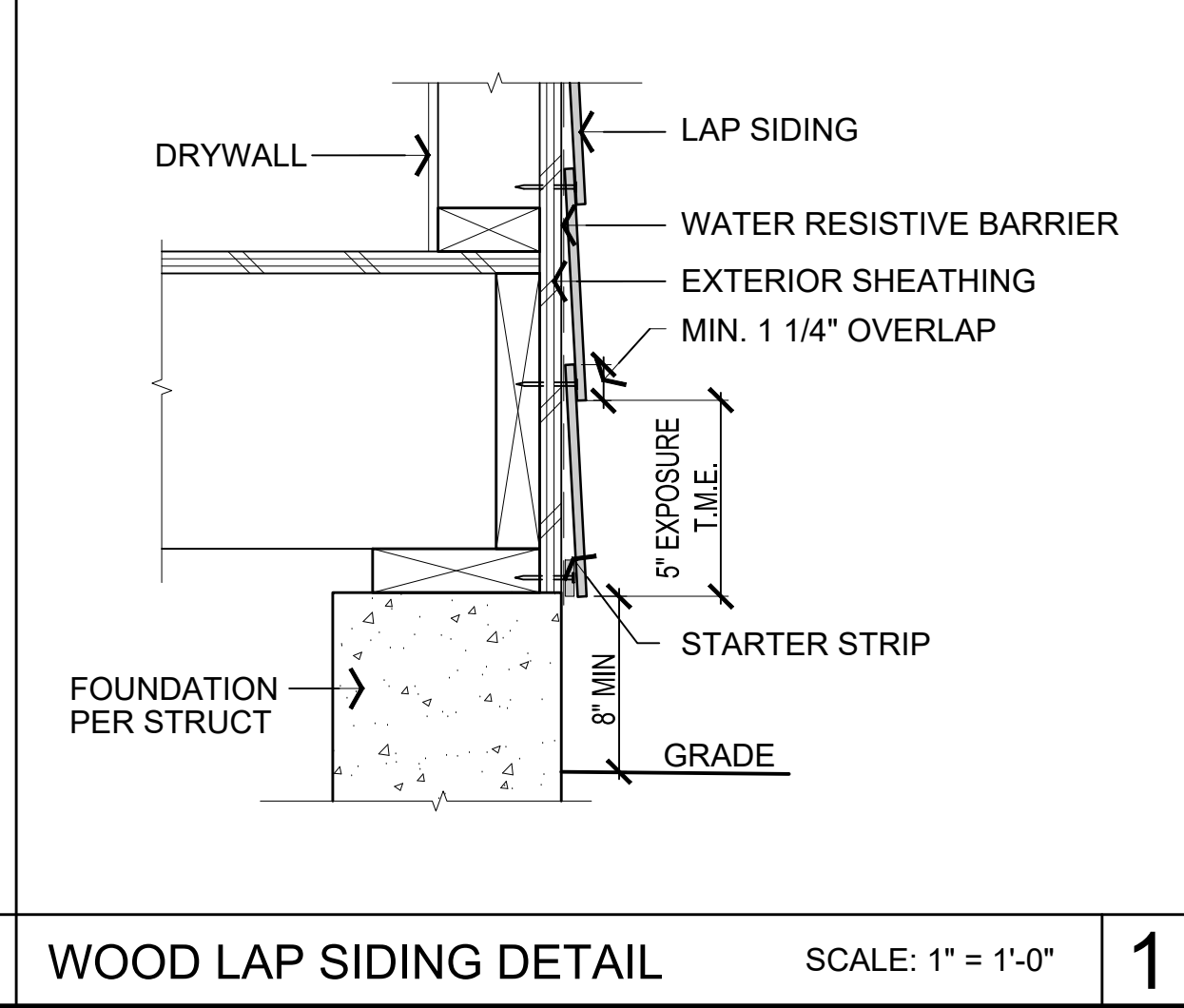
16 REAR PORCH EAVE DETAIL SCALE: 1" = 1'-0" 12



2 EXT. DOOR & CASING DETAIL SCALE: 1" = 1'-0" 2



6 WINDOW & CASING DETAIL SCALE: 1" = 1'-0" 6



1 WOOD LAP SIDING DETAIL SCALE: 1" = 1'-0" 1

5

9

13

14

15

19

20

ATTACHMENT 2
Notice of Decision



CITY OF SOUTH PASADENA

PLANNING AND BUILDING DEPARTMENT
1414 MISSION, SOUTH PASADENA, CA 91030
TEL: 626.403.7220 • FAX: 626.403-7221
WWW.SOUTHPASADENACA.GOV

NOTICE OF DECISION **CERTIFICATE OF APPROPRIATENESS & ADMINISTRATIVE USE PERMIT**

October 21, 2019

PROJECT #: 2232-COA
PROJECT LOCATION: 637 Meridian Avenue, South Pasadena, CA 91030
(APN: 5313-016-011)

APPLICANT:
Hailey Carrasquero & Anders Troedsson
969 Colorado Blvd. Suite 201
Los Angeles, CA 90041

OWNER:
Martin & Rhonda Perry
1131 N. Granada Avenue
Alhambra, CA 91801

HISTORIC RATING: 2D
ARCHITECTURAL STYLE: Craftsman

YEAR BUILT: 1924
ZONING: RS

Dear Martin & Rhonda Perry:

NOTICE IS HEREBY GIVEN THAT on Thursday, September 19, 2019, the City of South Pasadena Cultural Heritage Commission APPROVED with Conditions the following:

- Certificate of Appropriateness for a 174 square-foot addition to the first floor, a second story consisting of 425 square-feet, a new roof, and a wraparound front porch; and
- Administrative Use Permit for the use of tandem parking without providing a second covered parking space due to South Pasadena Municipal Code Section 36.310.080(D)(1)(b)(2)(a) and Section 36.310.080(D)(1)(b)(2)(c)(2).

The CHC approves the Certificate of Appropriateness with the following CONDITIONS:

General Conditions of Approval:

1. This CofA is effective only for the project scope of work that was presented to the Cultural Heritage Commission on September 19, 2019.
2. An additional CofA is required for any changes not identified in the above description and plans that the Cultural Heritage Commission approved on September 19, 2019.
3. All work including: alteration, demolition, removal, or exterior changes requiring a CofA shall substantially conform to the approved plans submitted before the Commission on September 19, 2019.
4. No construction or demolition shall begin until the City's Building Division issues a building permit for the project identified in the above description (unless the Director of Planning and Building determines there is a public health and safety reason).

Findings:

In its decision the Cultural Heritage Commission has found that the project, with the attached conditions of approval, complies with the Mandatory Findings in South Pasadena Municipal Code (SPMC) 2.65(E)(10)(a), the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, and the *City of South Pasadena Residential Design Guidelines*.

Additionally, in accordance to SPMC 2.65(E)(10)(b), Project-Specific Findings, the CHC found the project complied with:

2. The project is appropriate to the size, massing, and design context of the historic neighborhood.
3. In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the Cultural Resource or Improvement;
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;

In addition, the Cultural Heritage Commission has found that the project, with the attached conditions of approval, complies with the Mandatory Findings in South Pasadena Municipal Code (SPMC) 36.410.060(F) Administrative Use Permit complied with:

1. The proposed use is allowed with Conditional Use Permit or Administrative Use Permit approval within the applicable zoning district and complies with all applicable provisions of this Zoning Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
4. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;
5. The subject site is adequate in terms of size, shape, topography, and circumstances and has sufficient access to streets and highways which are adequate in width and pavement type to carry the quantity and quality of traffic expected to be generated by the proposed use; and
6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity, in terms of aesthetics, character, scale, impacts on neighboring properties.

Environmental Review:

The CHC has determined that the project is Categorically Exempt under CEQA, Section 15331, Class 31, Historical Resource Restoration/Rehabilitation.

Project Appeal:

Please note that any interested person may appeal this decision to the City Council (15) calendar days from the date of this decision by requesting an appeal application from the City Clerk's office along with submitting the \$1,000.00 appeal fee.

- Cultural Heritage Commission Hearing Date: September 19, 2019
- Cultural Heritage Commission Chair Approval: September 29, 2019
- The end of the appeal period is: October 7, 2019
- The Effective Date of Approval is at the end of the 15 day appeal period: October 8, 2019
- The Expiration Date of Approval is 18 months from the effective date: April 8, 2021

Item No. 3

Please note you may submit approved plans to Building and Safety for “plan check” prior to the expiration date of the appeal period, however, a building permit will not be issued within the appeal period. In the event an appeal is filed, your project will be put on indefinite hold until all planning processes have been exhausted. Please note that if any changes occur during the appeal process, you will be required to resubmit revised plans and fees to the Building and Safety Division.

Planning Department approval is required for any changes to the plans that were approved by the Cultural Heritage Commission on the project's Public Hearing Date. Building permits will not be finalized if construction deviates from the plans approved by the Cultural Heritage Commission.

If you have any questions regarding this Certificate of Appropriateness, please contact the Planning Division at (626) 403-7220.

Sincerely,



Mark Gallatin (Chair)
Cultural Heritage Commission

September 26, 2019

Date



PROPERTY OWNER'S ACKNOWLEDGEMENT OF APPROVAL
FOR CERTIFICATE OF APPROPRIATENESS

(Please sign and return to Planning & Building. Thank you.)

PROJECT ADDRESS:	637 Meridian Avenue South Pasadena, CA 91030 (APN: 5313-016-011)
PROJECT CASE NO:	2232-COA
EFFECTIVE DATE OF APPROVAL:	September 19, 2019
EXPIRATION DATE:	April 8, 2021

I understand that my construction project was approved on the condition that it will be built to be consistent with the plans that the Cultural Heritage Commission approved on September 19, 2019. If I decide to make any changes to those plans (i.e. materials, windows, doors, treatments, etc.) during construction, I will seek approval from the Planning Department before making these changes.

Property Owner Name

Property Owner Signature

Date

Property Owner Name

Property Owner Signature

Date

ATTACHMENT 3
Current Project Site Photographs



3-70



North Wall



North Wall



West Wall





ATTACHMENT 3
Property Owner's Clarification
Regarding the Chimney & Siding

PREMIER

GENERAL CONTRACTORS

Malinda Lim
 Planning & Building Department
 South Pasadena, CA 91030

March 13, 2020

Dear Malinda,

This email is to answer the questions from your email dated 5/12/20. From what I understand, you are asking for clarification on the siding and chimney, as well as any additional changes that were discussed in my March 10 meeting with Mark Gallitin and Aneli Gonzalez and reflected on our revised submittal.

Regarding the siding, we have saved as much as possible. It is being protected at our storage garage off-site. The siding was in terrible condition due to not being properly maintained over many decades. We were able to save enough to cover the front elevation of the home facing Meridian. We also are planning to use the original siding on the two small existing walls facing Magnolia. The new siding to be used on the addition areas and along the North elevation is an exact match in size, species and profile.

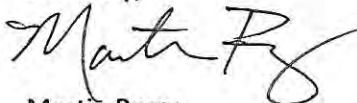
The plans for the rebuilt chimney were drawn up by our structural engineer, Vahram Keshishian, and submitted to and approved by Craig Millicher. These plans were also included in our submittal to the Planning Department on April 15. As stated in the letter from our structural engineer, the original unreinforced masonry chimney was a hazard to our home and our neighbors and propped up with metal angle iron and plumbing tape. When we removed the portion of the exiting fireplace that extended into the living space (per our approved building plans) this further compromised the overall integrity of the fireplace and chimney. Our submitted plans show rebuilding the chimney to code using wood framing and applying lath, plaster, and brick veneer. The material to be used is real, full brick that is identical in size, composition, color and texture.

The other changes discussed with Mark Gallitin and shown on our revised submittal on April 1 and April 15 are the elimination of two new windows on the north side of the home in the master bedroom. These windows are not visible from the street. After we began framing, we realized the windows looked directly into the neighbors windows a few feet away and were not necessary due to the amount of light coming from the French doors. These were not windows original to the house, as this area was the former laundry room and kitchen.

In the March 10 meeting we had also requested eliminating a small window at the north end of the garage and adding French doors into the side of the garage. Neither of these are visible from Magnolia or Meridian Streets.

All of the items outlined above are indicated on the revised drawings which we tried to submit in person on March 17. We electronically submitted on April 1, and then per your direction resubmitted in a different format on April 15. Thank you for reviewing our project. We understand the difficulty of conducting business during these times. If you have further questions, please contact me.

Sincerely,



Martin Perry

1131 N. Granada Avenue

Alhambra, CA 91801

626-308-3822

premiergc@icloud.com

www.premiergeneralcontractors.com

3-75

Next Item



Cultural Heritage Commission Agenda Report

ITEM NO. <u>4</u>

DATE: June 18, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager

PREPARED BY: Nick Pergakes, AICP – Contract Principal Planner
Malinda Lim – Associate Planner

SUBJECT: **Project No. 2289-COA – Certificate of Appropriateness** for modifications to the roof and conversion of the attic to add approximately 545 square feet of livable space located at 1132 Fairview Avenue (APN: 5315-005-029). **(Continued from April 30, 2020)**

Recommendation

Staff recommends that the Cultural Heritage Commission **approve** the Certificate of Appropriateness for modifications to the roof and conversion of the attic to add approximately 545 square feet of livable space for a single-family home located at 1132 Fairview Avenue, subject to conditions of approval.

Background

The project was presented to the Cultural Heritage Commission on April 30, 2020. At the meeting, the Commission continued the project to a date uncertain and asked the applicant to redesign the proposed roof modification on the south to be compatible with the vernacular style of the house. The Commission also had corrections to the staff report and comments on the findings which are discussed later in the report.

Discussion

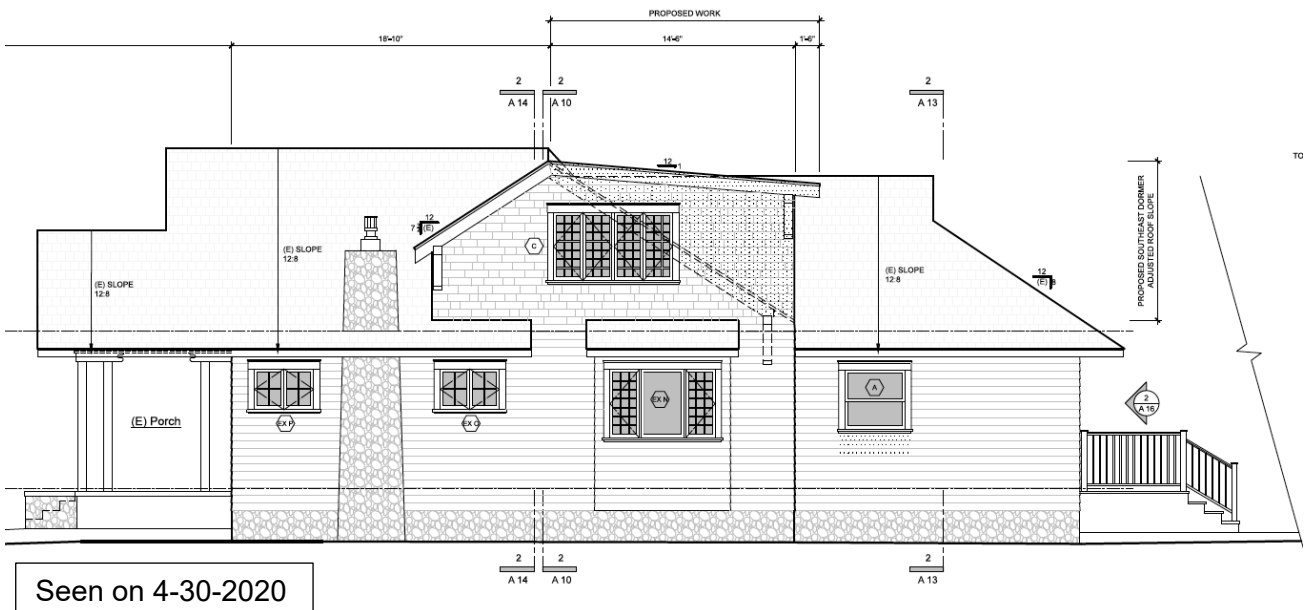
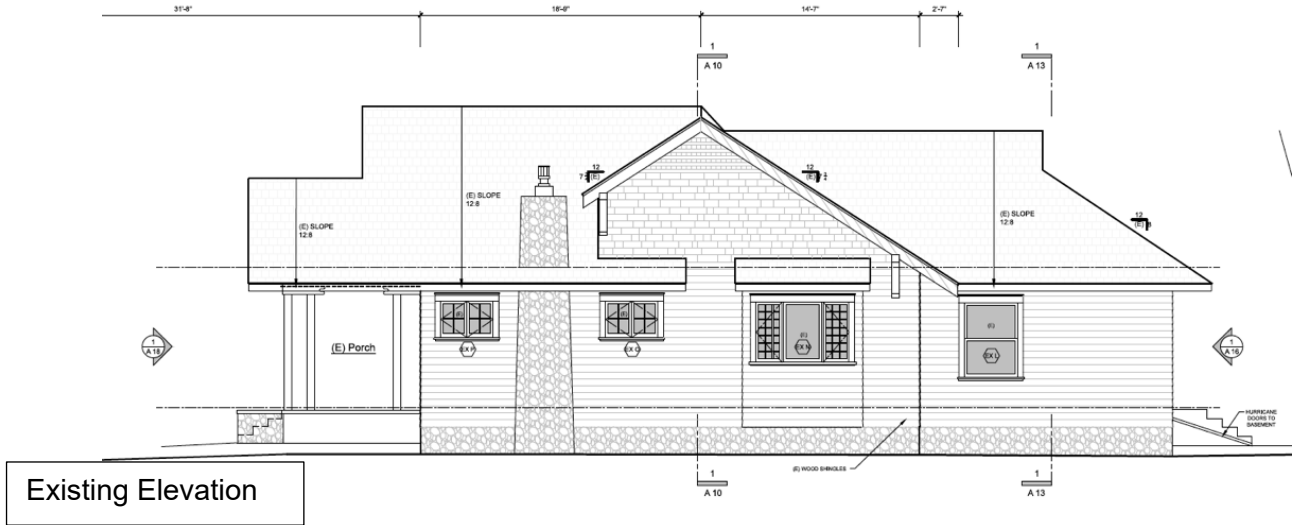
Redesigned Roof Modification on South and East Elevations

In the original plans presented to the Commission in April, the steep portion of the gable roof on the south elevation was reconfigured to a low slope in order to provide head clearance and a large window was proposed. With this design, the Commission thought it created a large, unattractive mass to the south elevation and wanted a redesign compatible with the vernacular style of the house while still meeting the intent of the addition. The applicant worked with staff, Vice-Chair Thompson, and Chair Gallatin on a redesigned to keep the steep slope of the gable, reduce the size of the attic addition, and maintain the proposed functionality of the addition.

The new design proposes a shed dormer to the existing gable roof on the south, instead of altering the existing south gable roof, which also affect the east elevation (**see Figures 1 and 2**). The edge of the shed dormer eave is stepped back three feet from the edge of the existing roof overhang to help minimize the scale of the dormer. This modification will reduce the square feet of the addition from 557 to 545 square

feet. The proposed shed dormer will match the existing 2x8 fascia board siding and paint color of the existing house.

Figure 1: Existing and Proposed South Elevation



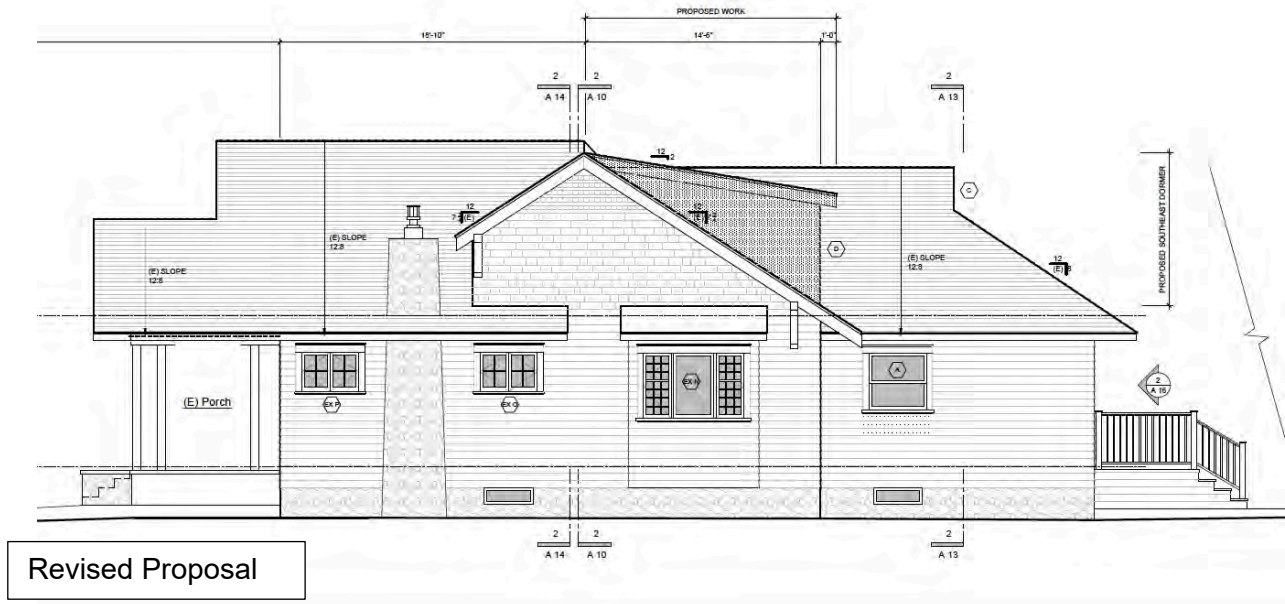
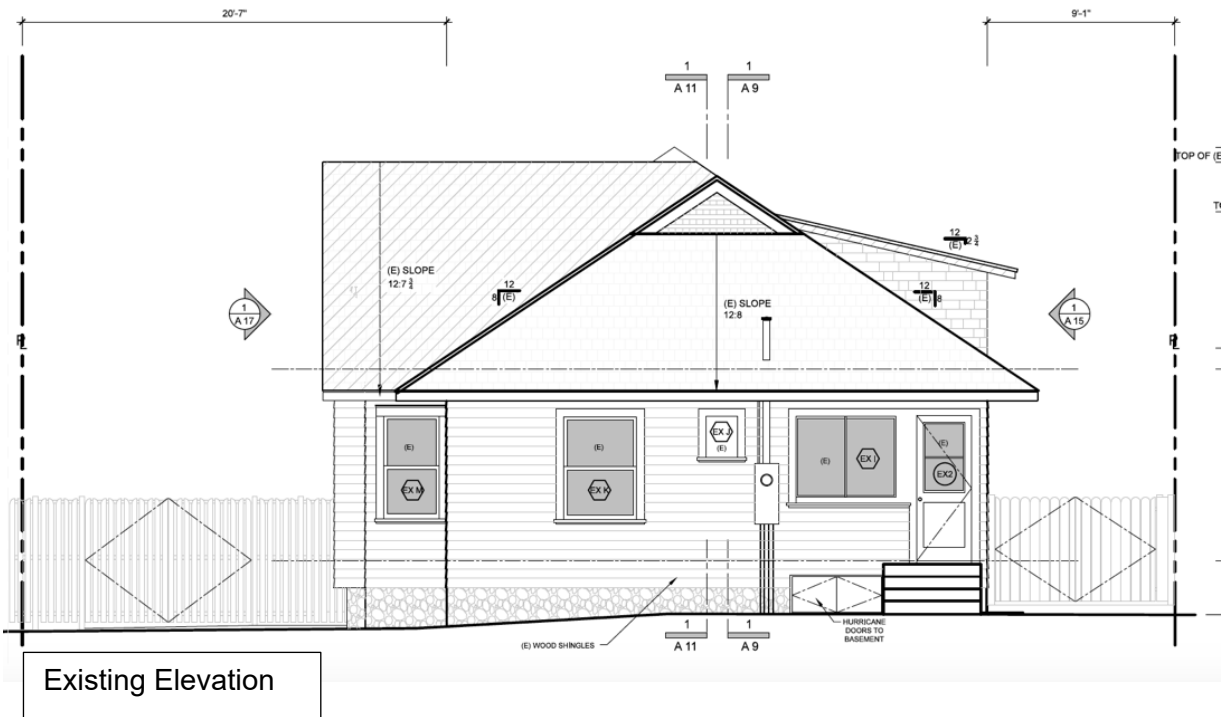
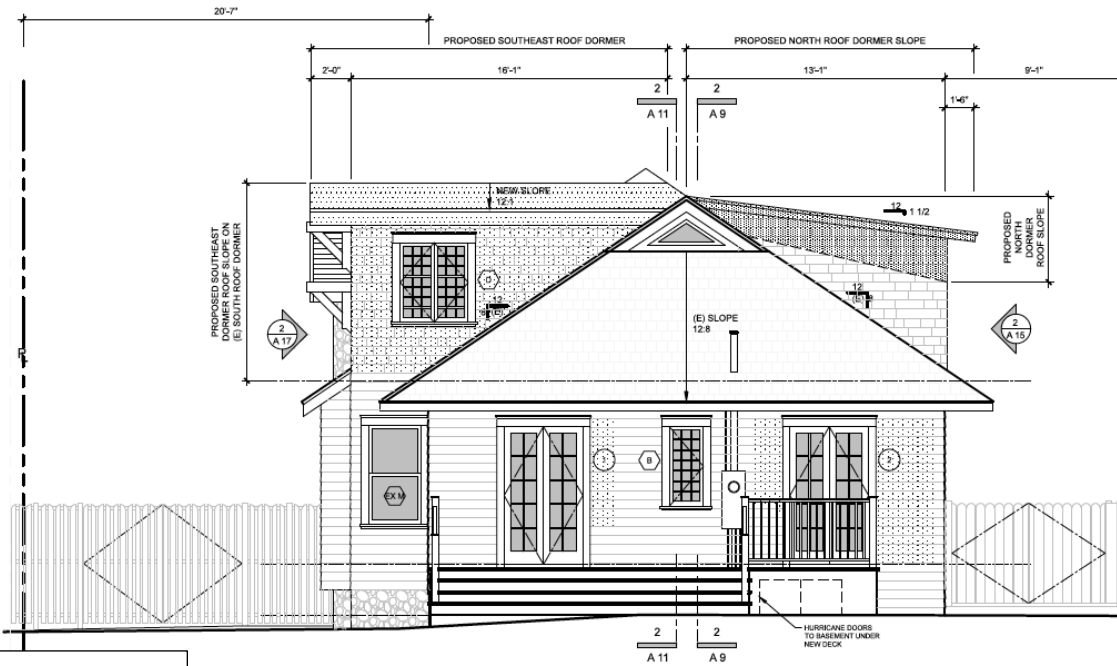
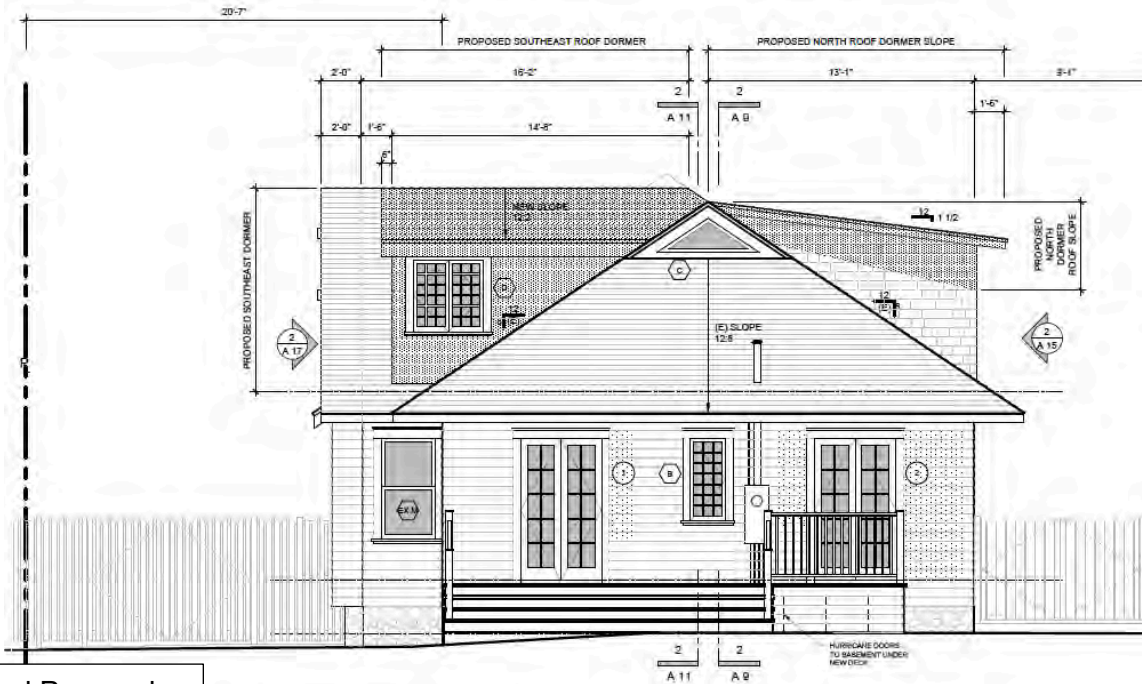


Figure 2: Existing and Proposed East Elevation





Seen on 4-30-2020



Revised Proposal

The proposed project will retain and preserve the gable roof design on the south elevation. The revised proposed attic addition is in keeping with the design guidelines for scale, massing, and building placement. The modifications to the roof for the addition minimize the perceived scale and visual appearance of the house from the street. The design of the attic renovation features the same building materials and color finishes as the existing structure.

Corrections

At the April meeting, the Commission identified some typographical errors in the Conditions of Approval document. A revised Conditions of Approval document is included as **Attachment 1**.

A second correction was identified in the staff report. On page 5 of the April 30, 2020 staff report (see **Attachment 3**), the north dormer was described as an existing, unoriginal dormer to the 1908 house and is assumed it was added in 1929 from historical research conducted by the applicant. Since then, the applicant has redacted that statement. Based on building records from the Los Angeles County Assessor and from the city, there is no evidence that the dormer was added after the construction of the house.

Because of the previous statement that the addition of the shed dormer was added after the construction of the house, a question for correction to page 11 of the same staff report under Mandatory Findings regarding consistency with the Secretary of the Interior Standards for Historic Rehabilitation/Preservation Standard 4 was asked. The previous staff report stated that there have been no changes to the subject property that have acquired historic significance in their own right which is still valid for this report.

The proposed design and modifications to the house will maintain and preserve the historic accuracy of the house and be consistent with Section 4. The design respectfully maintains the historic integrity of the house by adjusting the roof pitch of the north dormer to gain reasonable head height for a second bathroom and modestly modifies the south gable with the addition of a shed dormer.

Mandatory Findings

The Commission shall make **all** of 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 proposed project has been designed to retain and preserve the character-defining features of the Craftsman style house. The proposed addition is in keeping with the design guidelines for scale, massing, and building placement as the design is utilizing the existing attic space and reconfiguring an existing shed dormer to accommodate the additional living space, as well as a new shed dormer on the existing gable on the south elevation of the house. The project would be consistent with the historic character of the Library Historic District and is consistent with the General Plan.

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

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

perpetuating the use of a cultural resource through rehabilitation and adaptive reuse of the historic resource. The project preserves the architectural and aesthetic features of the historic home consistent with the Secretary of Interior’s Standards. *(See the detailed discussion of these standards below.)*

- The project is consistent with the applicable criteria identified in Section 2.65(e)(8) which the Commission applies to Alterations, Demolitions, and relocation requests.

The renovations proposed for the Project are consistent with the Secretary of Interior Standards for rehabilitation.

Consistency with Secretary of the Interior Standards	
Standard	Staff’s Recommended Consistency Determination
Standard 1: 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. The property will continue to be used as a single-family home. The proposed project would have minimal changes to the materials and features of the house.
Standard 2: 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. The project proposes to retain all of the character-defining features. An attic addition to accommodate more living space to the existing structure would be constructed on the side and rear of the house. The addition will be architecturally consistent with the character of the existing home.
Standard 3: 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. As described in Standard 2, the overall design does not create a false sense of historical development and does not incorporate conjectural features from other historic properties into the development.

<p>Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.</p>	<p>Consistent. The proposed design and modifications to the house will maintain and preserve the historic accuracy of the house.</p>
<p>Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</p>	<p>Consistent. The project proposes to retain all of the character-defining materials, features (such as existing windows), finishes, construction techniques, etc.</p>
<p>Standard 6: 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>Consistent. Historic features will be repaired and reused. Existing divided lite windows will be retained and used on the modified shed dormer on the north side of the house. If the existing windows are unable to be reused, new windows will match the design, color, and materials of the existing windows.</p>
<p>Standard 7: 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>Consistent. No chemical or physical treatments are proposed.</p>
<p>Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>	<p>Consistent. No archeological resources are known to exist on the site.</p>
<p>Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be</p>	<p>Consistent. The proposed addition would be incorporated into the existing attic space by increasing the height of the existing northern dormer while maintaining the existing roof pitch and adding a new shed dormer on the gable roof on the south elevation of</p>

<p>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.</p>	<p>the house. The modifications would be compatible with the existing massing, scale, and materials of the house.</p>
<p>Standard 10: 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.</p>	<p>Consistent. The new construction, if removed at some later time, would not impair the essential form and integrity of the retained portion of the building.</p>

Project-Specific Findings: *The Commission shall make at least **three (3)** of the findings listed below:*

Staff recommends the Commission make the **Findings bolded** below.

1. The project is appropriate to the size, massing, and design context of the historic neighborhood; (Staff Recommendation)

The proposed remodel/addition for 1132 Fairview respects the existing residence’s footprint and homes in the neighborhood. The design of the attic addition will also remain within the existing roofline massing. The modifications to the north dormer and new shed dormer on the gable roof at the rear of the house will minimize the perceived scale and visual appearance of the house from the street.

The design of the attic renovation features similar building materials and color finishes as the existing structure. Existing divided lite windows will be retained and used on the modified shed dormer on the north side of the house. New windows on the east elevation of the proposed shed dormer will be similar to the existing windows of the house.

2. In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the Cultural Resource or Improvement;
3. The project restores original historic features in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties;

- 4. The project adds new living space with an attic addition towards the side and rear of the residence, while preserving the single-story Craftsman character of the streetscape; (Staff Recommendation)**

The proposed project will add new living space to the attic at the side and rear of the house. The proposed project modifies the existing north elevation dormer and adds little massing with a new shed dormer on the gable roof on the south and east elevations of the house. In addition, the new shed dormer on the south elevation is set back three feet from the edge of the home to reduce the visual appearance of the addition from the street. The proposed changes to the north side dormer and south side gable will preserve the character of the streetscape and existing neighborhood.

5. The project enhances the appearance of the residence without adversely affecting its original design, character, or heritage;
6. The project will not adversely affect the character of the Historic District in which the property is located; and/or;
- 7. 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; (Staff Recommendation)**

The proposed addition will be compatible with the massing, scale, and character-defining features of the existing Craftsman style house. The proposed project has been designed to add the massing to the existing north side dormer and through a new shed dormer on the gable roof on the south elevation of the house. The proposed design adds a shed dormer to the gable roof on the south and east elevations, instead of altering the existing south dormer roof. The proposed design and modifications to the roof and existing north shed dormer will maintain and preserve the historic accuracy of the house.

8. The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, and is therefore exempt from CEQA under Class 31, which applies to “projects limited to Maintenance, Repair, stabilization, rehabilitation, restoration, Preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings (1995), Weeks and Grimmer.” (CEQA Guideline [Cal. Code Regs. Title 14] § 15331).
9. Relocation as an alternative to Demolition of the Cultural Resource is appropriate because of the following: CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code § 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; Relocation is required to prevent destruction of the resource at its current location; the new location is compatible with the Cultural Resources original character and use; upon relocation, the resource retains its historic features and compatibility in orientation, setting, and general environment; if re-located within the City of South Pasadena, the receiving location is appropriately zoned; the

relocation is part of a definitive series of actions that will assure Preservation of the Cultural Resource.

10. Demolition of the Cultural Resources is appropriate because of one or all of the following:
 - i. CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code § 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource;
 - ii. The owner is approved for a Certificate of Economic Hardship;
 - iii. The size, massing and scale of the proposed replacement structure is harmonious with other improvements and natural features that contribute to the Historic District, or the neighborhood character; and
 - iv. The proposed replacement structure contributes to the integrity of the Historic District or neighborhood.

11. In the case of a structure that poses an Imminent Threat and is unsafe to occupy, the Commission shall make one or all of the following findings to approve a Demolition of a Cultural Resource:
 - i. The building has experienced several structural damage and this is substantial evidence to support this conclusion from at least two sources (e.g., Structural Engineer, Civil Engineer, or Architect); or
 - ii. No economically reasonable, practical, or viable measures could be taken to adaptively use, rehabilitate, or restore the building or structure on its existing site and there is substantial evidence to support this conclusion from at least two sources (e.g., Structural Engineer, Civil Engineer, or Architect); or
 - iii. A compelling public interest justifies demolition.

Attachment

1. Revised Conditions of Approval
2. Revised Elevation Drawings
3. CHC Staff Report for April 30, 2020

ATTACHMENT 1
Revised Conditions of Approval

CONDITIONS OF APPROVAL Certificate of Appropriateness

PROJECT NO. 2289-COA
1132 Fairview Avenue (APN: 5315-005-029)

PLANNING DIVISION:

- P1. 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 Design Review and ~~Hillside Development Permit~~ Certificate of Appropriateness.
- P2. 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.
- P3. 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.
- P4. 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 Planning Cultural Heritage Commission concerning this use.
- P5. 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.
- P6. The hours of construction shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- P7. During construction, the 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:
- 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;
 - All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.

BUILDING AND SAFETY DIVISION:

- ~~B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.~~
- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Cultural Heritage Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
- 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. The proposed attic conversion does not meet the criteria of habitable attic as defined in Section R325.6. The new recreation/family room and bathroom is considered as second-story addition.
- B9. Project shall comply with the CalGreen Residential mandatory requirements.

DEPARTMENT OF PUBLIC WORKS:

- 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 in the need for the project to be redesigned.
- PW2 The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee of \$500 and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to the issuance of permits.
- PW3 The applicant shall be responsible for all costs incurred by the City and 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 deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.

Conditions of Approval

1132 Fairview Avenue | 2289-COA

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- 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 Show 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).
- PW6 The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway fronting the property on Fairview Avenue to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW7 If any 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.
- PW8 The proposed building structure shall not be constructed within critical root zone area. 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.
- PW9 No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW10 Temporary bins (low boy) will 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.
- PW11 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.

FIRE DEPARTMENT:

FD Shall comply with all current 2016 adopted California Building, Fire Codes, NFPA and SPFD standards requirements based on occupancy classification. Any corrections in the future must show on plans.

- FD1 All required construction plans shall be submitted and review under a separate permit.
- FD2 Buildings under construction shall meet the conditions for Fire Safety During Construction, Alterations or Demolition of a Building. (3315.1 CFC)
- FD3 Smoke alarm/ carbon monoxide detectors shall be provided in accordance with California Fire Code (CFC).

Conditions of Approval

1132 Fairview Avenue | 2289-COA

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- FD4 Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD5 A set of plans must remain on the job site 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.
- FD6 Any approvals made are based upon submitted plans. Final approval is subject to required field inspection(s) and acceptance test(s), with acceptable results, as required. Additional requirements may be issued at the time of field inspection.

ATTACHMENT 2
Revised Elevation Drawings

INDEX		
A 0	COVER SHEET EXISTING SITE SURVEY	1/8" = 1'-0"
A 0.1	EXISTING SITE PLAN PROPOSED SITE PLAN	1/8" = 1'-0" 1/8" = 1'-0"
A 1	PLANS:	
	EXISTING FOUNDATION	1/4" = 1'-0"
	PROPOSED FOUNDATION	1/4" = 1'-0"
A 2	EXISTING FLOOR	1/4" = 1'-0"
	PROPOSED FLOOR	1/4" = 1'-0"
A 3	EXISTING REFLECTED CEILING	1/4" = 1'-0"
	PROPOSED REFLECTED CEILING	1/4" = 1'-0"
A 5	EXISTING ATTIC FLOOR	1/4" = 1'-0"
	PROPOSED ATTIC FLOOR	1/4" = 1'-0"
A 6	EXISTING ATTIC REFLECTED CEILING	1/4" = 1'-0"
	PROPOSED REFLECTED CEILING	1/4" = 1'-0"
A 8	EXISTING ROOF	1/4" = 1'-0"
	PROPOSED ROOF	1/4" = 1'-0"
A 9	SECTIONS:	
	EXISTING WEST / EAST	1/4" = 1'-0"
	PROPOSED WEST / EAST	1/4" = 1'-0"
A 10	EXISTING NORTH / SOUTH	1/4" = 1'-0"
	PROPOSED NORTH / SOUTH	1/4" = 1'-0"
A 11	EXISTING EAST / WEST	1/4" = 1'-0"
	PROPOSED EAST / WEST	1/4" = 1'-0"
A 13	EXISTING SOUTH / NORTH	1/4" = 1'-0"
	PROPOSED SOUTH / NORTH	1/4" = 1'-0"
A 15	ELEVATIONS:	
	EXISTING NORTH	1/4" = 1'-0"
	PROPOSED NORTH	1/4" = 1'-0"
A 16	EXISTING EAST	1/4" = 1'-0"
	PROPOSED EAST	1/4" = 1'-0"
A 17	EXISTING SOUTH	1/4" = 1'-0"
	PROPOSED SOUTH	1/4" = 1'-0"
A 18	EXISTING WEST	1/4" = 1'-0"
	PROPOSED WEST	1/4" = 1'-0"

PROJECT SUMMARY	
LOT SIZE:	7,356 SQ. FT.
MAXIMUM FLOOR AREA	(35% OF 7,356 SQ. FT.) 2,574.6 SQ. FT.
EXISTING FLOOR AREA	
EXISTING RESIDENCE:	1,432 SQ. FT.
EXISTING TOTAL FLOOR AREA:	1,432 SQ. FT.
PROPOSED FLOOR AREA	
EXISTING RESIDENCE:	1,432 SQ. FT.
PROPOSED ATTIC CONVERSION:	545 SQ. FT.
PROPOSED FLOOR AREA:	1,977 SQ. FT.
MAXIMUM LOT COVERAGE	
MAXIMUM LOT COVERAGE:	50%
	3,678 SQ. FT.
EXISTING LOT COVERAGE	
EXISTING HOUSE:	1,432 SQ. FT.
EXISTING GARAGE:	361 SQ. FT.
EXISTING FRONT PORCH:	176 SQ. FT.
EXISTING BACK PORCH:	29 SQ. FT.
EXISTING TOTAL LOT COVERAGE:	1,998 SQ. FT. (27.2% OF LOT AREA)
PROPOSED LOT COVERAGE	
EXISTING HOUSE:	1,432 SQ. FT.
EXISTING GARAGE:	361 SQ. FT.
EXISTING FRONT PORCH:	176 SQ. FT.
NEW BACK PORCH:	189 SQ. FT.
PROPOSED TOTAL LOT COVERAGE:	2,158 SQ. FT. (29.3% OF LOT AREA)

OWNER	
NICK AND KAREN TAYLOR 1132 FAIRVIEW AVE. SOUTH PASADENA, CA 91030 CELL: (626) 399-4334 EMAIL: kfreddy@gmail.com	
DESIGNER	
BLUE STUDIO ELIZABETH A. KERRIGAN 551 ALTA VISTA DRIVE SIERRA MADRE, CA 91024 TEL: (626) 355-0027 FAX: (626) 355-3777 EMAIL: bluestudio.91@gmail.com	
STRUCTURAL ENGINEER	
INING LU 2500 E. FOOTHILL BLVD, SUITE 211 PASADENA, CA 91107 626/795-1250 626/795-3837 FAX	
SURVEYOR	
GEORGE BARAJAS 3635 SHADOW GROVE ROAD PASADENA, CA 91030 TEL: (818) 402-5461 EMAIL: gmsurveying@gmail.com	

PROJECT INFORMATION	
ZONING:	RS
HISTORIC STATUS:	YES (5D1)
TYPE:	TYPE V-B CONSTRUCTION
OCCUPANCY GROUP:	RESIDENTIAL
ASSESSOR PARCEL NO. (APN):	5315-005-029
BOUNDARY DESCRIPTION:	LOT 3, BLOCK 2 OF RAYMOND HEIGHTS TRACT, M.B. 3-83
SCOPE OF WORK	
545 SQ. FT. ATTIC CONVERSION INTO HABITABLE AREA 446 SQ. FT. FIRST FLOOR INTERIOR RENOVATION	
EXISTING TWO-CAR GARAGE TO REMAIN * NO NEW TREES * NO NEW HARDSCAPING * NO NEW LANDSCAPING	
HARDCAPE / LANDSCAPE CALCULATIONS	
HARDCAPE CALCULATIONS	
EXISTING YARD AREA:	LOT SIZE - (E) LOT COVERAGE = 7,356 - 1,998 = 5,358 SQ.FT. (72.8% OF LOT AREA)
EXISTING HARDSCAPE:	
EXISTING DRIVEWAY	1,176 SQ. FT.
EXISTING FRONT WALKWAY	98 SQ. FT.
EXISTING STEPPING STONES	43 + 30 + 31 = 104 SQ. FT.
EXISTING CONCRETE PATIO	279 SQ. FT.
TOTAL EXISTING HARDCAPE AREA:	1,657 SQ. FT. (22.5% OF LOT AREA)
TOTAL EXISTING LANDSCAPE AREA:	3,701 SQ. FT. (50.3% OF LOT AREA)
PROPOSED YARD AREA:	LOT SIZE - (E) LOT COVERAGE = 7,356 - 2,158 = 5,198 SQ.FT. (70.7% OF LOT AREA)
PROPOSED HARDCAPE:	
EXISTING DRIVEWAY	1,176 SQ. FT.
EXISTING WALKWAYS	98 SQ. FT.
EXISTING STEPPING STONES	43 + 31 = 74 SQ. FT.
EXISTING CONCRETE PATIO	279 SQ. FT.
TOTAL EXISTING HARDCAPE AREA:	1,627 SQ. FT. (22.1% OF YARD AREA)
TOTAL EXISTING LANDSCAPE AREA:	3,571 SQ. FT. (48.6% OF LOT AREA)

Blue Studio
551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

PROJECT NARRATIVE

Because 1132 Fairview Ave. is a "contributing structure" in an historic neighborhood, this proposed remodel/addition respects the existing residence's footprint. Through spatially flipping bedroom and kitchen, within the same square footage, flow and function of the residence aligns with plans of a typical 1908 house, (the year 1132 Fairview Ave. was built). In addition, existing, unfinished, tall, roofline/attic areas, (including roof dormers), provide potential square footage for a second bath and "rec. room" addition. With adjustments to existing roof dormers, and a new interior stair, the attic is transformed into a 557sf habitable space.

Design impacts on this historic contributing structure are seen primarily at back and side elevations. The proposed back elevation shows new French doors, accessing a new landing & steps to the back yard. Proposed side elevations (north and south) show roof dormers adjusted to gain ceiling heights at new interior spaces. A south, asymmetrical, gable dormer is modified and can be seen when facing the south elevation or back yard-only. The north, shed dormer, is adjusted from a steeper to a shallower shed roof pitch. Neither altered dormer would be seen standing directly in front of the site. But from an oblique angle, across the street, the north shed dormer, having a flatter pitch, showing slightly more wall, may become more obvious.

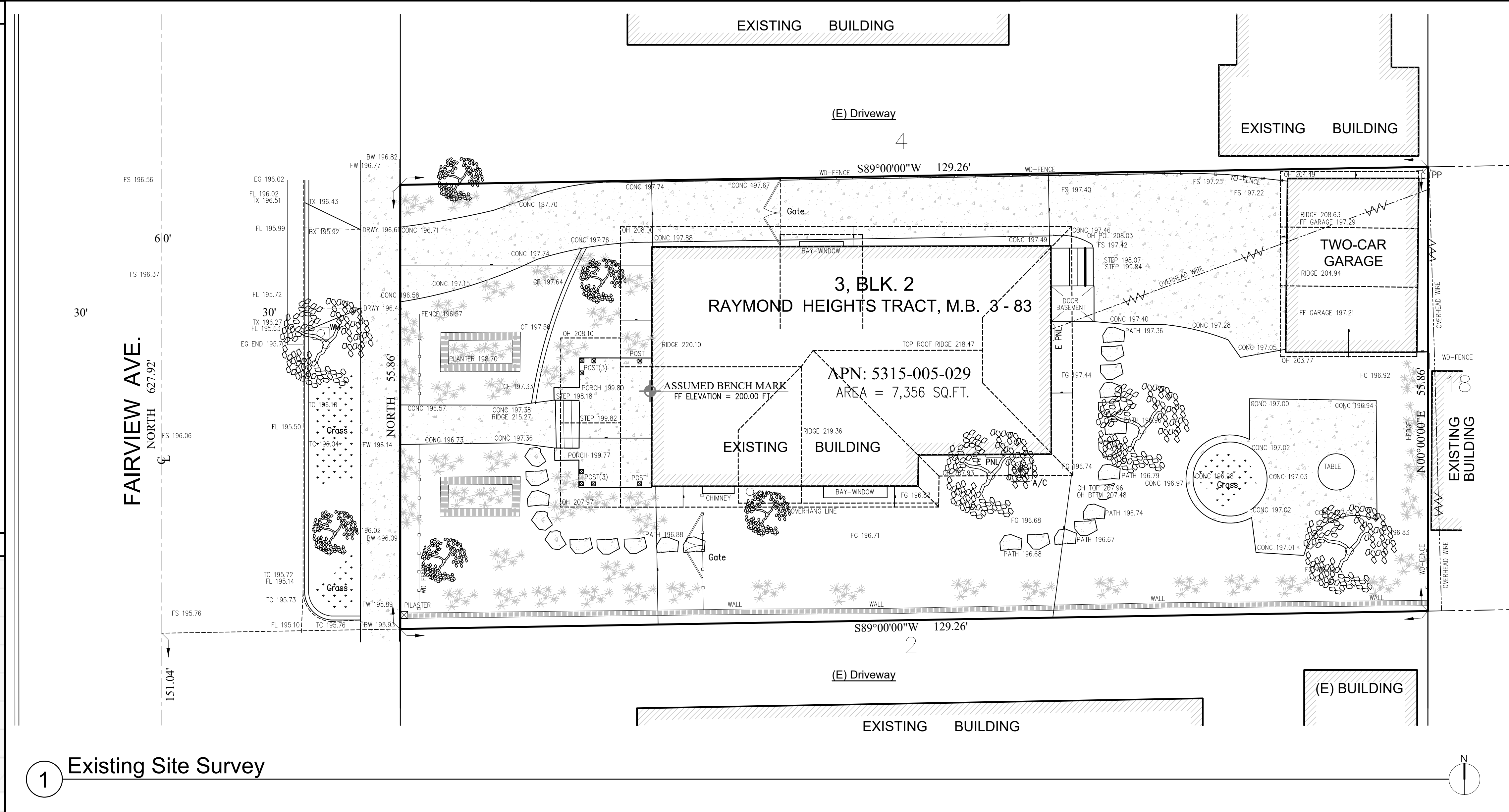
Neither the north dormer nor the existing covered front porch, are original to this 1908 house. The front porch, significantly impacting the character of the house, has a permit indicating it was added in 1929. It's assumed the shed dormer was added around the same time. Rather than change the dormer type (shed to gable provides height where needed), we respectfully maintained the historic accuracy of the shed dormer and simply adjusted roof pitch to gain reasonable head height for a second bathroom.

We chose this strategy based on the Secretary of Interior Standards for Historic Rehabilitation/Preservation as seen below.

1. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

By only changing existing roof dormers, we hope to maintain the integrity of the existing roofline while accommodating alterations that can be reversed if every desired.

VICINITY



1 Existing Site Survey

Taylor Residence
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

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

A 0

TREE SCHEDULE

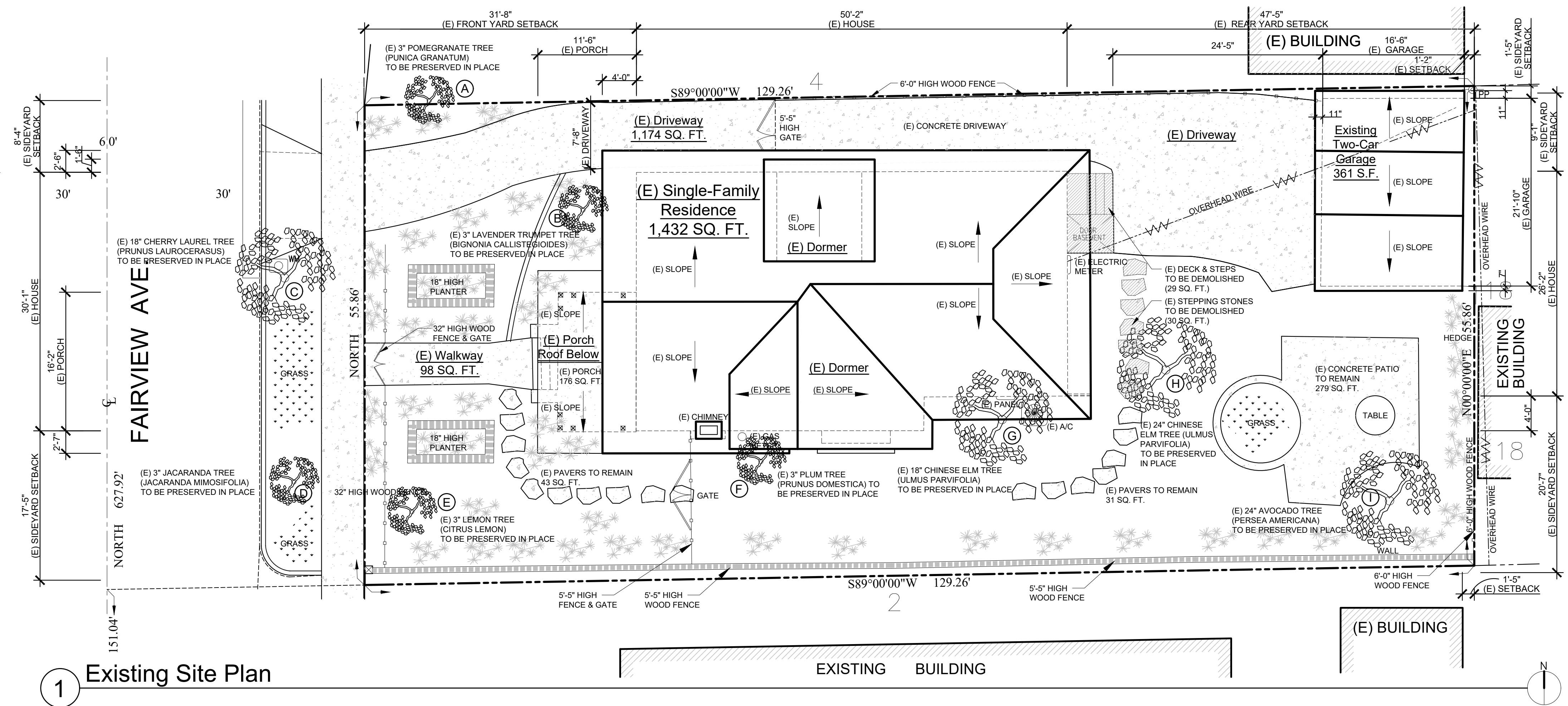
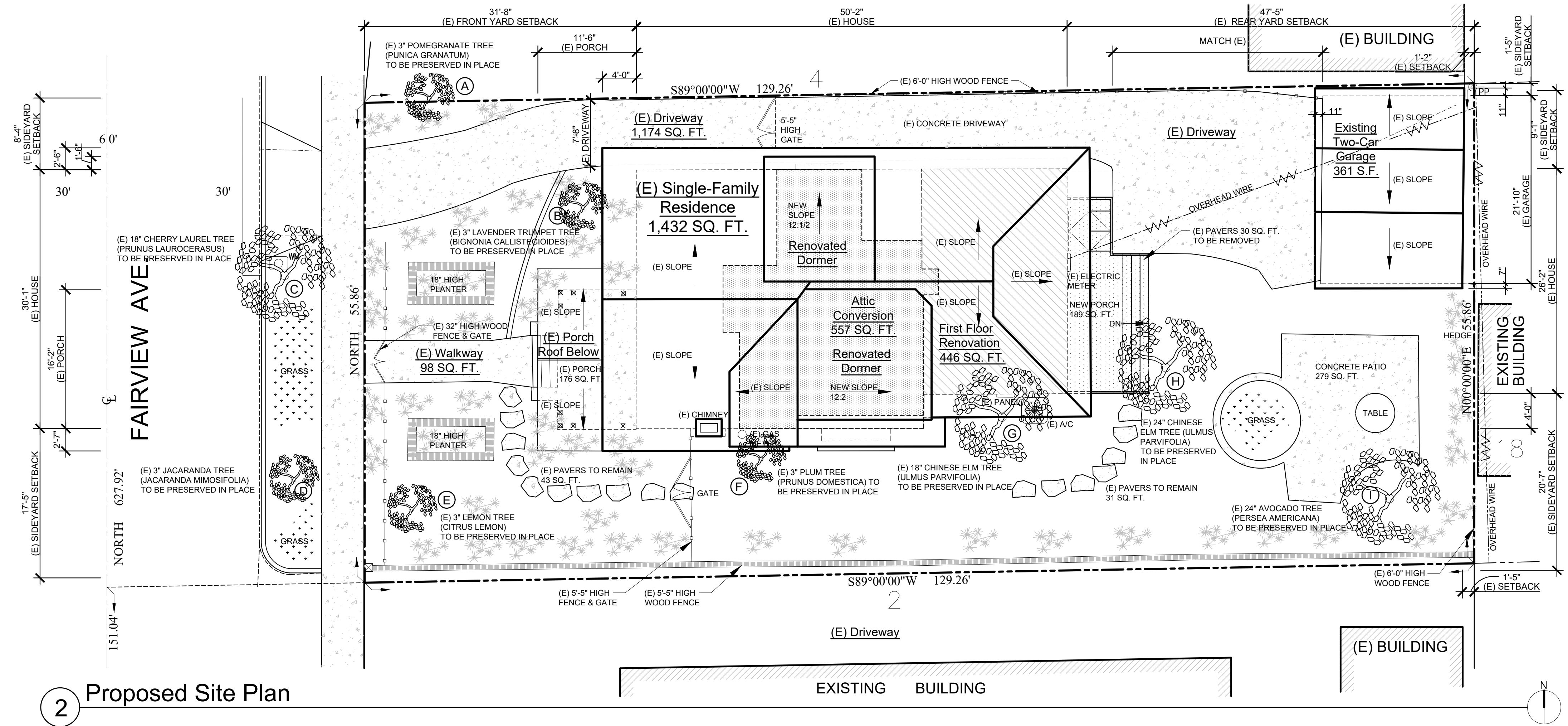
TREE	BOTANICAL NAME	COMMON NAME	SIZE	ACTION
(A)	PUNICA GRANATUM	POMEGRANATE	3"	TO BE PRESERVED IN PLACE
(B)	BIGNONIA CALLISTEGIOIDES	LAVENDER	3"	
(C)	PRUNUS LAUROCERASUS	CHERRY LAUREL	18"	
(D)	JACARANDA MIMOSIFOLIA	JACARANDA	3"	
(E)	CITRUS LEMON	LEMON	3"	
(F)	PRUNUS	PLUM	3"	
(G)	ULMUS PARVIFOLIA	CHINESE ELM	18"	
(H)	ULMUS PARVIFOLIA	CHINESE ELM	24"	
(I)	PERSEA AMERICANA	AVOCADO	24"	

EXISTING HARDSCAPE / LANDSCAPE CALCULATIONS

EXISTING HOUSE	1,432 SQ. FT.	
EXISTING FRONT PORCH	176 SQ. FT.	
EXISTING BACK PORCH	29 SQ. FT.	
EXISTING GARAGE	361 SQ. FT.	
EXISTING LOT COVERAGE:	1,998 SQ. FT.	27.2%
EXISTING YARD AREA:	7,356 - 1,998 = 5,358 SQ. FT.	72.8%
EXISTING DRIVEWAY	1,176 SQ. FT.	
EXISTING FRONT WALKWAY	98 SQ. FT.	
EXISTING STEPPING STONES	104 SQ. FT.	
EXISTING CONCRETE PATIO	279 SQ. FT.	
TOTAL HARDSCAPE AREA:	1,657 SQ. FT.	22.5%
TOTAL LANDSCAPE AREA:	3,701 SQ. FT.	50.3%

PROPOSED HARDSCAPE / LANDSCAPE CALCULATIONS

EXISTING HOUSE	1,432 SQ. FT.	
EXISTING FRONT PORCH	176 SQ. FT.	
NEW BACK PORCH	189 SQ. FT.	
EXISTING GARAGE	361 SQ. FT.	
PROPOSED LOT COVERAGE:	2,158 SQ. FT.	29.3%
PROPOSED YARD AREA:	7,356 - 2,158 = 5,198 SQ. FT.	70.7%
EXISTING DRIVEWAY	1,176 SQ. FT.	
EXISTING FRONT WALKWAY	98 SQ. FT.	
EXISTING STEPPING STONES	74 SQ. FT.	
EXISTING CONCRETE PATIO	279 SQ. FT.	
TOTAL HARDSCAPE AREA:	1,627 SQ. FT.	22.1%
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 fax: (626) 355-3777
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REVISIONS

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 cell: (626) 399-4334
 email: kfredy@gmail.com

EXISTING & PROPOSED SITE PLANS
 SCALE: 1/8" = 1'-0"

A 0.1

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Sierra Madre, CA 91024
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REVISIONS

Taylor Residence

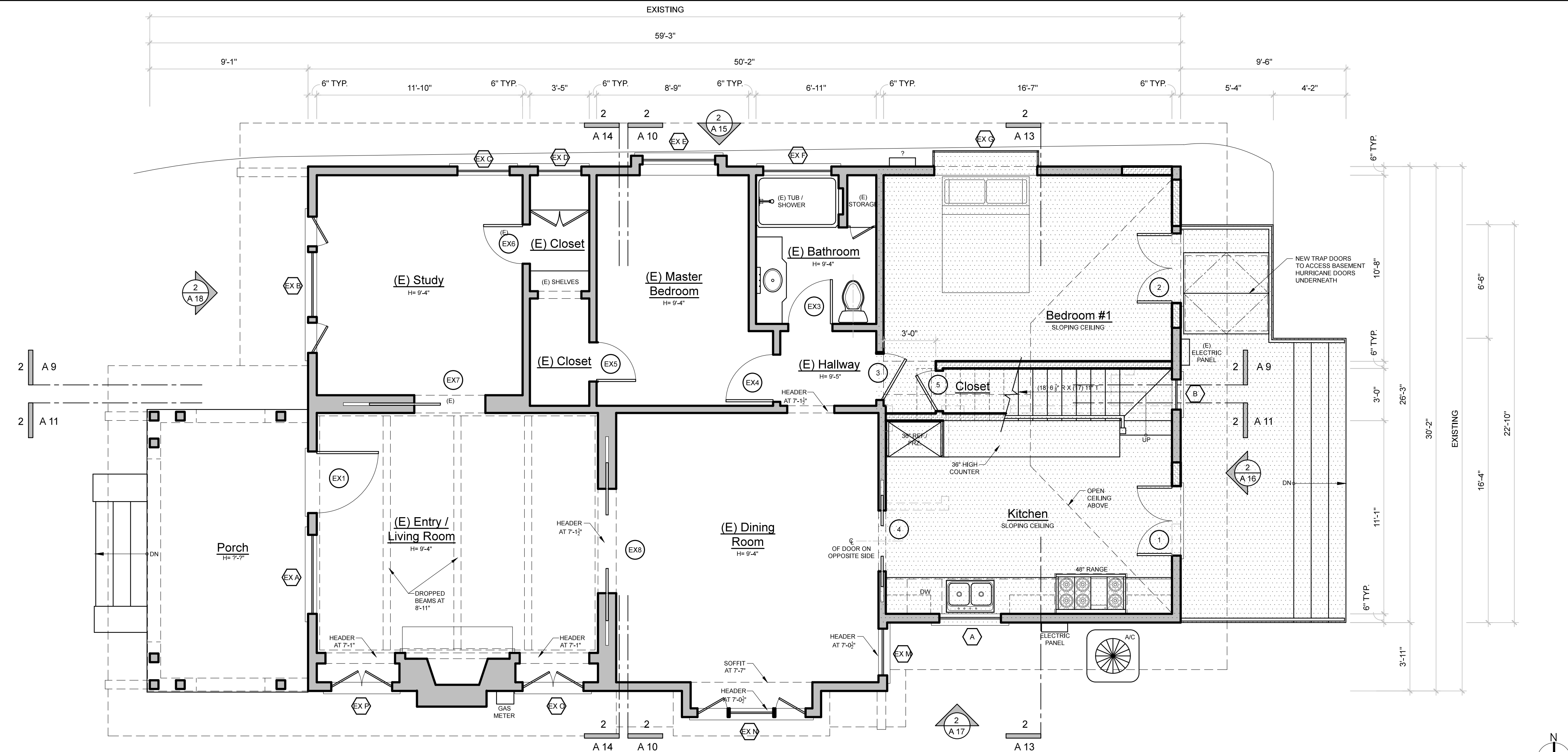
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cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED FIRST FLOOR PLANS

SCALE: 1/4" = 1'-0"

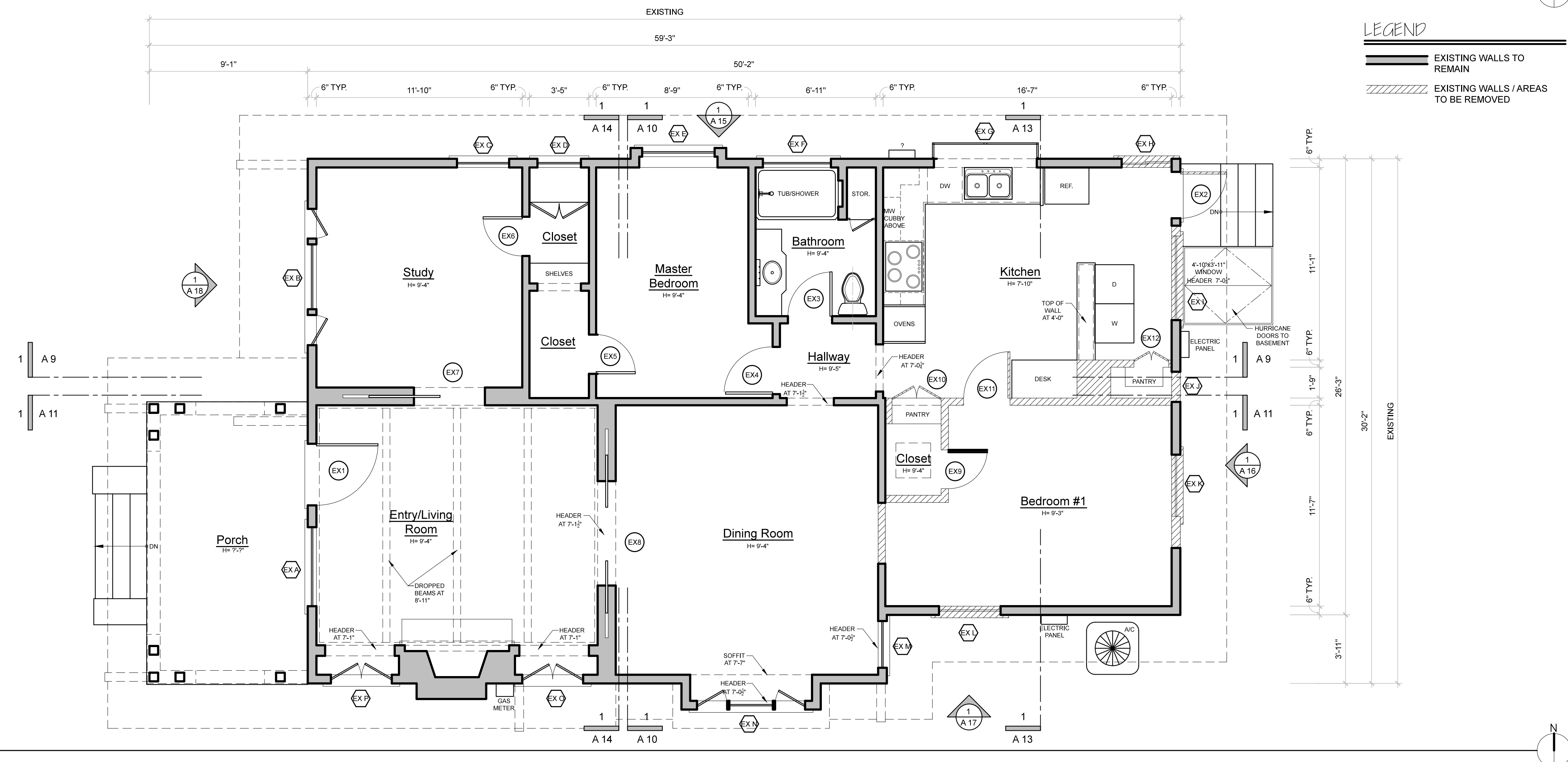
A 2

- EXISTING CONCRETE STEPS @ FRONT PORCH
- EXISTING RAISED, SCORED, CONCRETE SLAB FLOORING @ FRONT PORCH
- EXISTING RAISED FLOOR FOUNDATION
- EXISTING 2 X FLOOR JOISTS @ 2'-0" O. C.
- EXISTING QUARTER SAWN OAK FLOORING THROUGHOUT PUBLIC SPACE
- EXISTING TILE FLOORING IN KITCHEN & BATHROOM
- EXISTING CONCRETE PAD & STEPS @ BACK DOOR ENTRY
- EXISTING 2 X STUD WOOD FRAMING
- EXISTING PAINT GRADE WOOD CLAPBOARD EXTERIOR SIDING
- EXISTING SINGLE LITE, BEVELED GLASS, SOLID OAK, STAIN GRADE FRONT DOOR
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, WOOD FRAMED, CASEMENT WINDOWS
- EXISTING SINGLE GLAZED, WOOD FRAMED, DOUBLE HANG WINDOWS
- EXISTING SMOOTH TROWEL PLASTER WALLS
- EXISTING BUILT-IN PAINT GRADE, 2" FACE FRAME SINGLE PANEL DOOR & SLAB DRAWER KITCHEN CABINETRY
- EXISTING 4 1/2" PAINT & STAIN GRADE WOOD, CASING TO DOOR & WINDOWS
- EXISTING 8" PAINT GRADE, WOOD, BASEBOARD
- EXISTING 8" STAIN GRADE WOOD BASEBOARD @ DINING ROOM, LIVING ROOM & HALLWAY
- EXISTING PLASTER CEILINGS @ INTERIOR
- EXISTING T&G CEILING @ FRONT PORCH
- EXISTING ROOF OVERHANG ABOVE
- EXISTING 8" STAIN GRADE WOOD BASEBOARD @ DINING ROOM, LIVING ROOM & HALLWAY



2 Proposed Plan: First Floor

- EXISTING CONCRETE STEPS @ FRONT PORCH
- EXISTING RAISED, SCORED, CONCRETE SLAB FLOORING @ FRONT PORCH
- EXISTING RAISED FLOOR FOUNDATION
- EXISTING 2 X FLOOR JOISTS @ 2'-0" O. C.
- EXISTING QUARTER SAWN OAK FLOORING THROUGHOUT PUBLIC SPACE
- EXISTING TILE FLOORING IN KITCHEN & BATHROOM
- EXISTING CONCRETE PAD & STEPS @ BACK DOOR ENTRY
- EXISTING 2 X STUD WOOD FRAMING
- EXISTING PAINT GRADE WOOD CLAPBOARD EXTERIOR SIDING
- EXISTING SINGLE LITE, BEVELED GLASS, SOLID OAK, STAIN GRADE FRONT DOOR
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, WOOD FRAMED, CASEMENT WINDOWS
- EXISTING SINGLE GLAZED, WOOD FRAMED, DOUBLE HANG WINDOWS
- EXISTING SMOOTH TROWEL PLASTER WALLS
- EXISTING BUILT-IN PAINT GRADE, 2" FACE FRAME SINGLE PANEL DOOR & SLAB DRAWER KITCHEN CABINETRY
- EXISTING 4 1/2" PAINT & STAIN GRADE WOOD, CASING TO DOOR & WINDOWS
- EXISTING 8" PAINT GRADE, WOOD, BASEBOARD
- EXISTING 8" STAIN GRADE WOOD BASEBOARD @ DINING ROOM, LIVING ROOM & HALLWAY
- EXISTING PLASTER CEILINGS @ INTERIOR
- EXISTING T&G CEILING @ FRONT PORCH
- EXISTING ROOF OVERHANG ABOVE



1 Existing Plan: First Floor

Blue Studio

551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

Taylor Residence

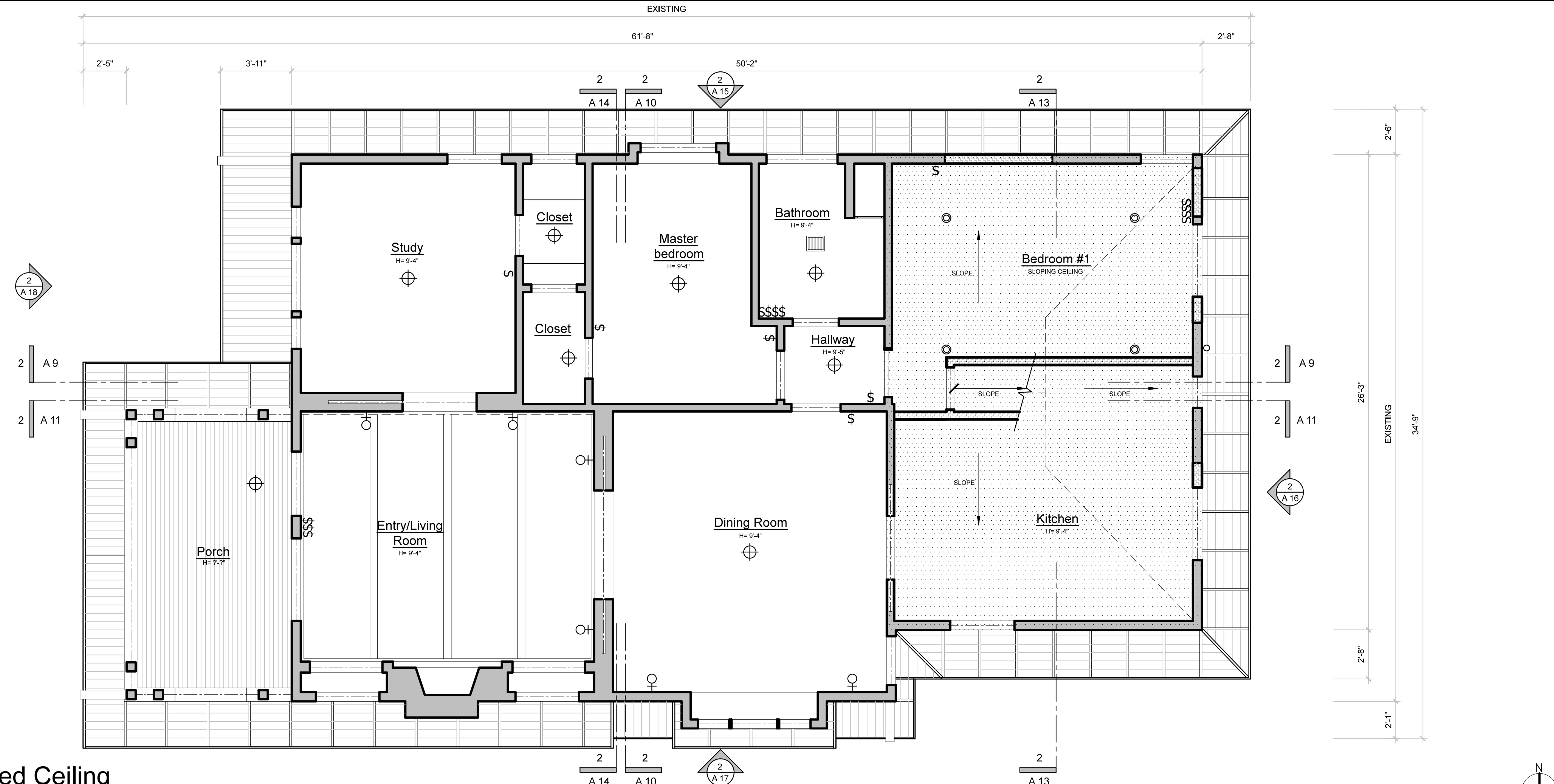
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfredy@gmail.com

EXISTING FIRST FLOOR RCP PLAN

SCALE: 1/4" = 1'-0"

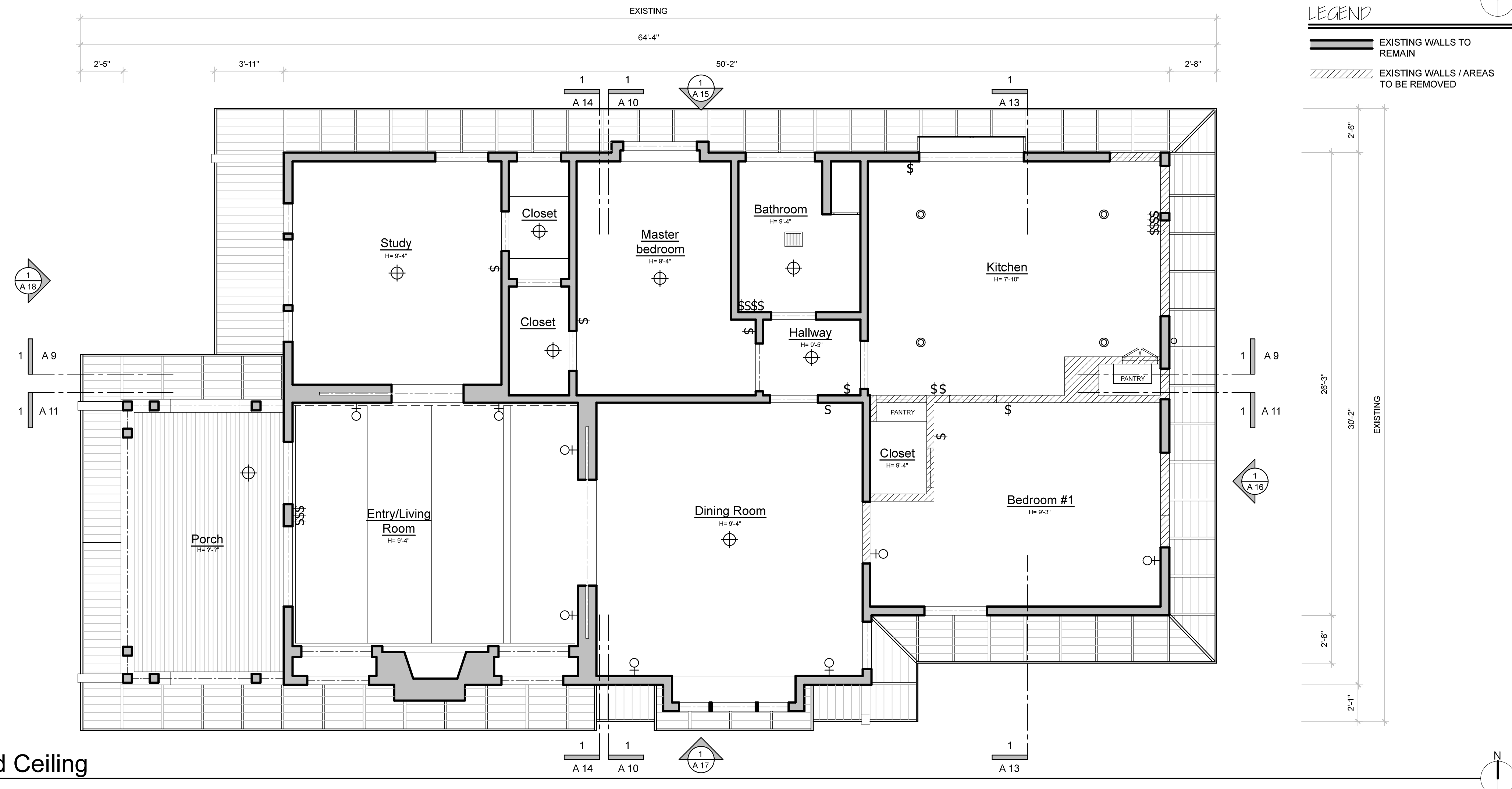
A 3

- EXISTING 2'-6" TO 3'-11" GABLE AND ROOF OVERHANGS
- EXISTING 2 X RAFTERS TO OVERHANGS
- EXISTING 3 X OUTRIGGERS TO EXISTING GABLE ROOFS
- EXISTING WOOD, STAIN GRADE T&G FINISH TO EXTERIOR PORCH CEILINGS
- EXISTING PLASTER FINISH @ INTERIOR CEILINGS
- EXISTING X X X BEAMS @ LIVING ROOM
- EXISTING OVERHEAD CABINETS @ KITCHEN



2 Proposed Plan: First Floor Reflected Ceiling

- EXISTING 2'-6" TO 3'-11" GABLE AND ROOF OVERHANGS
- EXISTING 2 X RAFTERS TO OVERHANGS
- EXISTING 3 X OUTRIGGERS TO EXISTING GABLE ROOFS
- EXISTING WOOD, STAIN GRADE T&G FINISH TO EXTERIOR PORCH CEILINGS
- EXISTING PLASTER FINISH @ INTERIOR CEILINGS
- EXISTING X X X BEAMS @ LIVING ROOM
- EXISTING OVERHEAD CABINETS @ KITCHEN



1 Existing Plan: First Floor Reflected Ceiling

LEGEND
 ——— EXISTING WALLS TO REMAIN
 - - - - - EXISTING WALLS / AREAS TO BE REMOVED

PROPOSED DOOR SCHEDULE

NO.	SIZE	MATERIAL	TYPE	PANE TYPE	LITES	FINISH	VISIBLE FROM STREET	KEEP (E) FRAME?	BEDROOM?
1	PR. 2'-0" x 7'-0"	WOOD	FRENCH	SINGLE	10-LITE	PAINT	N	N	N
2	PR. 2'-0" x 7'-0"	WOOD	FRENCH	SINGLE	10-LITE	PAINT	N	N	Y
3	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
4	PR. 1'-9" x 7'-0"	WOOD	SLIDING POCKET	-	-	PAINT	N	N	N
5	2'-4" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
6	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
7	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N

PROPOSED WINDOW SCHEDULE

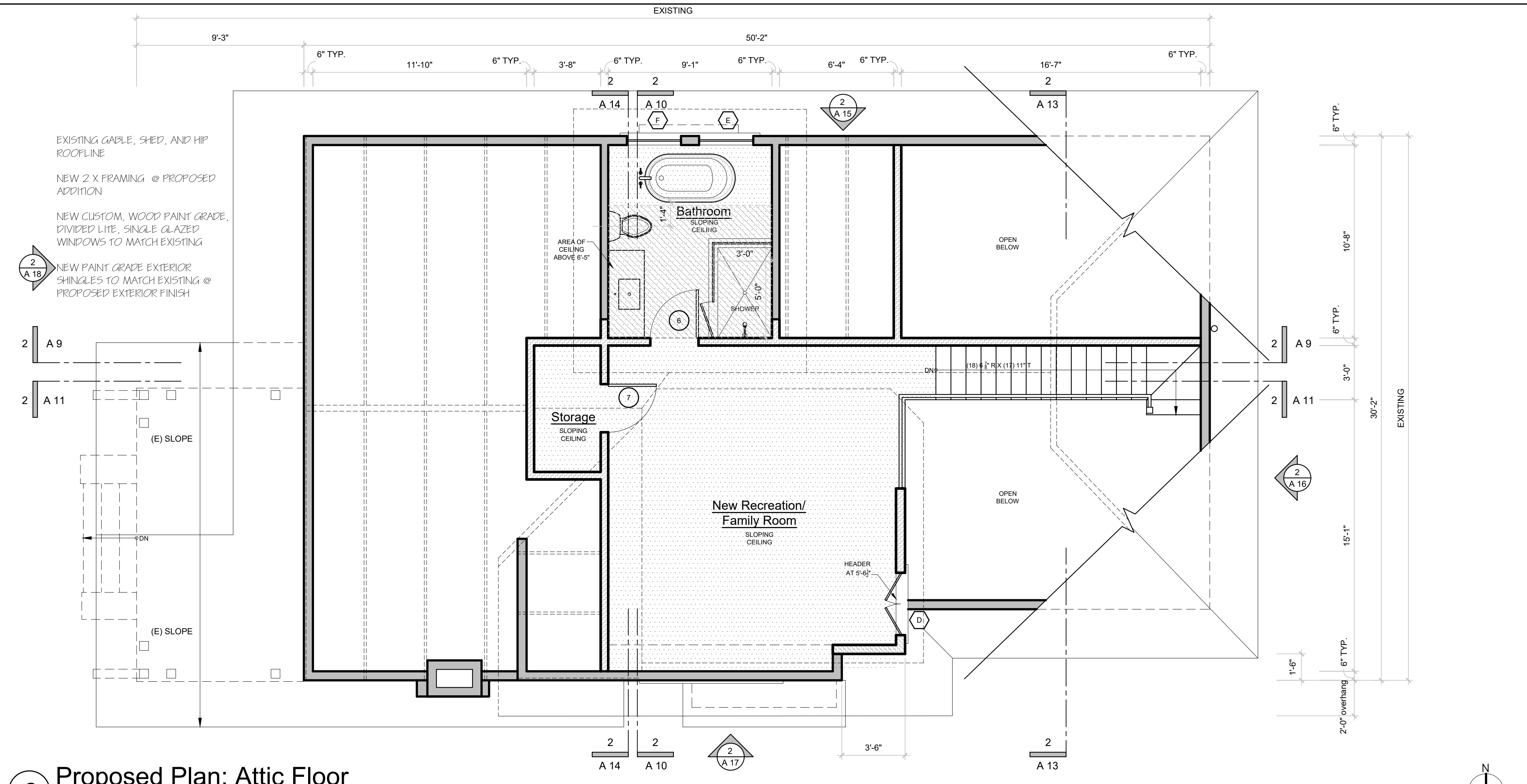
NO.	SIZE	MATERIAL	TYPE	PANE TYPE	LITES	FINISH	VISIBLE FROM STREET	KEEP (E) FRAME?	BEDROOM?
A	EXISTING 3'-6" x 3'-6"	WOOD	DOUBLE-HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	N
B	1'-0" x 4'-0"	WOOD	CASEMENT	SINGLE	21-LITE	PAINT	N	N	N
C	5'-0" x 1'-9"	WOOD	CASEMENT	DOUBLE	21-LITE	PAINT	N	N	N
D	PR. 1'-9" x 3'-6"	WOOD	CASEMENT	SINGLE	21-LITE	PAINT	N	N	N
E	3'-0" x 2'-6"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	N	N
F	3'-0" x 2'-6"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	N	N

EXISTING DOOR SCHEDULE

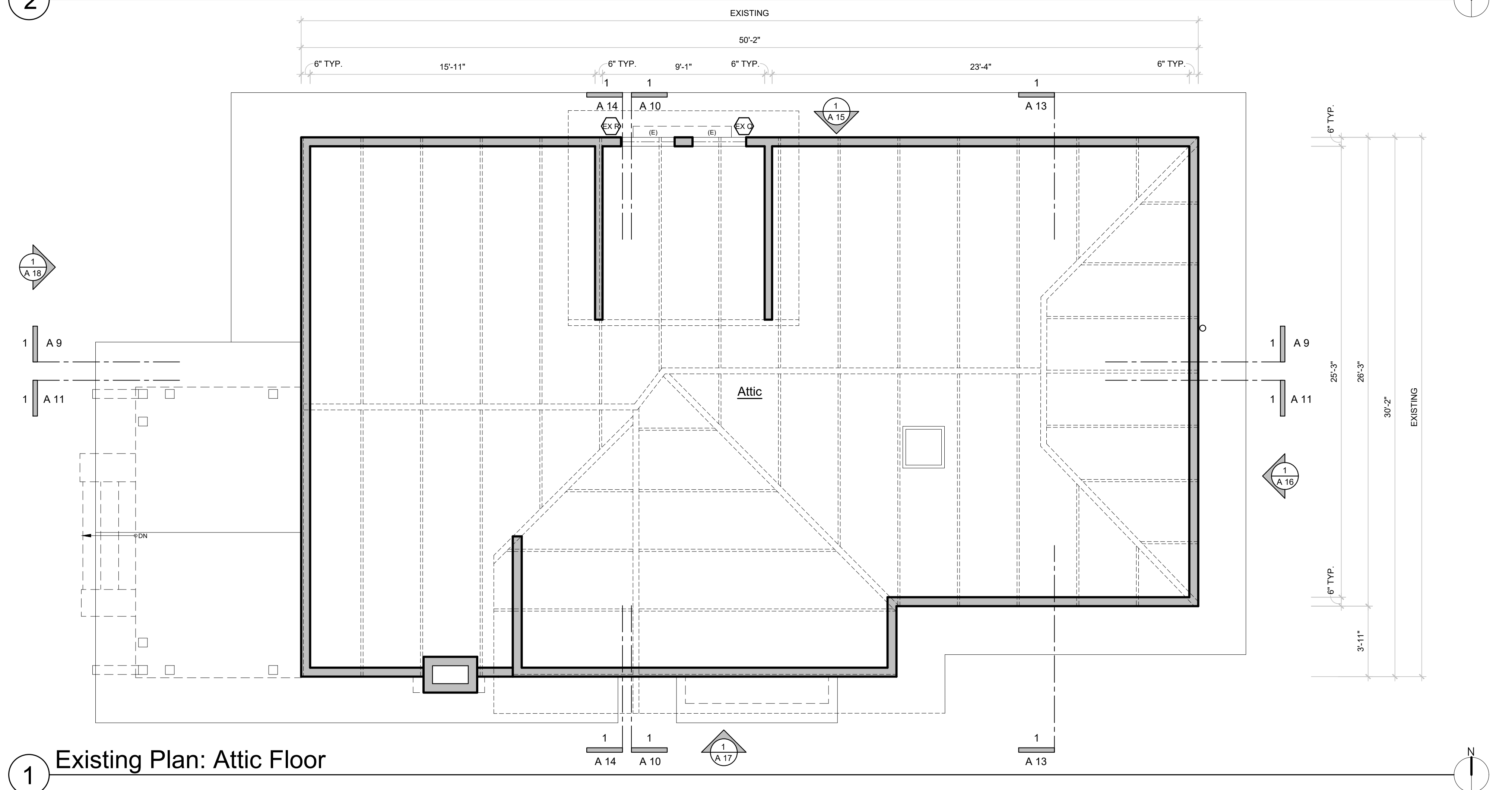
NO.	SIZE	(E) MATERIAL	TYPE	PANE TYPE	(E) LITES	(E) FINISH	VISIBLE FROM STREET	KEEP (E) FRAME?	BEDROOM?
EX1	3'-6" x 7'-0"	WOOD	SWING	SINGLE	SINGLE-LITE	PAINT	Y	Y	N
EX2	2'-8" x 7'-0"	WOOD	SWING	SINGLE	SINGLE-LITE	PAINT	N	N	N
EX3	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	N
EX4	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
EX5	2'-3" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	N
EX6	2'-3" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
EX7	4'-0" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
EX8	PR. 3'-0" x 7'-0"	WOOD	SLIDING POCKET	-	-	PAINT	N	Y	N
EX9	2'-3" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
EX10	PR. 1'-5" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
EX11	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	Y
EX12	PR. 1'-0" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N

EXISTING WINDOW SCHEDULE

NO.	SIZE	(E) MATERIAL	TYPE	PANE TYPE	(E) LITES	(E) FINISH	VISIBLE FROM STREET	KEEP (E) FRAME?	BEDROOM?
EXA	4'-6" x 5'-0"	WOOD	FIXED	SINGLE	16-LITE	PAINT	Y	Y	N
EXB	7'-10" x 5'-0"	WOOD	FIXED CASEMENT	SINGLE	6-LITE 16-LITE	PAINT	Y	Y	Y
EXC	3'-0" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	Y
EXD	2'-6" x 2'-0"	WOOD	FIXED	SINGLE	8-LITE	PAINT	N	Y	N
EXE	4'-2" x 4'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	Y
EXF	4'-0" x 1'-2"	WOOD	AWNING	SINGLE	SINGLE-LITE	PAINT	N	Y	N
EXG	6'-0" x 2'-10"	ALUMINUM	FIXED	SINGLE	SINGLE-LITE	ALUMINUM	N	Y	N
EXH	2'-10" x 3'-10"	ALUMINUM	SLIDER	SINGLE	SINGLE-LITE	ALUMINUM	N	N	N
EXI	4'-10" x 4'-0"	ALUMINUM	SLIDER	SINGLE	SINGLE-LITE	ALUMINUM	N	N	N
EXJ	1'-6" x 2'-0"	WOOD	FIXED	SINGLE	SINGLE-LITE	PAINT	N	N	N
EXK	3'-6" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	N	Y
EXL	3'-6" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	N	Y
EXM	2'-8" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	N
EXN	6'-2" x 4'-0"	WOOD	FIXED CASEMENT	SINGLE	SINGLE-LITE 21-LITE	PAINT	N	Y	N
EXO	3'-6" x 2'-5"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	Y	N
EX1	3'-6" x 2'-5"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	Y	N
EX2	3'-0" x 2'-6"	WOOD	FIXED	SINGLE	18-LITE	PAINT	N	N	N
EX3	3'-0" x 2'-6"	WOOD	FIXED	SINGLE	18-LITE	PAINT	N	N	N



2 Proposed Plan: Attic Floor



1 Existing Plan: Attic Floor

Blue Studio

551 Alta Vista Drive,
 Sierra Madre, CA 91024
 tel: (626) 355-0027
 fax: (626) 355-3777
 email: bluestudio.91@gmail.com

REVISIONS

Taylor Residence

Nick and Karen Taylor
 1132 Fairview Ave., South Pasadena, CA 91030
 cell: (626) 399-4334
 email: kfreddy@gmail.com

EXISTING & PROPOSED ATTIC PLANS

SCALE: 1/4" = 1'-0"

A 5

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551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION

Taylor Residence

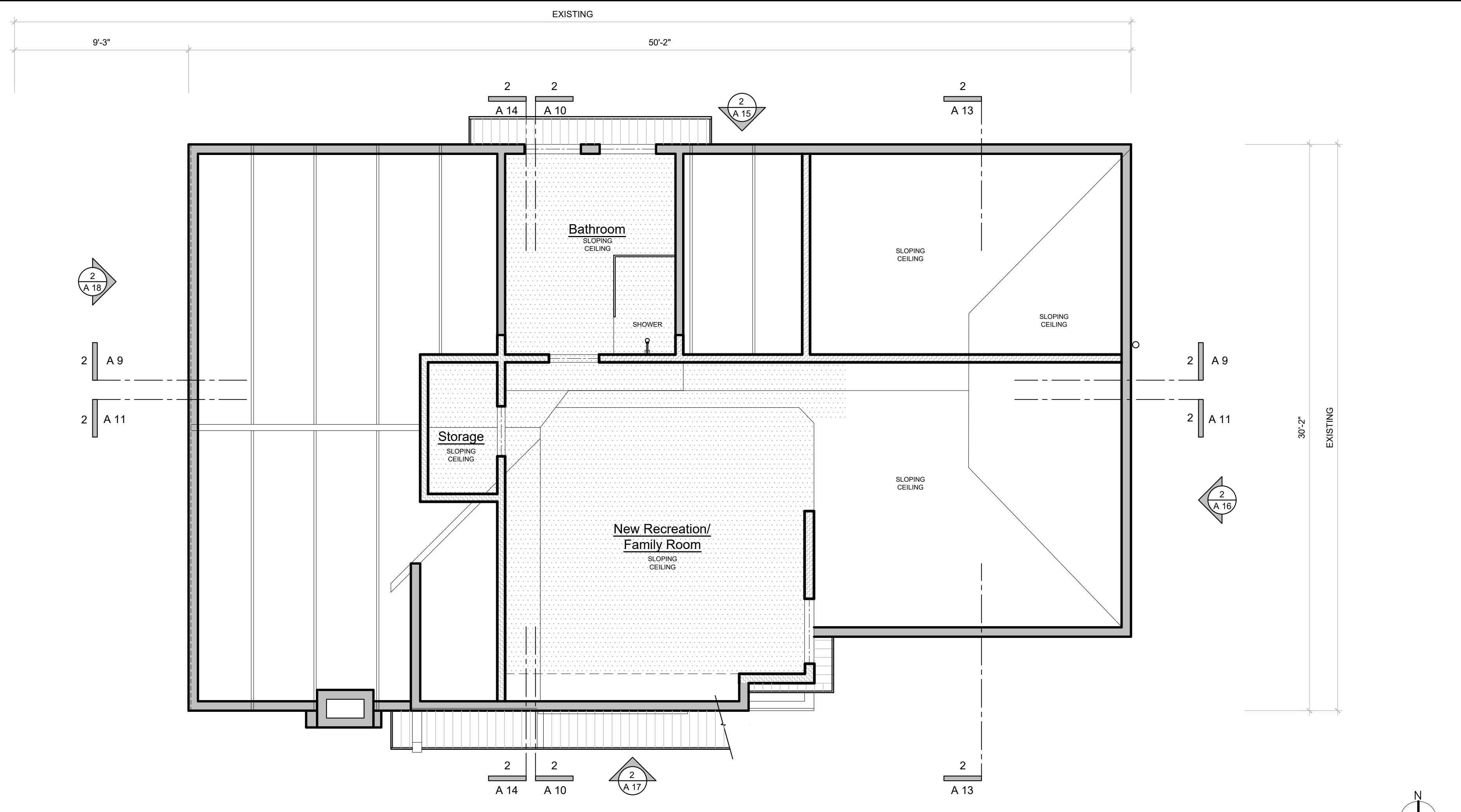
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfredy@gmail.com

EXISTING & PROPOSED ATTIC REFLECTED CEILING PLANS

SCALE: 1/4" = 1'-0"

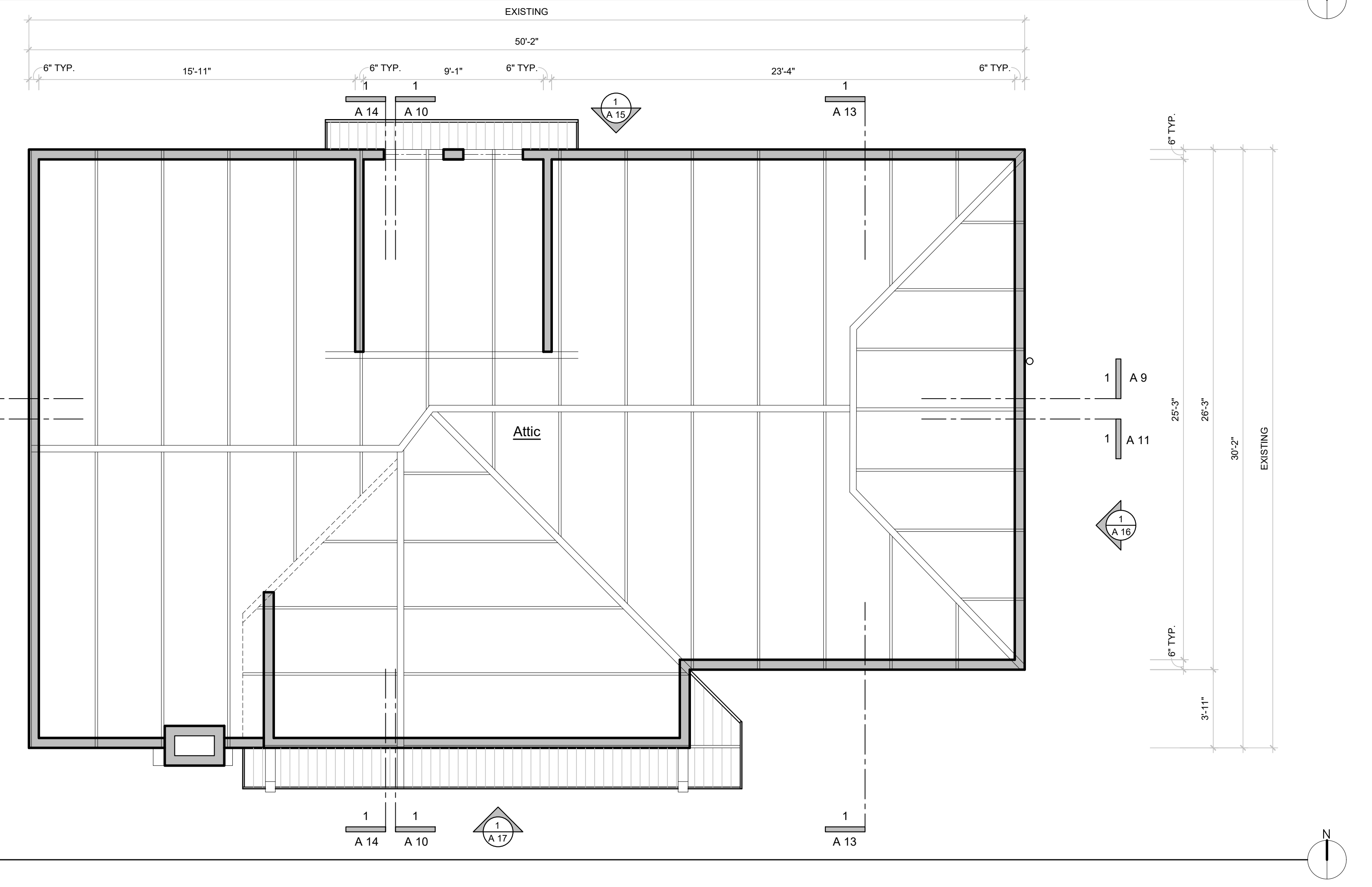
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EXISTING GABLE, SHED, AND HIP ROOFLINE
NEW 2 X FRAMING @ PROPOSED ADDITION
NEW CUSTOM, WOOD PAINT GRADE, DIVIDED LITE, SINGLE GLAZED WINDOWS TO MATCH EXISTING
NEW PAINT GRADE EXTERIOR SHINGLES TO MATCH EXISTING @ PROPOSED EXTERIOR FINISH



2 Proposed Plan: Attic Reflected Ceiling

EXISTING GABLE, SHED, AND HIP ROOFS TO HOUSE
EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
EXISTING RIVER ROCK CHIMNEY



1 Existing Plan: Attic Reflected Ceiling

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551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

Table for REVISIONS with columns for revision number and description.

Taylor Residence

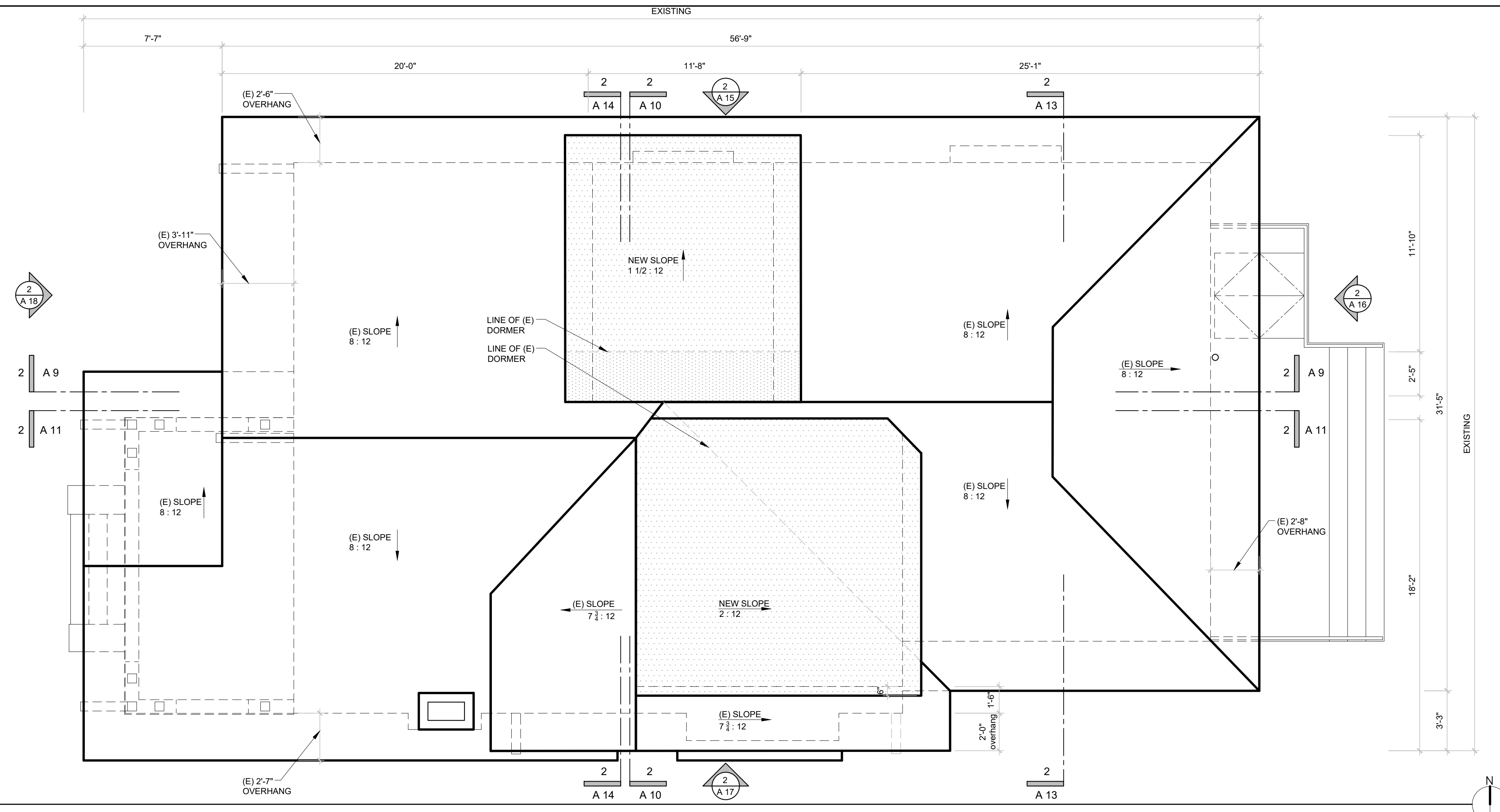
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED ROOF PLANS

SCALE: 1/4" = 1'-0"

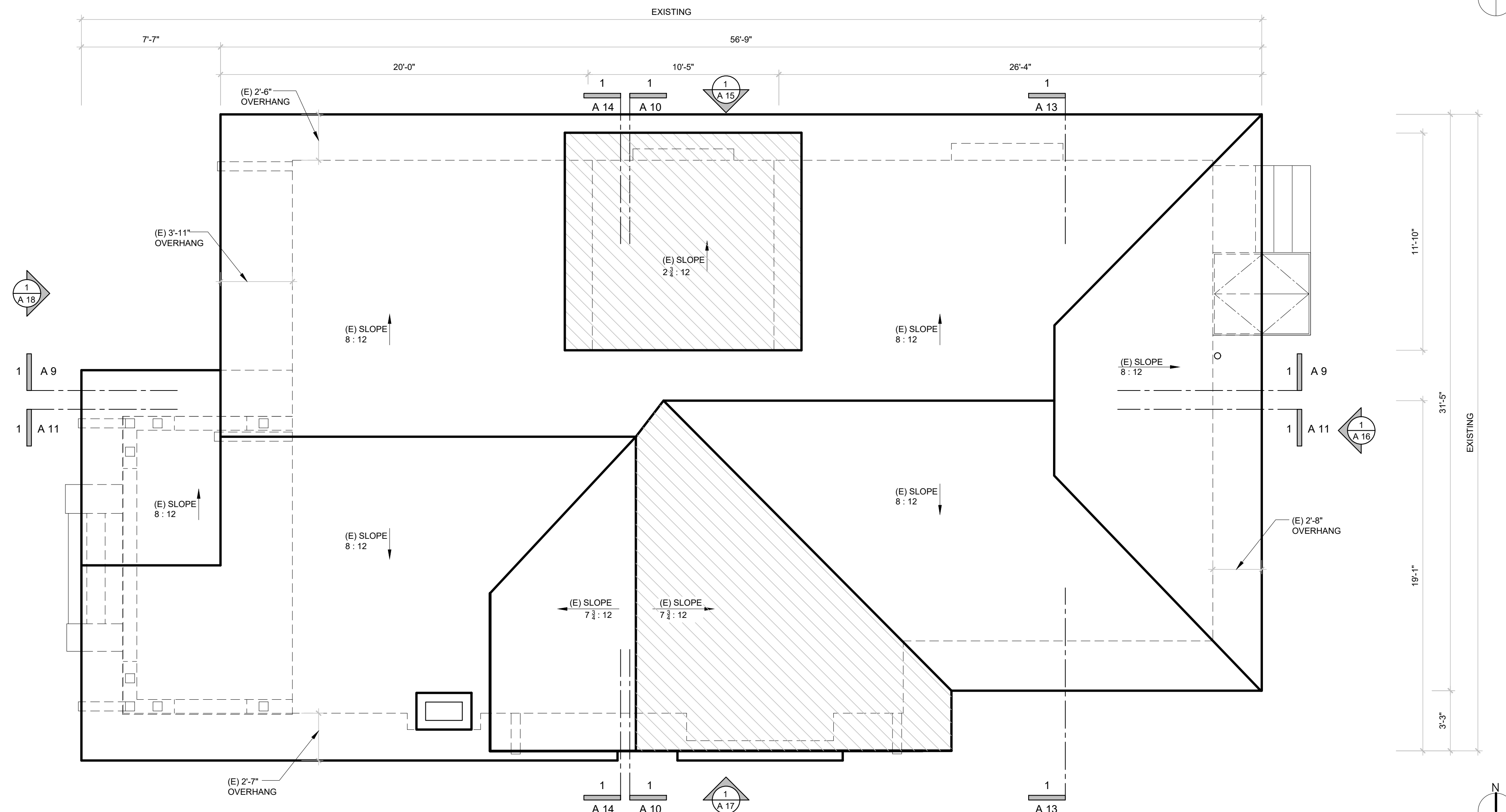
A 8

EXISTING GABLE, SHED, AND HIP ROOFLINE
NEW 2 X FRAMING @ PROPOSED ADDITION
NEW GRADE A COMPOSITE SHINGLE ROOFING @ PROPOSED DORMER TO MATCH EXISTING



2 Proposed Plan: Roof

EXISTING GABLE, SHED, AND HIP ROOFS TO HOUSE
EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
EXISTING RIVER ROCK CHIMNEY
EXISTING T&G CEILING AT FRONT PORCH



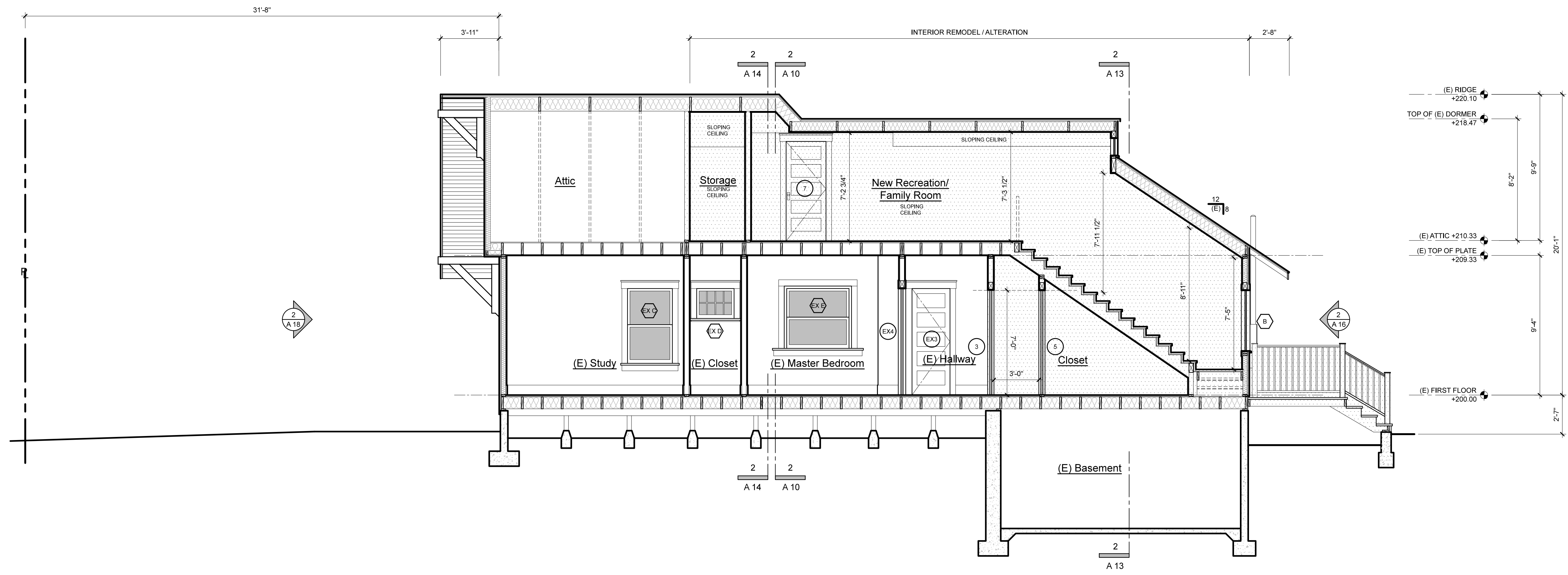
1 Existing Plan: Roof

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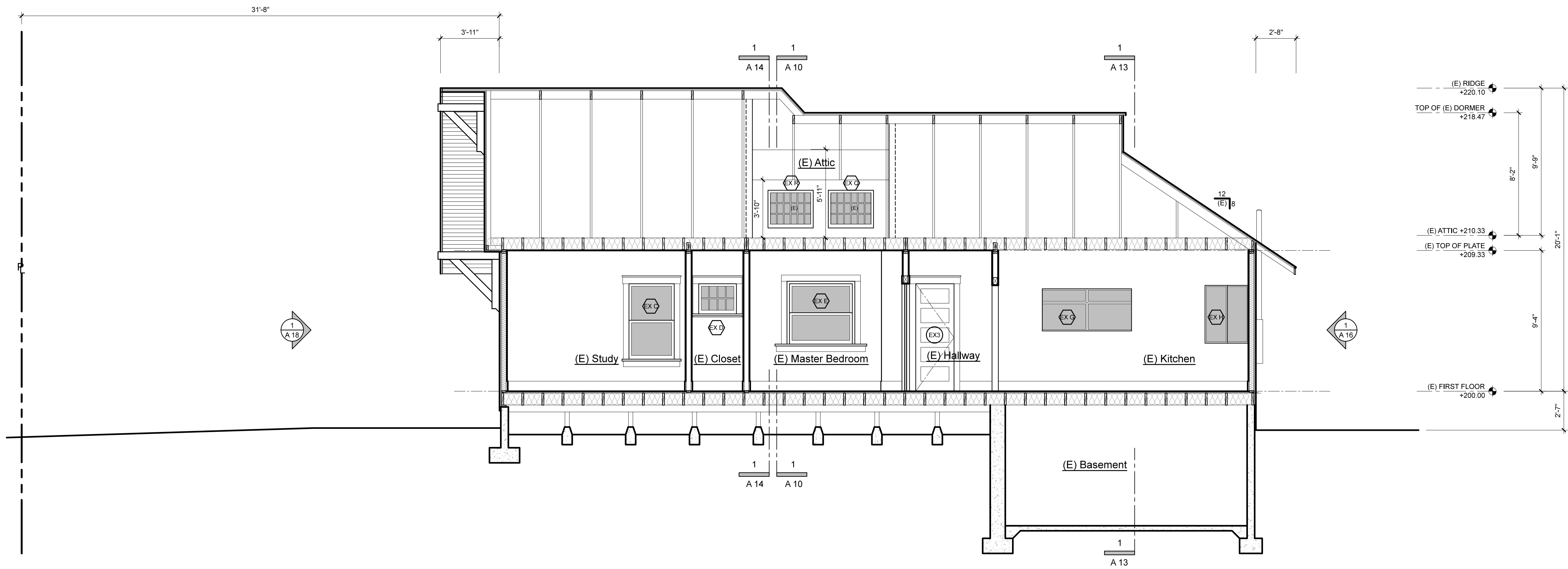
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Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION



1 Proposed Section: West / East



1 Existing Section: West / East

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Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED WEST / EAST SECTIONS

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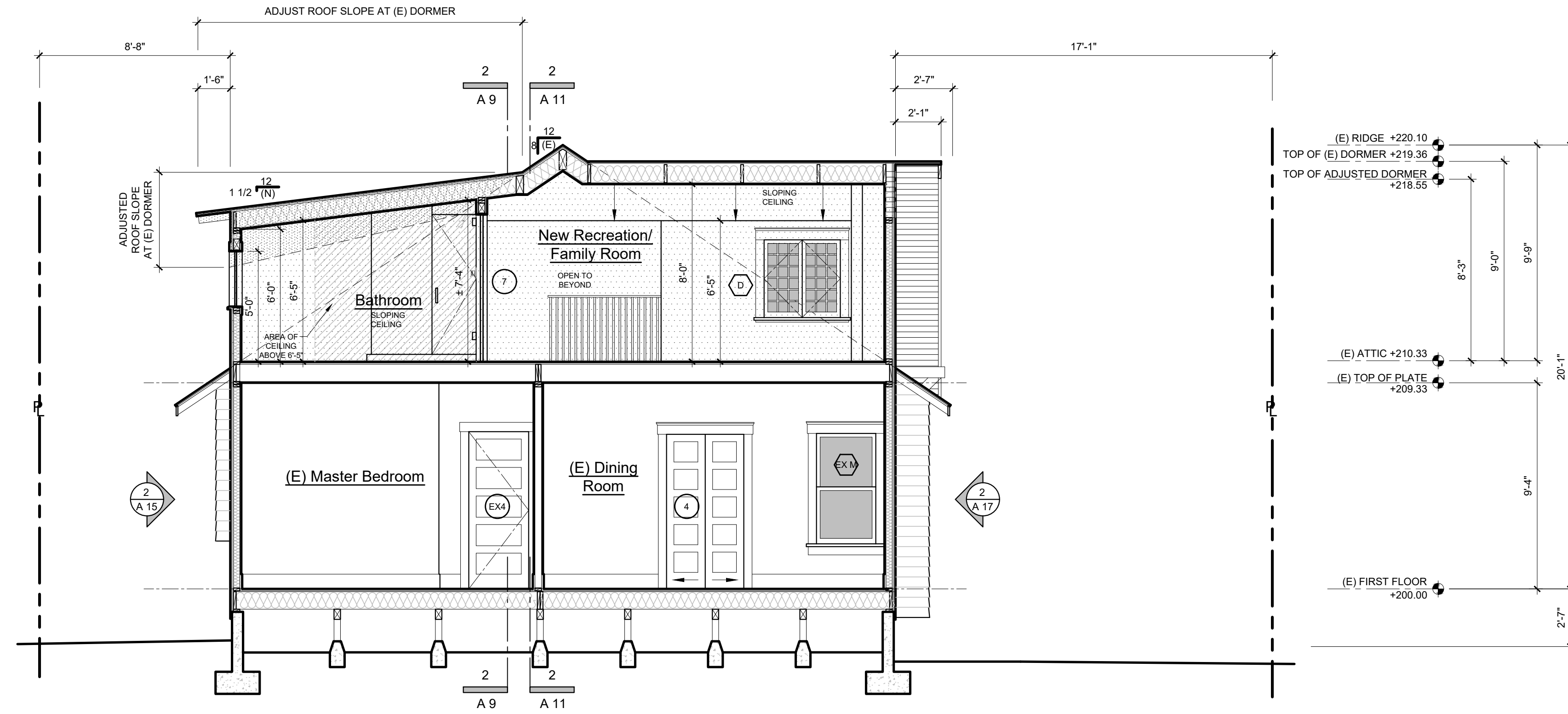
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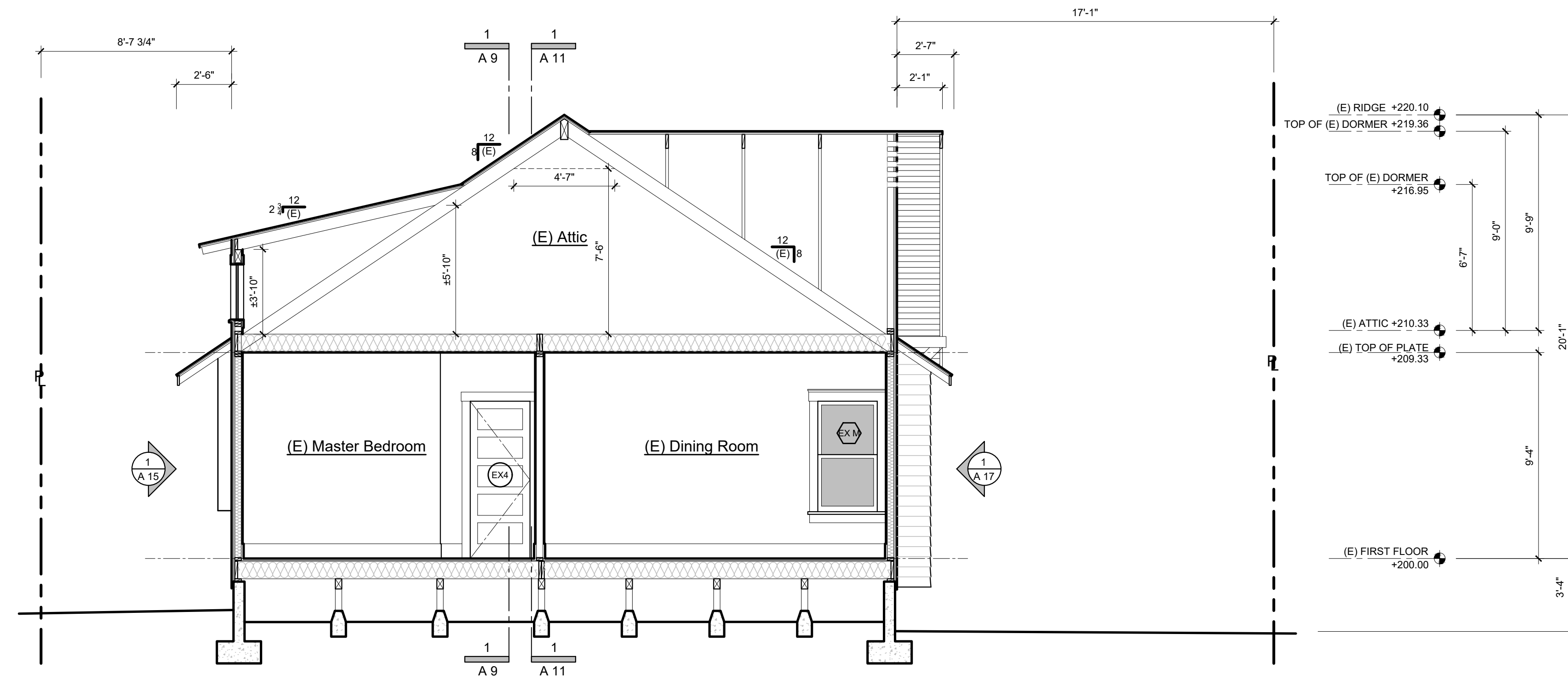
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Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION



2 Proposed Section: North / South



1 Existing Section: North / South

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Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED NORTH / SOUTH SECTIONS

SCALE: 1/4" = 1'-0"

A 10

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Sierra Madre, CA 91024
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fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION

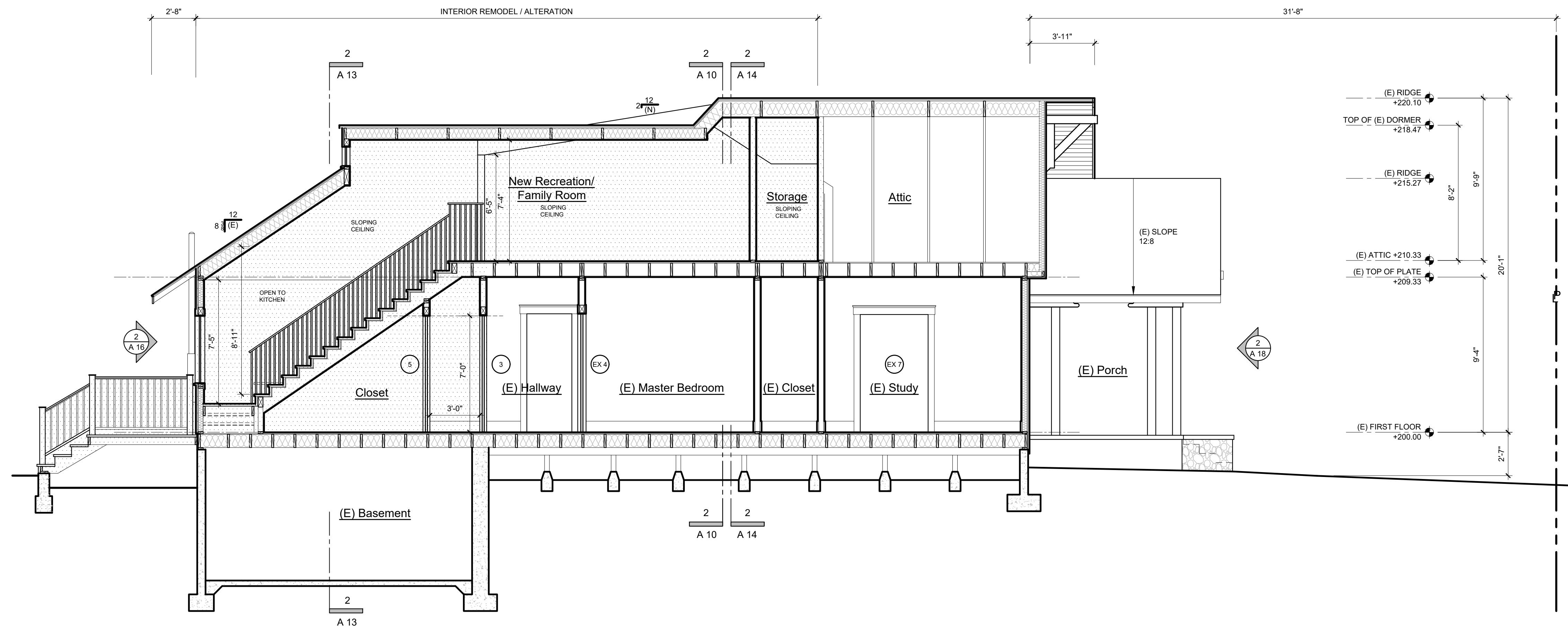
Taylor Residence

Nick and Karen Taylor
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cell: (626) 399-4334
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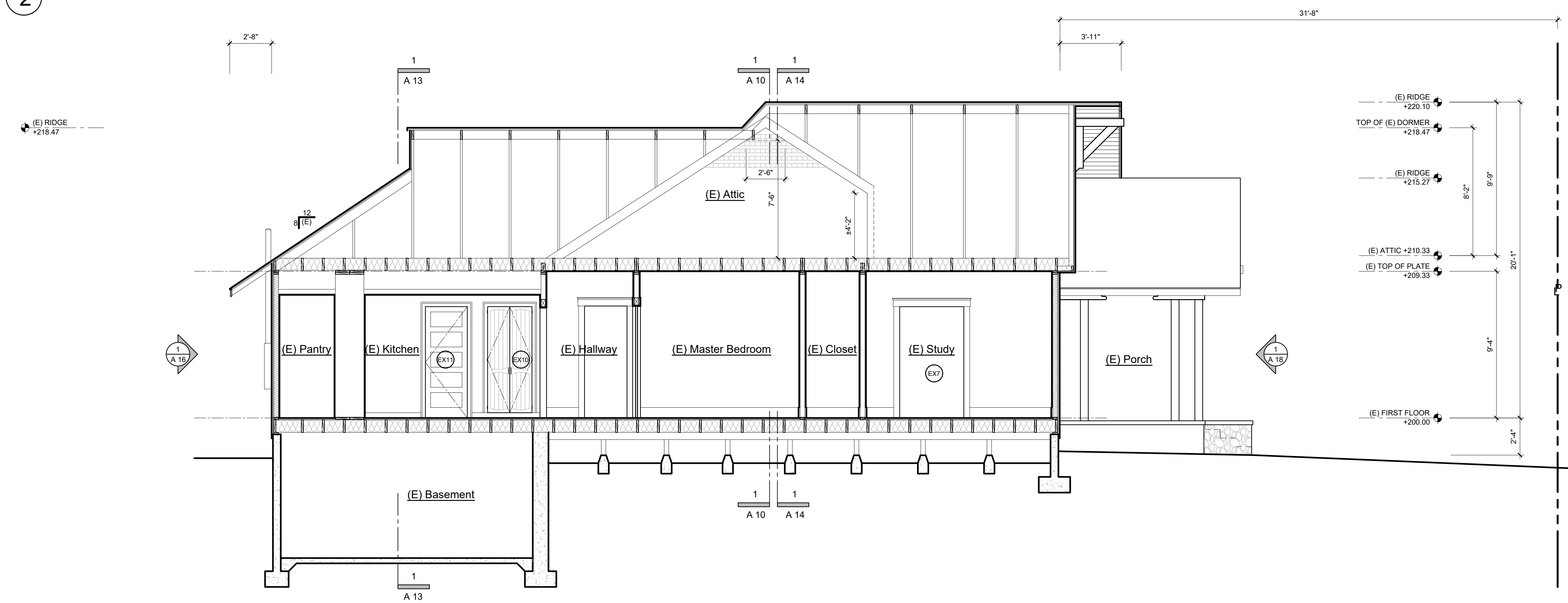
EXISTING & PROPOSED EAST / WEST SECTIONS

SCALE: 1/4" = 1'-0"

A 11



2 Proposed Section: East / West

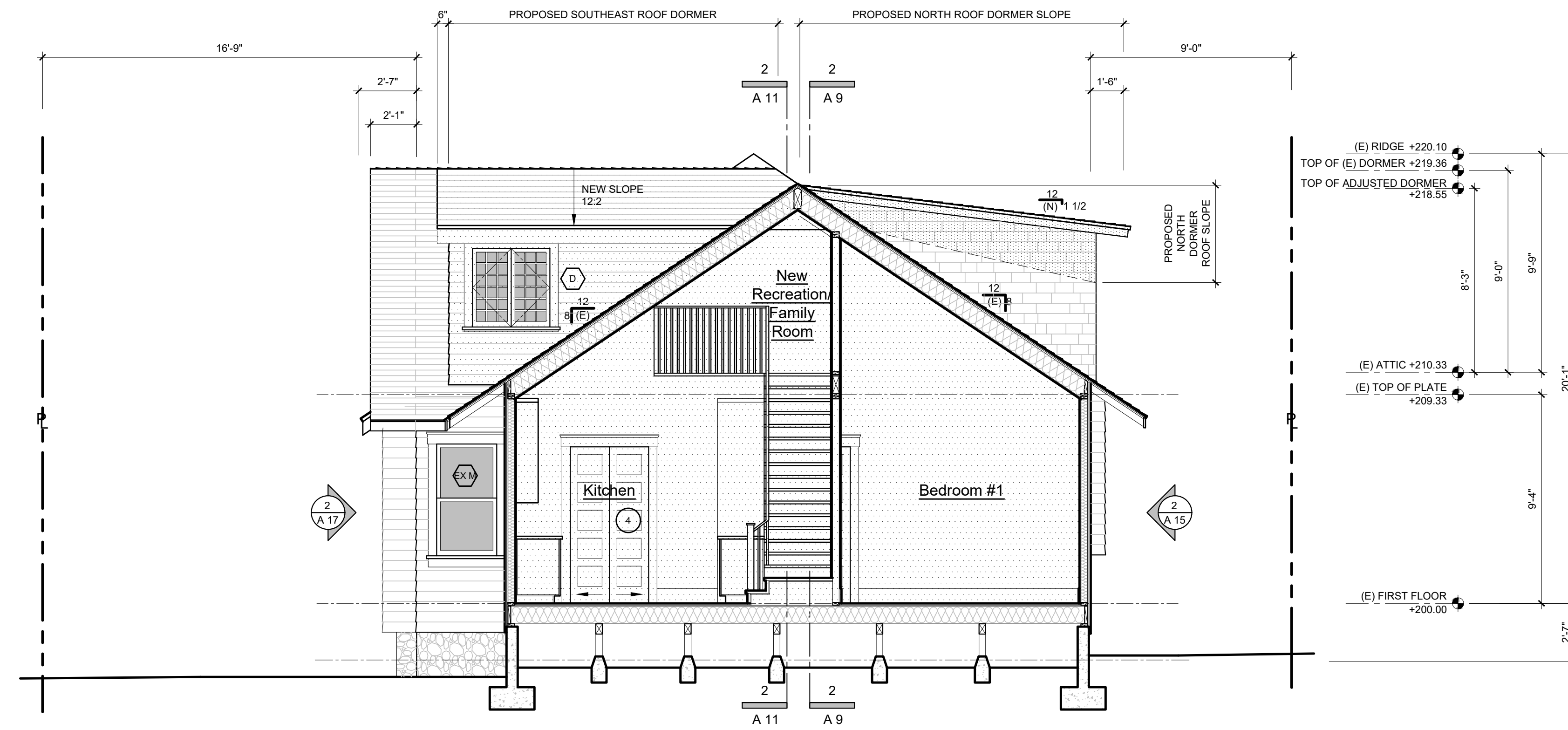


1 Existing Section: East / West

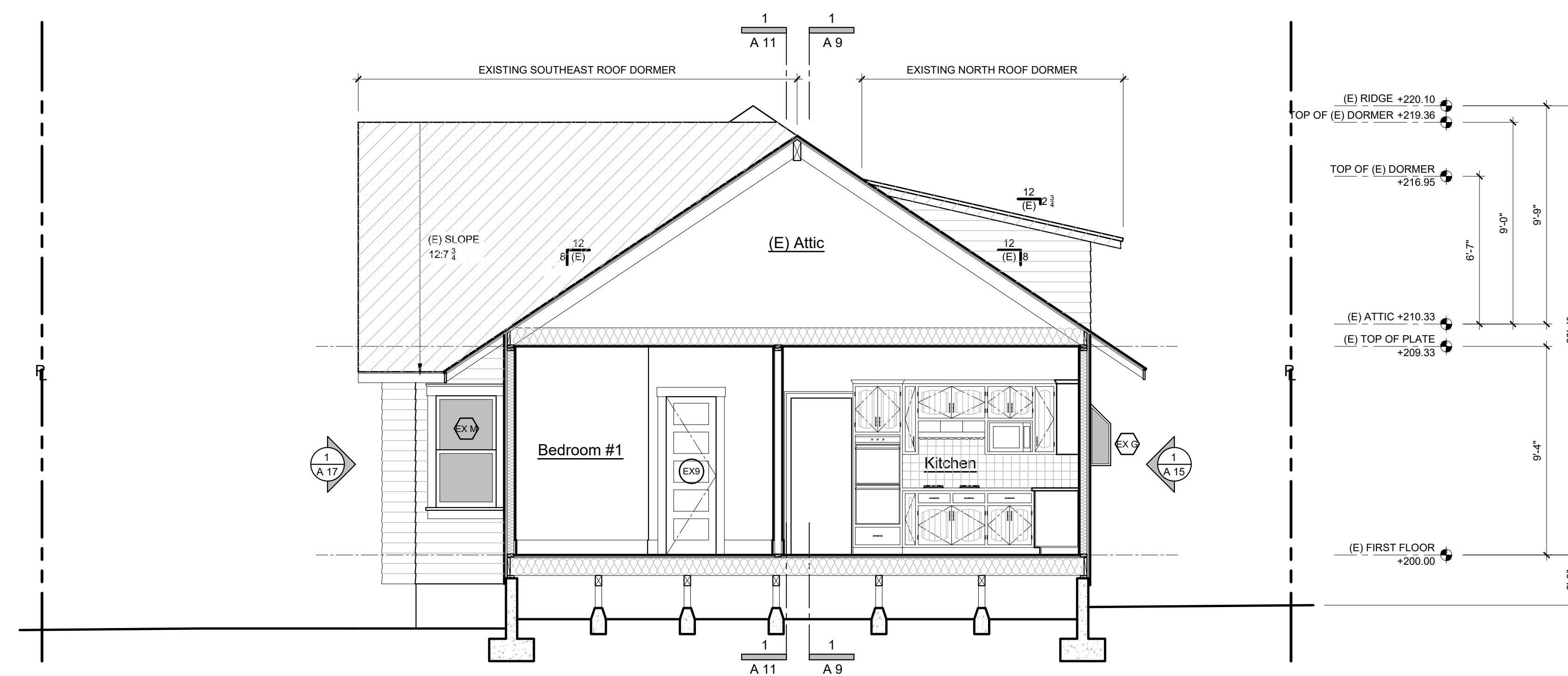
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Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS



1 Proposed Section: South / North



1 Existing Section: South / North

Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED SOUTH / NORTH SECTIONS

SCALE: 1/4" = 1'-0"

A 13

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REVISIONS

NO.	DESCRIPTION

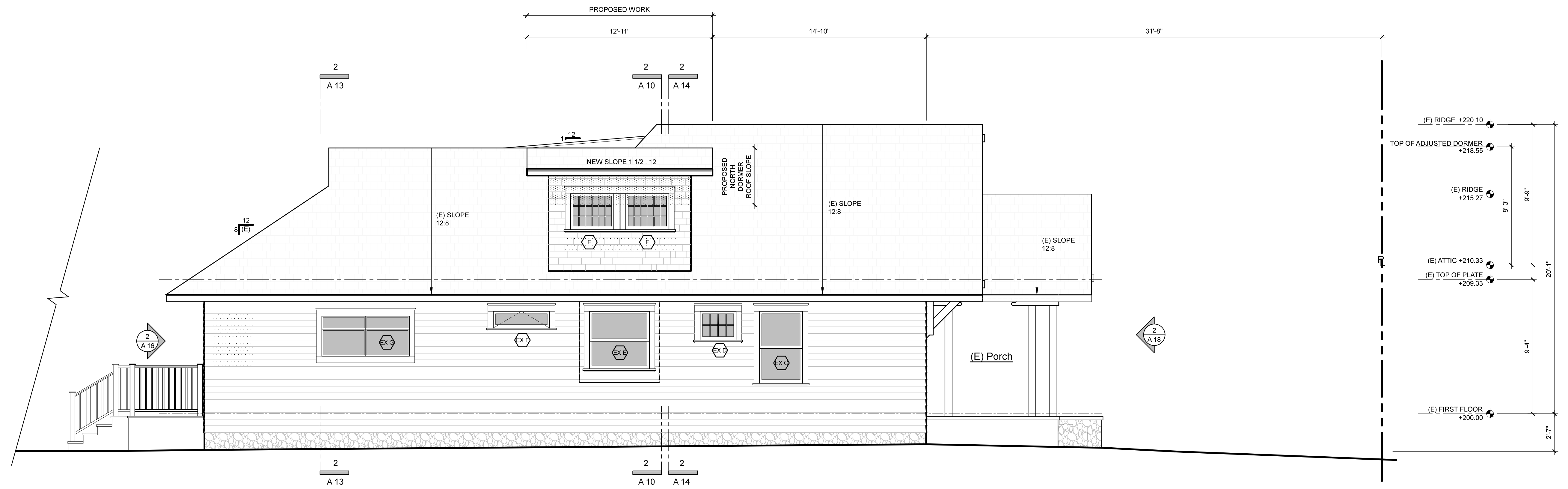
Taylor Residence

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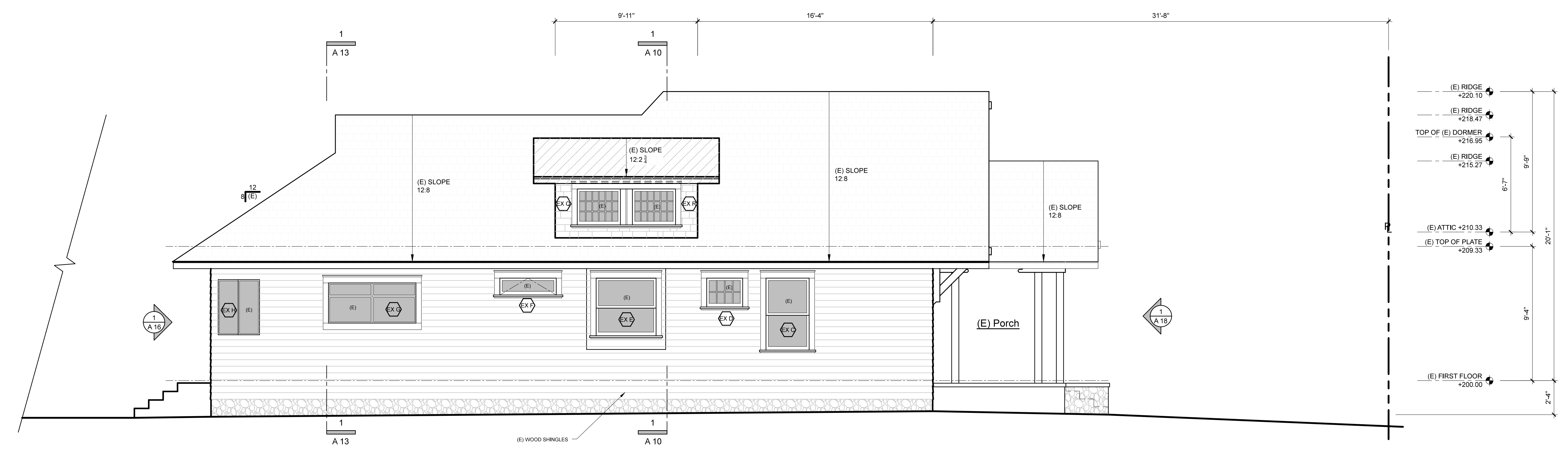
EXISTING & PROPOSED NORTH ELEVATIONS

SCALE: 1/4" = 1'-0"

A 15



2 Proposed Elevation: North



1 Existing Elevation: North

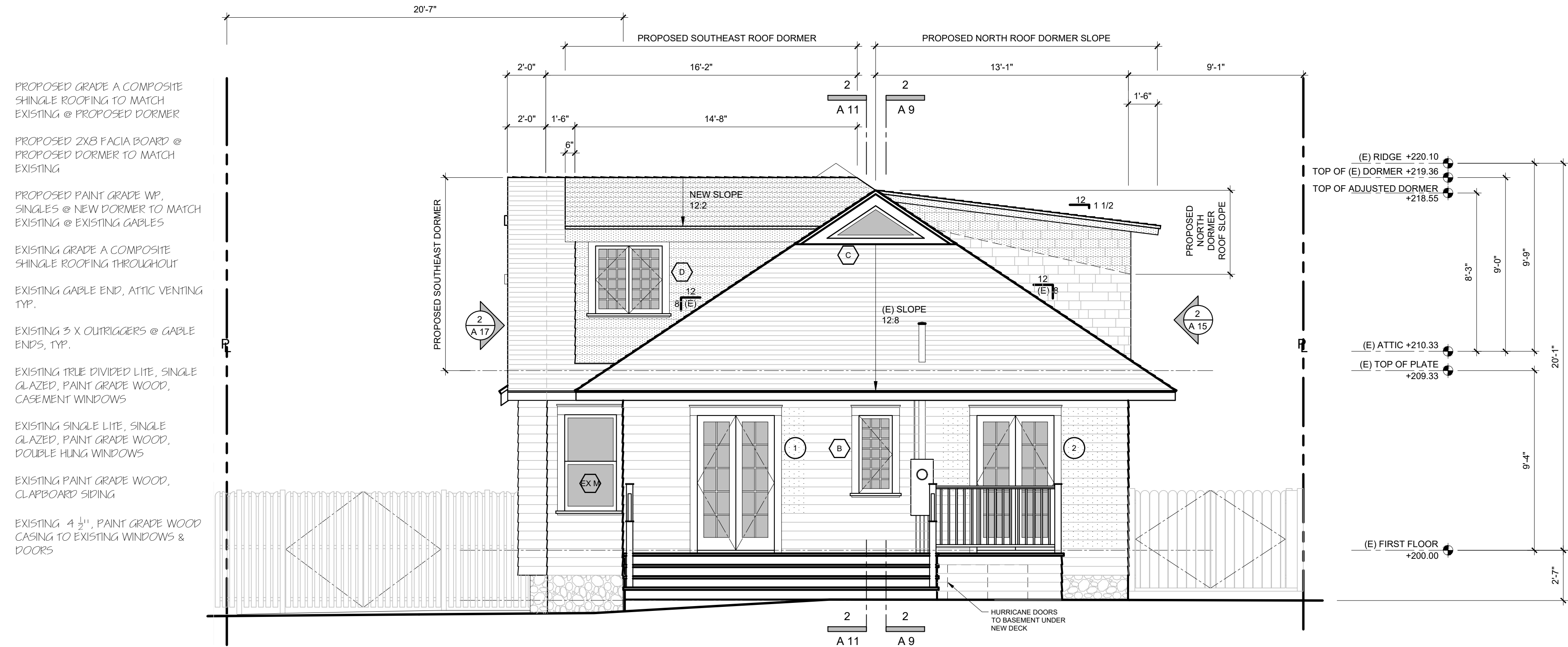
Blue Studio

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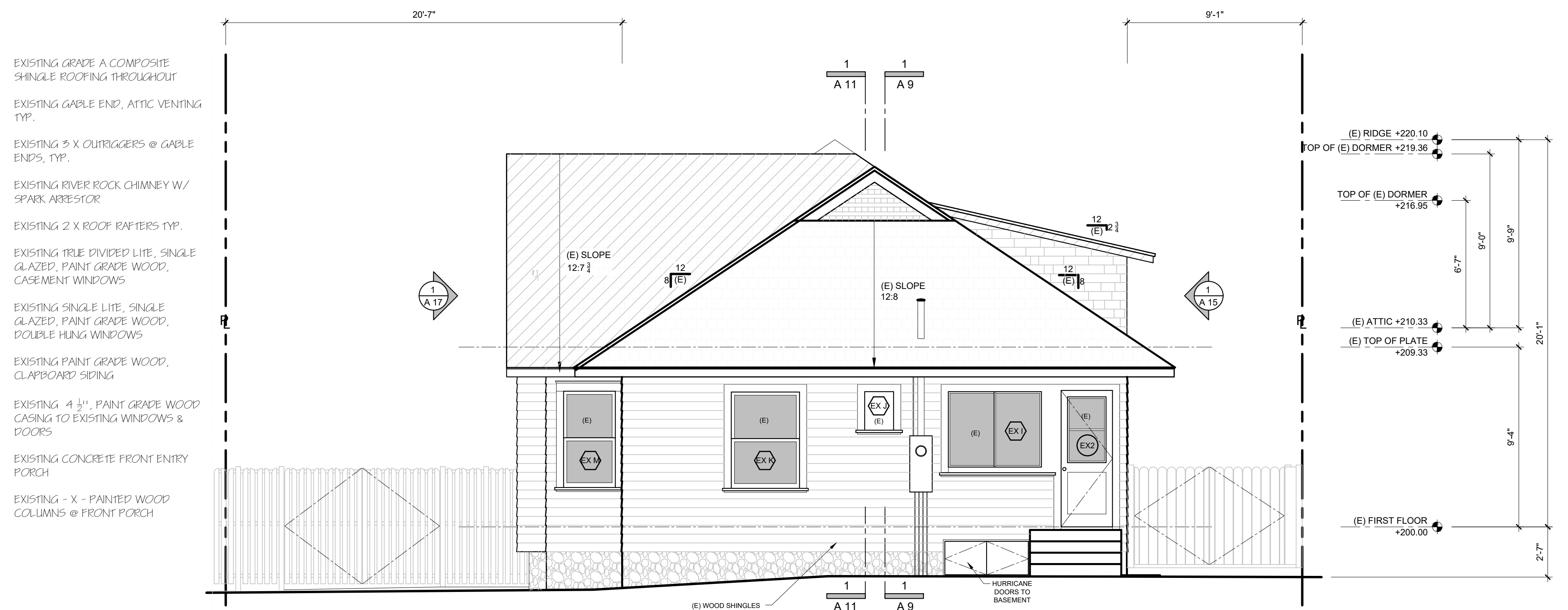
REVISIONS

NO.	DESCRIPTION

2 Proposed Elevation: East



1 Existing Elevation: East



Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED EAST ELEVATIONS

SCALE: 1/4" = 1'-0"

A 16

Blue Studio

551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
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REVISIONS

NO.	DESCRIPTION

Taylor Residence

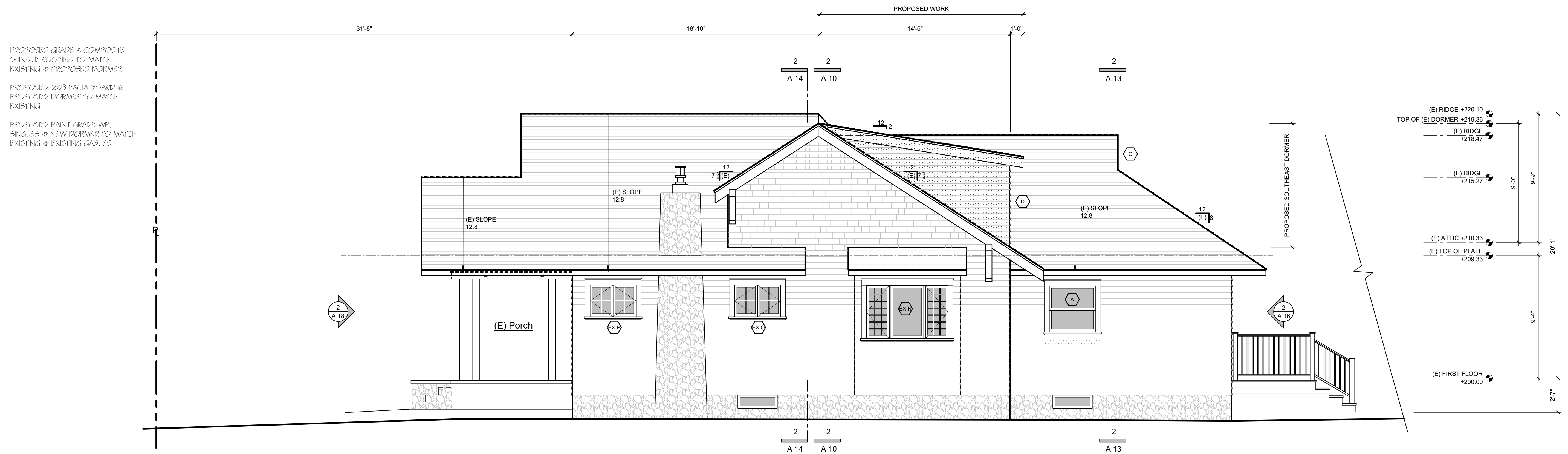
Nick and Karen Taylor
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EXISTING & PROPOSED SOUTH ELEVATIONS

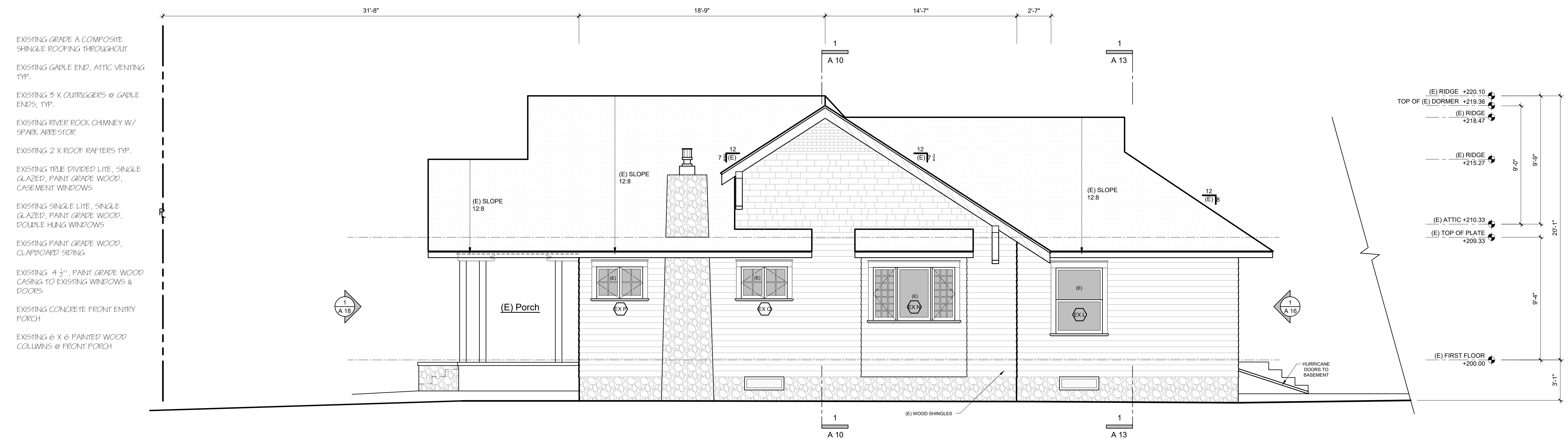
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A 17

1 Proposed Elevation: South



1 Existing Elevation: South



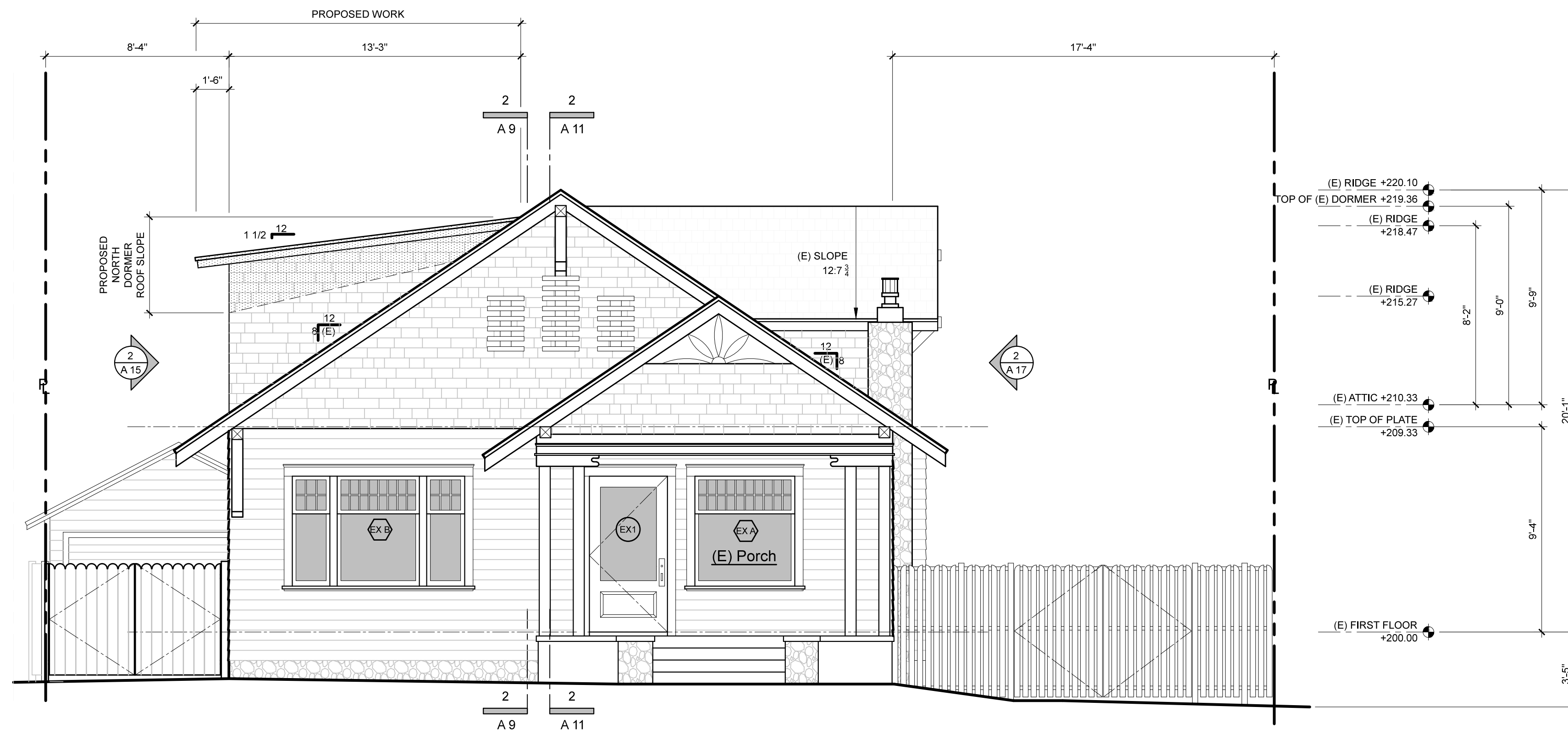
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fax: (626) 355-3777
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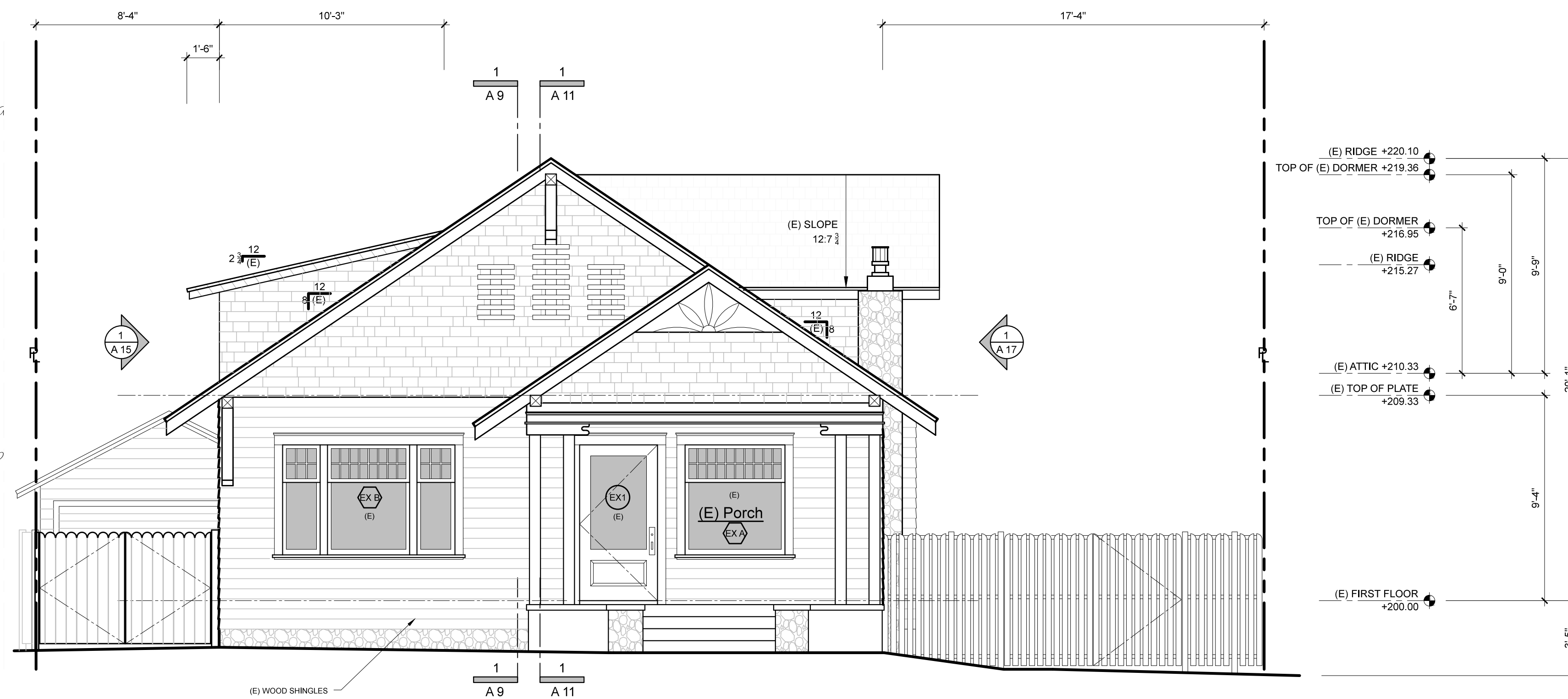
NO.	DATE	DESCRIPTION

- EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
- EXISTING GABLE END, ATTIC VENTING TYP.
- EXISTING 3 X OUTRIGGERS @ GABLE ENDS, TYP.
- EXISTING RIVER ROCK CHIMNEY W/ SPARK ARRESTOR
- EXISTING 2 X ROOF RAFTERS TYP.
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, PAINT GRADE WOOD, CASEMENT WINDOWS
- EXISTING SINGLE LITE, SINGLE GLAZED, PAINT GRADE WOOD, DOUBLE HUNG WINDOWS
- EXISTING PAINT GRADE WOOD, CLAPBOARD SIDING
- EXISTING 4 1/2" PAINT GRADE WOOD CASING TO EXISTING WINDOWS & DOORS
- EXISTING CONCRETE FRONT ENTRY PORCH
- EXISTING 6 X 6 PAINTED WOOD COLUMNS @ FRONT PORCH



2 Proposed Elevation: West

- EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
- EXISTING GABLE END, ATTIC VENTING TYP.
- EXISTING 3 X OUTRIGGERS @ GABLE ENDS, TYP.
- EXISTING RIVER ROCK CHIMNEY W/ SPARK ARRESTOR
- EXISTING 2 X ROOF RAFTERS TYP.
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, PAINT GRADE WOOD, CASEMENT WINDOWS
- EXISTING SINGLE LITE, SINGLE GLAZED, PAINT GRADE WOOD, DOUBLE HUNG WINDOWS
- EXISTING PAINT GRADE WOOD, CLAPBOARD SIDING
- EXISTING 4 1/2" PAINT GRADE WOOD CASING TO EXISTING WINDOWS & DOORS
- EXISTING CONCRETE FRONT ENTRY PORCH
- EXISTING - X - PAINTED WOOD COLUMNS @ FRONT PORCH



1 Existing Elevation: West

Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED WEST ELEVATIONS

SCALE: 1/4" = 1'-0"

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ATTACHMENT 3
CHC Staff Report
for April 30, 2020



**Cultural Heritage Commission
Agenda Report**

ITEM NO. 2

DATE: April 30, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development

PREPARED BY: Nick Pergakes, AICP –Contract Principal Planner
Malinda Lim – Associate Planner

SUBJECT: **Project No. 2289-COA – Certificate of Appropriateness** for modifications to the roof and conversion of the attic to add approximately 557 square feet of livable space located at 1132 Fairview Avenue (APN: 5315-005-029)

Recommendation

Staff recommends that the Cultural Heritage Commission **approve** the Certificate of Appropriateness.

Background

The existing historic structure is a 1,465 square foot, single-story bungalow located at 1132 Fairview Avenue (see **Figure 1**). The home, built in the Craftsman Bungalow style, was initially built in 1908 and subsequently modified in 1929 to its current configuration. The home is located in the Library Historic District and has a National Register status code of 5D1, which means the property is a contributor to a district that is listed or designated locally by the local government. Property information is provided in **Table 1**.

Table 1: Historic Property Information

Year Built: 1908 House (modified in 1929)	National Register Status Code: 5D1*
Historic Name: N/A	Architectural Style: Craftsman Bungalow
District Name: Library Historic District (5D1)	
*The property is recognized as historically significant by local government as a contributor to a district that is listed or designated locally.	

Figure 1. Project Location

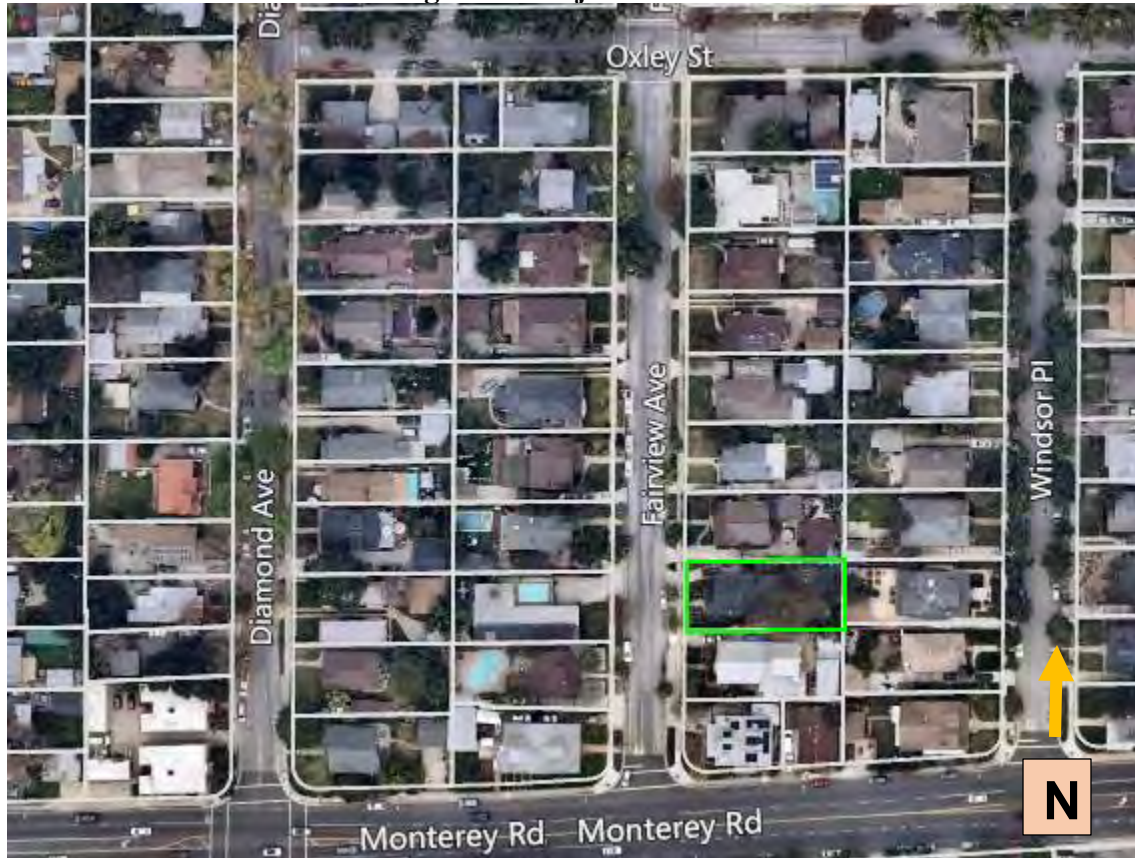


Figure 2. Front Elevation



Project Description

The applicant is requesting approval of a Certificate of Appropriateness to perform changes to a 1908 Craftsman style home located in the Library Historic District.

The proposed changes include the following:

1. Conversion of the attic to add approximately 557 square feet of livable space (recreation room/family room and bathroom); and
2. Modification of the existing, unoriginal north shed dormer slope (new pitch of 12:1 1/2) which can be seen from the street; and
3. Modification of the existing south dormer slope (new pitch of 12:1) which cannot be seen from the street.

Property photos are provided as **Attachment 2**. Building records are provided as **Attachment 3**. Colored elevations and details of the proposed changes are provided in the attached development plans, included as **Attachment 4**.

General Plan and Zoning Consistency

General Plan Consistency

The General Plan land use designation of the site is Low Density Residential which allows detached single-family units at a density of 3.5 to 6 units per acre. The proposed project does not involve the addition of another dwelling unit and therefore is consistent with the General Plan density level of the Low Density Residential district.

Zoning Code and Design Review Compliance

The subject property is zoned Residential Single Family (RS) which is intended for the development of detached, single family homes. 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. Standards from the South Pasadena Zoning Code Section 220.040 Residential Zoning District General Development Standards were applied to the project. **Table 2** below gives a breakdown of the existing and proposed property and its compliance with Section 220.040.

Table 2: Development Standard Compliance

DEVELOPMENT STANDARD COMPLIANCE			
	Allowed	Existing	Proposed
Lot Coverage	50% (3,678 sq. ft.)	27.2% 1,998 sq. ft.	29.3% 2,158 sq. ft.
Floor Area Ratio (FAR)	35% (2,574.6 sq. ft.)	24.4% 1,793 sq. ft.	31.9% 2,350 sq. ft.
Building Height	35'	20'-1"	No change
Off-Street Parking	2 covered spaces	2 covered space	No change
Front Setback	20'	20'-2"	No change
Side Setback	10% of lot width (5'6" both sides)	9'1" north side, 16'-7" south side	No change
Rear Setback	20'	47'-5"	No change

Floor Area Calculation

The existing FAR of the single-story house is 24.4% (1,793 sq. ft.). The proposed FAR calculation noted in Table 2 is below the maximum allowable FAR for the house. The allowed FAR is 35% (2,574 sq. ft.) for the house. The proposed FAR for the house is 31.9% (2,350 sq. ft.).

Architectural Design

As described above, the existing house is a Craftsman Bungalow style home. The proposed project has been designed to retain and preserve the character-defining features of the house. This includes the following architectural features:

- *One, one-and-one half stories in height*
- *Porches at front are either full or partial width of this façade*
- *Porches are a main element in the overall massing and character*
- *Garage is detached and at a side or rear yard*
- *Low pitched, gabled roof*
- *Offset front gable*
- *Multiple roof planes*
- *Flat wooden trim*
- *Structural beams or braces under gables treated as ornament*
- *Clapboard siding*
- *Flat wooden trim*
- *Wood shingle roofing (often replaced by composition shingles)*

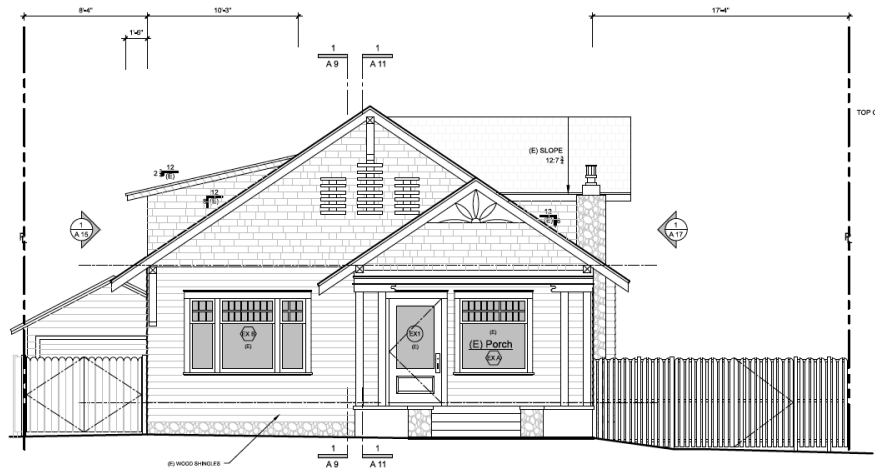
- Wood windows, casement, or double-hung, and often grouped

Proposed exterior materials for the attic addition will match existing materials or complement the architectural style of Craftsman homes. The reconstructed dormers would match the details, style, and materials of the existing dormers of the house. Asphalt shingle roofing would be used to match the existing asphalt roofing on the house. Existing paint color will be used on the addition. Grade divided lite windows will be retained and used on the reconstructed north side shed dormer or matched if unable to be reused. Historic features will be repaired and reused.

The proposed modification to the existing attic would modify the slope of the existing, unoriginal shed dormer on the side of the house seen from the street (see **Figure 2** and Architectural Drawing Sheets A10 and A18). The attic addition would also modify the south dormer pitch, which is screened by a large tree and would not be visible from the street. The overall/main roof massing of the house would be maintained.

The attic addition will remain within the existing roofline massing, with existing roof composite materials being matched. The form and style of dormers will be maintained on the house. The design changes would complement the architectural style of the house. **Figures 3 through 6** are a comparison between the existing and proposed elevations.

Figure 3. Existing and Proposed West Elevation



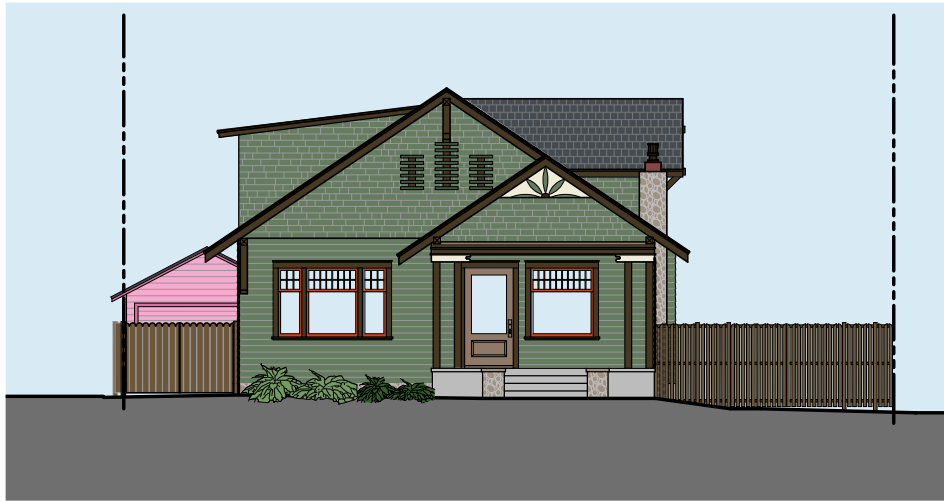


Figure 4. Existing and Proposed North Elevation

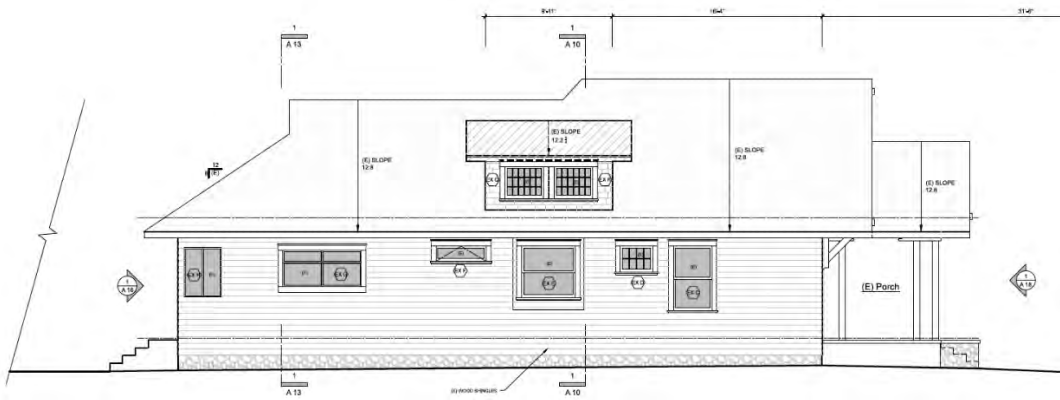


Figure 5. Existing and Proposed South Elevation

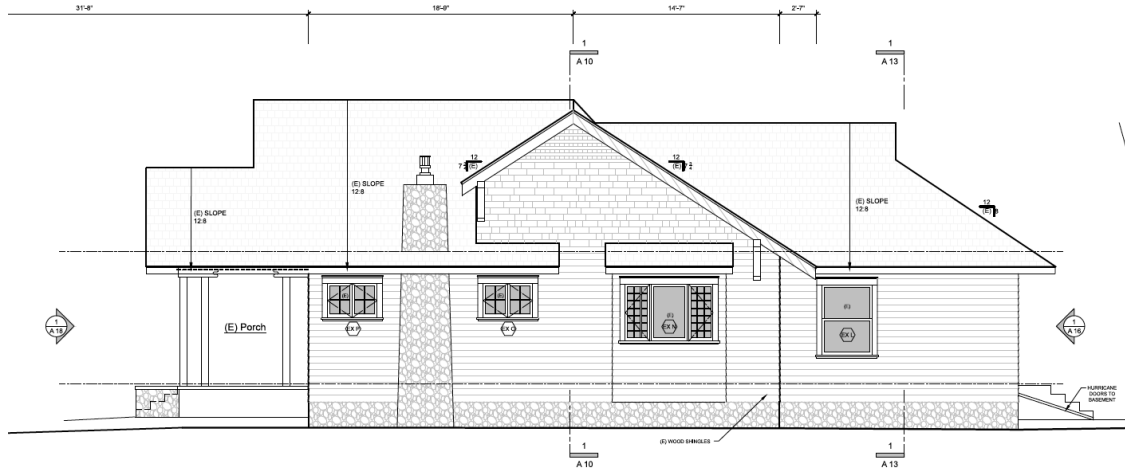
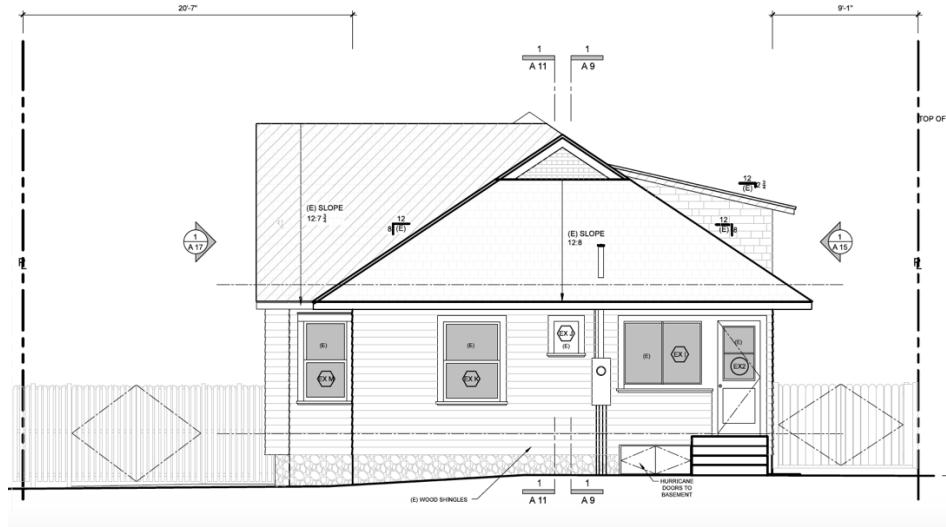


Figure 6. Existing and Proposed East Elevation



Scale and Mass

The existing height of 20 feet, 1 inch for the home will not change with the modifications to the roof. The attic addition will remain within the existing roofline massing. The form and style of dormers will be maintained on the house. The applicant's architect explained that the proposed slope change of the front shed dormer (new pitch of 12:1 1/2) is required to accommodate the new ceiling of the attic addition.

Differentiating from Existing

One of the Secretary of the Interior Standards requires that new addition 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. As described above, the project is designed to add the additional living space in the existing attic by changing the slope of the side dormer and rear dormer of the existing house, to help minimize the visual impact of the addition.

Required Cultural Heritage Findings

In order to approve a Certificate of Appropriateness application, the CHC shall first find that the design and layout of the proposed sign complies with South Pasadena Municipal Code (SPMC) Section 36.410.040(I):

Design Review:

In order to approve a proposed project, the Commission shall first find that the design and layout of the proposed development:

1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan developments, or specific plans);

The existing house is a Craftsman architectural style home. The proposed project has been designed to retain and preserve the character-defining features of the house. The proposed addition is in keeping with the design guidelines for scale, massing, and building placement as the design is utilizing the existing attic space of the house. The attic addition has been designed to complement the architectural style of the Craftsman home. The project would be consistent with the historic character of the Library Historic District and is consistent with the General Plan density level of the Low Density Residential district.

2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;

The project will not unreasonably interfere with the use the enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards. The project, as conditioned, is in compliance with the Residential Single-Family development standards. The proposed addition is in keeping with the design guidelines for scale, massing, and building placement as the design is utilizing the existing attic space and reconfiguring the slopes of two dormers to accommodate the new living space. The proposed addition is not out character with the existing neighborhood as there are other homes with similar height nearby.

3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan;

The proposed project has been designed to retain and preserve the character-defining features of the house. The proposed attic addition is in keeping with the design guidelines for scale, massing,

and building placement as the design is utilizing the existing attic space and reconstructing two existing shed dormers. The scale of the addition will not change the visual appearance significantly of the home from the street. The proposed addition would be harmonious and compatible with surrounding homes and neighborhood.

4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

The project, as conditioned, would provide a desirable environment for its occupants and neighbors because the project will enhance the existing character of the Craftsman style home. The proposed project will retain and preserve the character-defining features of the house. The proposed addition is in keeping with the design guidelines for scale, massing, and building placement as the design is utilizing the existing attic space and reconfiguring existing shed dormers to accommodate the additional living space. Proposed exterior materials and architectural style of the project is consistent with the historic character of the Library Historic District.

Mandatory Findings

The Commission shall make **all** of 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 house is a Craftsman architectural style home. The proposed project has been designed to retain and preserve the character-defining features of the house. The proposed addition is in keeping with the design guidelines for scale, massing, and building placement as the design is utilizing the existing attic space and reconfiguring existing shed dormers to accommodate the additional living space. The project would be consistent with the historic character of the Library Historic District and is consistent with the General Plan.

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

The project is consistent with the goals and policies of the Cultural Heritage Commission Ordinance. The project implements the goals of the Cultural Heritage Commission Ordinance by perpetuating the use of a cultural resource through rehabilitation and adaptive reuse of the historic resource. The project preserves the architectural and aesthetic features of the historic home consistent with the Secretary of Interior’s Standards. *(See the detailed discussion of these standards below.)*

3. The project is consistent with the applicable criteria identified in Section 2.65(e)(8) which the Commission applies to Alterations, Demolitions, and relocation requests.

The renovations proposed for the Project are consistent with the Secretary of Interior Standards for rehabilitation.

Consistency with Secretary of the Interior Standards	
Standard	Staff's Recommended Consistency Determination
Standard 1: 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. The property will continue to be used as a single-family home. The proposed project would have minimal changes to the materials and features of the house.
Standard 2: 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. The project proposes to retain all of the character-defining features. An attic addition to accommodate more living space to the existing structure would be constructed on the side and rear of the house. The addition will be architecturally consistent with the character of the existing home.
Standard 3: 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. As described in Standard 2, the overall design does not create a false sense of historical development and does not incorporate conjectural features from other historic properties into the development.
Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.	Consistent. There have been no changes to the subject property that have acquired historic significance in their own right.
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent. The project proposes to retain all of the character-defining materials, features (such as existing windows), finishes, construction techniques, etc.

<p>Standard 6: 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>Consistent. Historic features will be repaired and reused. Existing divided lite windows will be retained and used on the reconstructed shed dormer on the side of the house. If the existing windows are unable to be reused, new windows will match the design, color, and materials of the existing windows.</p>
<p>Standard 7: 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>Consistent. No chemical or physical treatments are proposed.</p>
<p>Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</p>	<p>Consistent. No archeological resources are known to exist on the site.</p>
<p>Standard 9: 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.</p>	<p>Consistent. The proposed addition would be incorporated into the existing attic space at the side and rear of the house through a change of the roof pitch of two existing dormers. The modifications would be compatible with the existing massing, scale, and materials of the house.</p>

<p>Standard 10: 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.</p>	<p>Consistent. The new construction, if removed at some later time, would not impair the essential form and integrity of the retained portion of the building.</p>
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Project-Specific Findings: *The Commission shall make at least **three (3)** of the findings listed below:*

Staff recommends the Commission make the **Findings bolded** below.

1. The project is appropriate to the size, massing, and design context of the historic neighborhood; (Staff Recommendation)

The project is appropriate to the size, massing, and design context of the surrounding historic neighborhood. The design of the attic renovation features the same building materials and color finishes as the existing structure. The proposed addition is in keeping with the design guidelines for scale and massing of the historic neighborhood. The design and changes to the dormers of the attic addition minimizes the perceived scale and visual appearance of the house from the street. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and neighborhood.

- 2. In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the Cultural Resource or Improvement;
- 3. The project restores original historic features in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties;
- 4. The project adds new living space with an attic addition towards the side and rear of the residence, while preserving the single-story Craftsman character of the streetscape; (Staff Recommendation)**

The proposed project will add additional living space to the attic of the home while preserving the single-story character of the streetscape. The proposed project has been designed to add the massing to the existing side and rear dormers of the house. The proposed changes to the side dormer and rear dormer are not out of character with the existing neighborhood. In addition, the slope change of the rear dormer on the south side is designed to minimize the visual appearance of the addition from the street. Therefore, the proposed addition would be compatible and harmonious with surrounding homes and neighborhood.

- 5. The project enhances the appearance of the residence without adversely affecting its original design, character, or heritage;

- 6. The project will not adversely affect the character of the Historic District in which the property is located; and/or;
- 7. **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; (Staff Recommendation)**

The proposed project has been designed to add the massing to the existing side and rear dormers of the house. The new work will be compatible with the massing, scale, and character-defining features of the existing house. The proposed changes to the side dormer and rear dormer will be compatible with the character of the existing neighborhood.

- 8. The Project is consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties, and is therefore exempt from CEQA under Class 31, which applies to “projects limited to Maintenance, Repair, stabilization, rehabilitation, restoration, Preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings (1995), Weeks and Grimmer.” (CEQA Guideline [Cal. Code Regs. Title 14] § 15331).
- 9. Relocation as an alternative to Demolition of the Cultural Resource is appropriate because of the following: CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code § 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; Relocation is required to prevent destruction of the resource at its current location; the new location is compatible with the Cultural Resources original character and use; upon relocation, the resource retains its historic features and compatibility in orientation, setting, and general environment; if re-located within the City of South Pasadena, the receiving location is appropriately zoned; the relocation is part of a definitive series of actions that will assure Preservation of the Cultural Resource.
- 10. Demolition of the Cultural Resources is appropriate because of one or all of the following:
 - i. CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code § 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource;
 - ii. The owner is approved for a Certificate of Economic Hardship;
 - iii. The size, massing and scale of the proposed replacement structure is harmonious with other improvements and natural features that contribute to the Historic District, or the neighborhood character; and
 - iv. The proposed replacement structure contributes to the integrity of the Historic District or neighborhood.

11. In the case of a structure that poses an Imminent Threat and is unsafe to occupy, the Commission shall make one or all of the following findings to approve a Demolition of a Cultural Resource:
 - i. The building has experienced several structural damage and this is substantial evidence to support this conclusion from at least two sources (e.g., Structural Engineer, Civil Engineer, or Architect); or
 - ii. No economically reasonable, practical, or viable measures could be taken to adaptively use, rehabilitate, or restore the building or structure on its existing site and there is substantial evidence to support this conclusion from at least two sources (e.g., Structural Engineer, Civil Engineer, or Architect); or
 - iii. A compelling public interest justifies demolition.

Environmental Analysis

This item is exempt from any California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15331, Class 31 Historical Resource Restoration/Rehabilitation and 15301, Class 1 Existing Facilities. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. Class 1 exemption includes additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet in which the project site is in an area where all public facilities are available and is not located in an environmentally sensitive area.

Alternatives to Consider

If the Commission does not agree with staff’s recommendation, the following options are available:

1. The Cultural Heritage Commission can Approve with additional condition(s) added; or
2. The Cultural Heritage Commission can Deny the project.
3. The Cultural Heritage Commission can continue consideration of the project to a future meeting, providing the applicant with clear recommendations to revise the proposal.

Next Steps

If approved, the applicant will proceed through the Plan Check Process with the Building Department and staff will review the construction plans to ensure that all conditions are satisfied.

Fiscal Impact

Not Applicable.

Public Comment

At the time of writing this report, staff received no comments about this proposal.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, in the South Pasadena Review newspaper, and individual property mailings to those within 300 feet of the project site.

Attachments

1. Conditions of Approval
2. Property Photos
3. Building Records
4. Colored Elevations and Development Plans

ATTACHMENT 1
Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness

PROJECT NO. 2289-COA
1132 Fairview Avenue (APN: 5315-005-029)

PLANNING DIVISION:

- P1. 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 Design Review and Hillside Development Permit.
- P2. 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.
- P3. 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.
- P4. 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 Planning Commission concerning this use.
- P5. 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.
- P6. The hours of construction shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- P7. During construction, the 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.
- P8. A construction sign with contact information for the contractor shall be posted on-site during construction.

BUILDING AND SAFETY DIVISION:

- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B1. The second sheet of building and grading plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. The initial plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule.
- 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. The proposed attic conversion does not meet the criteria of habitable attic as defined in Section R325.6. The new recreation/family room and bathroom is considered as second-story addition.
- B9. Project shall comply with the CalGreen Residential mandatory requirements.

DEPARTMENT OF PUBLIC WORKS:

- 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 in the need for the project to be redesigned.
- PW2 The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee of \$500 and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. The applicant shall provide receipts of all applicable fees paid prior to the issuance of permits.
- PW3 The applicant shall be responsible for all costs incurred by the City and 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 deposit monies into an approved project account from which the City shall draw funds to pay for said professional services.

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- 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 Show 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).
- PW6 The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway fronting the property on Fairview Avenue to the satisfaction of the City Engineer per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current editions of the Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW7 If any 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.
- PW8 The proposed building structure shall not be constructed within critical root zone area. 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.
- PW9 No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW10 Temporary bins (low boy) will 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.
- PW11 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.

FIRE DEPARTMENT:

FD Shall comply with all current 2016 adopted California Building, Fire Codes, NFPA and SPFD standards requirements based on occupancy classification. Any corrections in the future must show on plans.

- FD1 All required construction plans shall be submitted and review under a separate permit.
- FD2 Buildings under construction shall meet the conditions for Fire Safety During Construction, Alterations or Demolition of a Building. (3315.1 CFC)
- FD3 Smoke alarm/ carbon monoxide detectors shall be provided in accordance with California Fire Code (CFC).

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- FD4 Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD5 A set of plans must remain on the job site 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.
- FD6 Any approvals made are based upon submitted plans. Final approval is subject to required field inspection(s) and acceptance test(s), with acceptable results, as required. Additional requirements may be issued at the time of field inspection.

ATTACHMENT 2
Property Photos



4-55

CHC Packet from 4-2020





4-57



4-58

CHC Packet from 4-2020















Item No 42



4-66

CHC Packet from 4-2020



Item No 42



4-68

CHC Packet from 4-2020



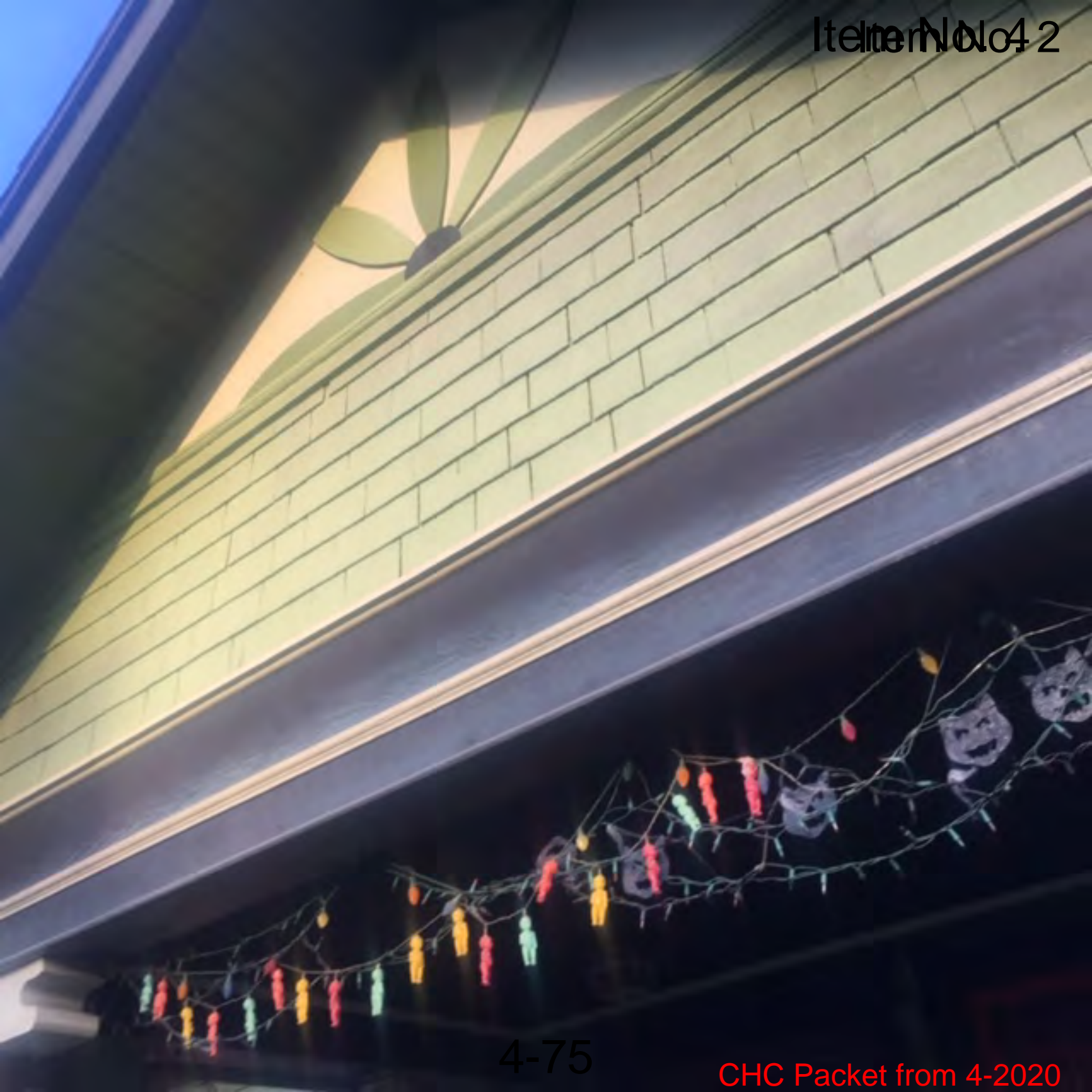












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CHC Packet from 4-2020









4-80

1132







ATTACHMENT 3
Building Records



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 1132 Fairview Ave S. Pas 91030		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Nick & Karen Taylor		
STREET ADDRESS 1132 Fairview Ave		
CITY S. Pasadena	STATE CA	ZIP CODE 91030
PHONE NUMBER 626.399.4334		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
FINAL		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME VINCENT FASCIO ROOFING		
STREET ADDRESS 1776 ISABELLA AVE		
CITY MONTEREY PARK	STATE CA	ZIP CODE 91030
LICENSE CLASS C-39	LICENSE NUMBER 845897	EXPIRATION DATE 09.30.10
PHONE NUMBER 800.881.6299		
WORKER'S COMPENSATION INSURANCE COMPANY NAME STATE FUND		
WORKER'S COMP. INSURANCE POLICY NUMBER 25761-2008	EXPIRATION DATE 01.01.10	

REROOF 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: Vincent Fascio Date: 03.09.09

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: Vincent Fascio Date: 03.09.09

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: VINCENT FASCIO

Signature: V-4-85 Date: 03.09.09

1132 FAIRVIEW AVE S. PASADENA CA 91030

1132 FAIRVIEW AVE S. PASADENA CA 91030

DESCRIPTION OF WORK	
<input type="checkbox"/> Reroof Over Existing	<input checked="" type="checkbox"/> Tear-Off and Reroof
<input checked="" type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing
<input type="checkbox"/> Other <u>Part of the house has already been sheathed</u>	
TYPE OF STRUCTURE	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NONRESIDENTIAL
AREA 270 SQUARES / SQ. FT	CODE IN EFFECT
\$ 9,450 ⁻ INITIAL VALUATION	\$ _____ REVISED VALUATION
PRE-ROOF INSPECTION IS REQUIRED	
DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED	
ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT	
BUILDING PERMIT FEE	\$ 204.60
ISSUANCE FEE	\$ 26.10
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
PERMIT NUMBER #225789 J24111	TOTAL \$ 230.70
INITIALS SD	DATE 3/19/09
DATE OF FINAL 3/16/09	FINAL BY <u>[Signature]</u>

INSPECTION NOTES

NO	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
R1	Preroof, Tear Off, or Sheathing	3/11/09	<i>[Signature]</i>
R2	Final Roof Inspection	3/16/09	<i>[Signature]</i>

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

SITE ADDRESS 1132 FAIRVIEW AVE		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME KAREN + NICHOLAS TAYLOR		
STREET ADDRESS 1132 FAIRVIEW AVE		
CITY SO. PASADENA CA	STATE CA	ZIP CODE 91030
PHONE NUMBER 626 399-4334		
PRINCIPAL DESIGNER'S NAME FINAL		
STREET ADDRESS FINAL		
CITY	STATE	ZIP CODE
PHONE NUMBER BUILDING AND SAFETY		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS owner	LICENSE NUMBER Builder	EXPIRATION DATE
PHONE NUMBER		
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: Karen C Taylor Date: 7/9/08

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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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: Karen C Taylor Date: 7/9/08

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: Karen Taylor

Signature: Karen C Taylor Date: 7/9/08

1132 Fairview Ave

1132 Fairview Ave

DESCRIPTION OF WORK DRYWALL + INSULATION throughout house 1400 sq except bathroom		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS <input type="checkbox"/> YES <input type="checkbox"/> NO	CODE IN EFFECT LACO 07
STATISTICAL CLASSIFICATION NO.: R29/S	PLANNING FILE NO.	
UNITS:		
\$ 12000	\$ _____	
INITIAL VALUATION	REVISED VALUATION	
PLAN CHECK FEE	\$ _____	
ADDITIONAL PLAN CHECK FEE	\$ _____	
PLAN CHECK NUMBER	INITIALS	DATE
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	\$	228.90
ISSUANCE FEE	\$	25.30
SMIP FEE	\$	1.20
PLAN MAINTENANCE FEE	\$	_____
_____	\$	_____
_____	\$	_____
_____	\$	_____
Permit # 198690	TOTAL	\$ 254.20
PERMIT NUMBER 023122	INITIALS KT	DATE 7/9/08
DATE OF FINAL 11/14/08	FINAL BY M/W	

NO.	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
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		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall	7/16/08	W. Ward
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.

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.

NAME: _____

SIGNATURE: _____

YES NO

PEDESTRIAN PROTECTION:

DATE APPROVED: _____

DATE PERMITTED TO BE REMOVED: _____

INSPECTION NOTES

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: _____



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 Phone Number (626) 403-7220
 Insp. Request (626) 403-7226

SITE ADDRESS 1132 Fairview Ave		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Karen + Nick Taylor		
STREET ADDRESS 1132 FAIRVIEW AVE		
CITY So. Pasadena	STATE CA	ZIP CODE 91030
PHONE NUMBER 626 399-4334		
PRINCIPAL DESIGNER'S NAME		LICENSE NO.
FINAL		
CITY		
PHONE NUMBER		
BUILDING AND SAFETY		
CONTACT PERSON		
PHONE NUMBER		
CONTRACTOR'S NAME		
STREET ADDRESS		
CITY	STATE	ZIP CODE
LICENSE CLASS OWNER	LICENSE NUMBER	EXPIRATION DATE
PHONE NUMBER BUILDER		
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: Karen C Taylor Date: 6/9/08

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:

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: Karen C Taylor Date: 6/9/08

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: KAREN C Taylor

Signature: Karen 4-8910r Date: 6/9/08

1132 **Item No 42**

DESCRIPTION OF WORK Bathroom Re-work - window replacement drywall + insulation		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
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>10000.00</u> INITIAL VALUATION		\$ _____ REVISED VALUATION
PLAN CHECK FEE		\$ <u>168,39</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
# <u>195-945</u> PLAN CHECK NUMBER	INITIALS <u>AE</u>	DATE <u>6/18/08</u>
<u>023014</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>198,10</u>	
ISSUANCE FEE	\$ <u>25,30</u>	
SMIP FEE	\$ <u>1.00</u>	
PLAN MAINTENANCE FEE	\$ _____	
	\$ _____	
	\$ _____	
# <u>195-945</u> PERMIT NUMBER	TOTAL \$ _____	
<u>023015</u>	INITIALS <u>AE</u>	DATE <u>6/18/08</u>
DATE OF FINAL <u>6/14/08</u>	FINAL BY <u>W/W</u>	

NO.	INSPECTION	DATE	INSPECTOR
-----	------------	------	-----------

REQUIRED BUILDING INSPECTIONS AND APPROVALS

B1	Soils Engineer's Approval		
B2	Location and Setbacks		
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	6/24/18	Wheal
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping	6/26/18	Wheal
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

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: _____



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BUILDING 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: _____ 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: Dad Johnson Date: 5-21-08

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: Dad Johnson Date: 5-21-08

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: David Johnson

Signature: Dad Johnson Date: 5/21/08

1132 ~~Fairview Ave~~ **Filer No. 042**

DESCRIPTION OF WORK <u>concrete sister foundation system per engineer plans partial basement wall replace</u>		
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
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.:		PLANNING FILE NO.
UNITS:		
\$ <u>22,000</u>	INITIAL VALUATION	\$ _____ REVISED VALUATION
PLAN CHECK FEE <u>over camper</u>		\$ <u>341.74</u>
ADDITIONAL PLAN CHECK FEE		\$ _____
PLAN CHECK NUMBER <u>rect# 192998</u> <u>022872</u>	INITIALS <u>mg</u>	DATE <u>5/21/08</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>402.05</u>
ISSUANCE FEE		\$ <u>25.30</u>
SMIP FEE		\$ <u>(2.20)</u>
PLAN MAINTENANCE FEE		\$ _____
		\$ _____
		\$ _____
		\$ _____
		\$ <u>427.35</u>
PERMIT NUMBER <u>rect# 192998</u> <u>022871</u>	INITIALS <u>mg</u>	DATE <u>5/21/08</u>
DATE OF FINAL		FINAL BY
<u>7/3/08</u>		<u>[Signature]</u>

SITE ADDRESS <u>1132 Fairview Ave</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>Nick Taylor</u>		
STREET ADDRESS <u>1132 Fairview Ave</u>		
CITY <u>So Pas</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>626-372-1712</u>		
PRINCIPAL DESIGNER'S NAME FINAL		
CITY <u>Pasadena CA</u>		
PHONE NUMBER <u>626-792-5702</u>		
CONTACT PERSON <u>David Johnson</u>		
PHONE NUMBER <u>626-791-2300</u>		
CONTRACTOR'S NAME <u>SelSinc Safety</u>		
STREET ADDRESS <u>1410 N. Lake Ave</u>		
CITY <u>Pasadena</u>	STATE <u>CA</u>	ZIP CODE <u>91104</u>
LICENSE CLASS <u>B</u>	LICENSE NUMBER <u>662926</u>	EXPIRATION DATE <u>1-31-09</u>
PHONE NUMBER		
WORKERS COMPENSATION INSURANCE COMPANY NAME <u>State Fund</u>		
WORKER'S COMP. INSURANCE POLICY NUMBER <u>0028416-2007</u>		EXPIRATION DATE <u>1-30-09</u>

NO.	INSPECTION	DATE	INSPECTOR
REQUIRED BUILDING INSPECTIONS AND APPROVALS			
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms	6/3/08	WJL
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	7/3/08	WJL
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

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

SITE ADDRESS 1132 FAIRVIEW AVE		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME KAREN + NICK TAYLOR		
STREET ADDRESS 1132 FAIRVIEW AVE		
CITY SO. PASADENA	STATE CA	ZIP CODE 91030
PHONE NUMBER 626-399-1132		
FINAL		
STREET ADDRESS		
CITY BUILDING AND SAFETY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
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: Karen C Taylor Date: 6/6/08

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:

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: Karen C Taylor Date: 6/6/08

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: Karen C Taylor

Signature: Karen C Taylor Date: 6/6/08

QTY.

New residential construction	
Less than 3 units: _____ sq. ft.	\$ _____
3 or more units: _____ sq. ft.	\$ _____
43 Outlet Boxes(s) for receptacles, switches, lights & similar	
First 20	\$ <u>40.00</u>
21 or more	\$ <u>34.50</u>
24 Lighting Fixture(s)	
First 20	\$ <u>40.00</u>
21 or more	\$ <u>6.00</u>
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: <u>200</u>	\$ _____
Switchboards, subpanels, motor control centers	
1 0 to 399A	\$ <u>35.40</u>
400A to 1,000A	\$ _____
Over 1,000A	\$ _____
Misc. apparatus, conduit, and conductors	\$ _____
Temporary power pole(s)	\$ _____
Temporary distribution system	\$ _____
Subtotal	\$ <u>155.90</u>
Plan Checking Fee	\$ _____
Additional Plan Checking Fee	\$ _____
Plan Maintenance Fee	\$ _____
Permit Issuance Fee	\$ <u>25.30</u>
Total Permit Fee	\$ <u>181.20</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<u># 195056</u>		
PERMIT NUMBER	INITIALS	DATE
<u>022965</u>	<u>KAT</u>	<u>6/6/08</u>
DATE OF FINAL	FINAL BY	
<u>11/14/08</u>	<u>[Signature]</u>	

NO.	INSPECTION	DATE	INSPECTOR
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REQUIRED ELECTRICAL INSPECTIONS AND APPROVALS

E1	Temporary Power Pole		
E2	System Ground <input checked="" type="checkbox"/> Ground Rod <input type="checkbox"/> UFER <input checked="" type="checkbox"/> Water Pipe <input type="checkbox"/> _____	7/2/08	M/hd
E3	Underground Electrical		
E4	Rough Wiring	7/2/08	M/hd
E5	Rough Conduit		
E6	Bonding Water and Gas		
E7	Service	7/2/08	M/hd
E8	Final Electrical Inspection	11/14/08	M/hd
	Utility Released		

INSPECTION NOTES

Electrical wiring in Bathroom OK 6/24/08

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

SITE ADDRESS		
1132 FAIRVIEW AVE		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME		
KAREN + NICK TAYLOR		
STREET ADDRESS		
1132 FAIRVIEW AVE		
CITY	STATE	ZIP CODE
SO Pasadena	CA	91030
PHONE NUMBER		
626 399 4334		
PRINCIPAL DESIGNER'S NAME		
LICENSE NO.		
STREET		
CITY		
STATE		
ZIP CODE		
PHONE NUMBER		
BUILDING AND SAFETY		
CONTACT PERSON		
PHONE NUMBER		
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	

PLUMBING 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: Karen C Taylor Date: 6/9/08

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:

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: Karen C Taylor Date: 6/9/08

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: Karen Taylor
 Signature: Karen 4-95 Taylor Date: 6/9/08

QTY.

Item No 42
 ITEM FEE

Plumbing fixtures:	3	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	3				\$ 18,60
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					\$ 18,60
Plan Checking Fee					\$
Additional Plan Checking Fee					\$
Plan Maintenance Fee					\$
Permit Issuance Fee					\$ 25,30
Total Permit Fee					\$ 43,90

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
# 195845 PERMIT NUMBER	AE	6/18/08
DATE OF FINAL	INITIALS	DATE
11/14/08	MM	

INSPECTION NOTES

NO.	INSPECTION	DATE	INSPECTOR
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REQUIRED PLUMBING INSPECTIONS AND APPROVALS

P1	Underground/Floor Plumbing		
P2	Water Service <input type="checkbox"/> Plastic <input type="checkbox"/> Metal		
P3	Rough Plumbing/Topout	6/24/08	art
P4	Rough Gas System		
P5	Sewer		
P6	Private Sewage Disposal System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test		
P10	Gas Final		
P11	Final Plumbing Inspection	11/14/08	m/h
	Utility Released		

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

SEWER MAP

Multiple horizontal lines for handwritten notes.

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

MECHANICAL PERMIT APPLICATION

QTY.

ITEM **Item No 42** FILE

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: Karen Taylor Date: 12/3/08

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:

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: _____ Date: _____

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: Karen Taylor

Signature: Karen Taylor Date: 12/3/08

SITE ADDRESS <u>1132 Farview Ave.</u>		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME <u>Karen Taylor</u>		
STREET ADDRESS <u>1132 Farview Ave.</u>		
CITY <u>So Pasadena</u>	STATE <u>CA</u>	ZIP CODE <u>91030</u>
PHONE NUMBER <u>626-399-4334</u>		
FINAL		
STREET ADDRESS		
CITY	STATE	ZIP CODE
BUILDING AND SAFETY		
PHONE NUMBER		
CONTACT PERSON		
PHONE NUMBER		
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	

Each Furnace, A/C condenser, heater, boiler or vented decorative appliance (includes duct work)	
Up to 100,000 Btu	\$
Over 100,000 Btu but not over 500,000 Btu	\$
Over 500,000 Btu	\$
Air inlets and outlets served by heat/AC system	\$
<input checked="" type="checkbox"/> 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	\$
<u>1</u> Ventilation fans which serve a single register	\$ <u>14.90</u>
Ventilation systems not part of AC system	\$
Commercial kitchen hoods	\$
Spray booths	\$
Product conveying systems	\$
Fire dampers	\$
Alteration of existing duct systems	\$
Subtotal	\$ <u>14.90</u>
Plan Checking Fee	\$
Additional Plan Checking Fee	\$
Plan Maintenance Fee	\$
Permit Issuance Fee	\$ <u>26.10</u>
Total Permit Fee	\$ <u>41.00</u>

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
<u>#215183</u>		
PERMIT NUMBER	INITIALS	DATE
<u>023836</u>	<u>SD</u>	<u>12/3/08</u>
DATE OF FINAL	FINAL BY	
<u>12/4/08</u>	<u>W/M</u>	

INSPECTION NOTES

NO.	INSPECTION	DATE	INSPECTOR
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REQUIRED MECHANICAL INSPECTIONS AND APPROVALS

M1	FAU/Wall Furnace		
M2	Combustion Air Openings		
M3	Duct Work	12/4/20	W/Ad
M4	A/C Compressor		
M5	Thermostat		
M6	Fire Dampers		
M7	Smoke Detection Devices		
M8	Manufactured Fireplace		
M9	Commercial Hood		

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

MECHANICAL PERMIT APPLICATION

QTY.

1132 Fairview
 11/20/08
 2

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: _____ Date: 11/20/08

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 forgo with comply with those provisions.

Signature: _____ Date: 11/20/08

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: Ian Jacoby

Signature: _____ Date: 11/20/08

ITEM	QTY.	PRICE
Each Furnace, A/C condenser, heater, boiler or vented decorative appliance (includes duct work)	2	51.00
Up to 100,000 Btu		
Over 100,000 Btu but not over 500,000 Btu		
Over 500,000 Btu		
Air inlets and outlets served by heat/AC system		
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		51.00
Plan Checking Fee		
Additional Plan Checking Fee		
Plan Maintenance Fee		
Permit Issuance Fee		26.10
Total Permit Fee		77.10

SITE ADDRESS
1132 Fairview Ave

ASSESSOR PARCEL NUMBER

BOOK PAGE PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME
Karen Taylor

STREET ADDRESS
1132 Fairview Ave

CITY STATE ZIP CODE
S. Pasadena Ca 91030

PHONE NUMBER
626.339.4334

PRINCIPAL DESIGNER'S NAME LICENSE NO.

STREET ADDRESS
FINAL

CITY

PHONE NUMBER
BUILDING AND SAFETY

CONTACT PERSON
Ian Jacoby

PHONE NUMBER
818.735.7876

CONTRACTOR'S NAME
General Htg : A/c Inc

STREET ADDRESS
1310 S. Myrtle Ave

CITY STATE ZIP CODE
Monrovia Ca 91011

LICENSE CLASS LICENSE NUMBER EXPIRATION DATE
C20 469166 1/1/09

PHONE NUMBER
626.358.0022

WORKER'S COMPENSATION INSURANCE COMPANY NAME
Farmers Ins.

WORKER'S COMP. INSURANCE POLICY NUMBER EXPIRATION DATE
A09243849 2/1/09

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER #213599 023775	INITIALS SD	DATE 11/20/08
DATE OF FINAL 12/4/08	FINAL BY W/W	

CERTIFICATE OF FIELD VERIFICATION & DIAGNOSTIC TESTING (Page 1 of 8)		CF-4R
Project Address 1132 Fairview Ave, S. Pasadena, 91030	Builder or Installer Name General Air	
Builder or Installer Contact Philip	Telephone (626) 358-0022	Plan/Permit (Additions or Alterations) Number
HERS Rater Carl Gasper	Telephone (626) 599-9099	Sample Group Number 0
Compliance Method (Prescriptive) TITLE 24		Climate Zone 9
Certifying Signature <i>[Signature]</i>	Date 11-26-08	Sample House Number 1
Firm Gasper Air, Inc.		HERS Provider CHEERS CERT.
Street Address: HERS Air Balancing Services 207 S. Alta Vista #C Monrovia, CA 91016		City/State/Zip: #CCNCG514816

Copies to: BUILDER, _____

MENT

HERS RATER COMPLIANCE STATEMENT

The house was: Tested Approved as part of sample testing, but was not tested

As the HERS rater providing diagnostic testing and field verification, I certify that the house identified on this form complies with the diagnostic tested compliance requirements as checked on this form. The HERS rater must check and verify that the new distribution system is fully ducted and correct tape is used before a CF-4R may be released on every tested building. The HERS rater must not release the CF-4R until a properly completed and signed CF-6R has been received for the sample and tested buildings.

- The installer has provided a copy of CF-6R (Installation Certificate).
- New ducts are fully ducted (i.e., does not use building cavities as plenums or platform returns in lieu of ducts).
- New ducts with cloth backed, rubber adhesive duct tape is installed, mastic and draw bands are used in combination with cloth backed, rubber adhesive duct tape to seal leaks at duct connections.

MINIMUM REQUIREMENTS FOR DUCT LEAKAGE REDUCTION COMPLIANCE CREDIT

Procedures for field verification and diagnostic testing of air distribution systems are available in RACM, Appendix RC4.3.

Duct Diagnostic Leakage Testing Results

NEW CONSTRUCTION:			
	Duct Pressurization Test Results (CFM @ 25 Pa)	Measured Values	
1	Enter Tested Leakage Flow in CFM:		
2	Fan Flow: Calculated (Nominal: <input checked="" type="checkbox"/> Cooling <input checked="" type="checkbox"/> Heating) or <input checked="" type="checkbox"/> Measured Enter Total Fan Flow in CFM: 3 TONS x 400 CFM	1200	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
3	Pass if Leakage Percentage < 6% 100 x [____ (Line # 1) / ____ (Line # 2)]		<input type="checkbox"/> Pass <input type="checkbox"/> Fail
ALTERATIONS: Duct System and/or HVAC Equipment Change-Out			
4	Enter Tested Leakage Flow in CFM from CF-6R: Pre-Test of Existing Duct System Prior to Duct System Alteration and/or Equipment Change-Out.		
5	Enter Tested Leakage Flow in CFM: Final Test of New Duct System or Altered Duct System for Duct System Alteration and/or Equipment Change-Out.	65	
6	Enter Reduction in Leakage for Altered Duct System [____ (Line # 4) Minus ____ (Line # 5)] (Only if Applicable)		
7	Enter Tested Leakage Flow in CFM to Outside (Only if Applicable)		<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
8	Entire New Duct System - Pass if Leakage Percentage < 6% [100 x [65 (Line # 5) / 1200 (Line # 2)]]	5.4%	<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail
TEST OR VERIFICATION STANDARDS: For Altered Duct System and/or HVAC Equipment Change-Out			
Use one of the following four Test or Verification Standards for compliance:			
9	Pass if Leakage Percentage < 15% [100 x [____ (Line # 5) / ____ (Line # 2)]]		<input type="checkbox"/> Pass <input type="checkbox"/> Fail
10	Pass if Leakage to Outside Percentage < 10% [100 x [____ (Line # 7) / ____ (Line # 2)]]		<input type="checkbox"/> Pass <input type="checkbox"/> Fail
11	Pass if Leakage Reduction Percentage > 60% [100 x [____ (Line # 6) / ____ (Line # 4)]] and Verification by Smoke Test and Visual Inspection		<input type="checkbox"/> Pass <input type="checkbox"/> Fail
	Pass if Sealing of all Accessible Leaks and Verification by Smoke Test and Visual Inspection		<input type="checkbox"/> Pass <input type="checkbox"/> Fail
	Pass if One of Lines # 9 through # 12 pass		<input type="checkbox"/> Pass <input type="checkbox"/> Fail

CERTIFICATE OF FIELD VERIFICATION & DIAGNOSTIC TESTING (Page 3 of 8)		CF-4R
Project Address 1132 Fairview Ave., S. Pasadena, 91030	Builder Name General Air	
Builder Contact Philip	Telephone (626) 358-0022	Plan Number
HERS Rater Carl Gasper	Telephone (626) 599-9099	Sample Group Number 0
Compliance Method (Prescriptive) Title 24		Climate Zone 9
Certifying Signature <i>[Signature]</i>	Date 11-26-08	Sample House Number 1
Firm Gasper Air, Inc.		HERS Provider CHEERS CERT.
Street Address: HERS & Air Balancing Services 207 S. Alta Vista #C Monrovia, CA 91016		City/State/Zip: #CCNCG514816

Copies to: BUILDER, H

Monrovia, CA 91016

ENT

HERS RATER COMPLIANCE STATEMENT

The house was: Tested Approved as part of sample testing, but was not tested

As the HERS rater providing diagnostic testing and field verification, I certify that the house identified on this form complies with the diagnostic tested compliance requirements as checked on this form.

The installer has provided a copy of CF-6R (Installation Certificate).

THERMOSTATIC EXPANSION VALVE (TXV)

Procedures for field verification of thermostatic expansion valves are available in RACM, Appendix RI.

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Access is provided for inspection. The procedure shall consist of visual verification that the TXV is installed on the system and installation of the specific equipment shall be verified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			Yes is a pass	Pass	Fail

REFRIGERANT CHARGE MEASUREMENT

Verification for Required Refrigerant Charge for Split System Space Cooling Systems without Thermostatic Expansion Valves

Outdoor Unit Serial #	
Location	
Outdoor Unit Make	
Outdoor Unit Model	
Cooling Capacity	Btu/hr
Date of Verification	
Date of Refrigerant Gauge Calibration	(must be checked monthly)
Date of Thermocouple Calibration	(must be checked monthly)

Standard Charge Measurement (outdoor air dry-bulb 55 °F and above):

Note: The system should be installed and charged in accordance with the manufacturer's specifications and installer verification shall be documented on CF-6R before starting this procedure. If outdoor air dry-bulb is below 55 °F rater shall use the Alternative Charge Measure Procedure

Procedures for Determining Refrigerant Charge using the Standard Method are available in RACM, Appendix RD2.

<input checked="" type="checkbox"/> <input type="checkbox"/> Yes <input type="checkbox"/> No	A copy of CF-6R (Installation Certificate) has been provided with refrigerant charge measurement documented.
--	--

Item No. 2 BUILDING PERMIT

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

department of PUBLIC WORKS

Building Address 1132 Fairview Ave.			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 Eugene Umland			Grading Permit <input type="checkbox"/>	Obtained <input type="checkbox"/>	N.A. <input type="checkbox"/>
Mailing Address 1132 Fairview Ave. So. Pa			Use Permit Required <input type="checkbox"/>	Des. Rev. Required <input type="checkbox"/>	APN
City So. Pasadena	Zip 91030	Tel. 682-1064	No. Bedrooms	Lot Size	
Contractor Howard L. Randol Co., Inc.			Special Conditions		
Address 529 E. Valley Bl. San Gabriel			VALUATION: \$ 1618.00		
City San Gabriel	Zip 91776	Tel. 288-4040	F E E S B O N D S	PLAN CHECKING FEE (BLDG)	
State Lic. & Classif. 186086 C-39	City Lic. No. D02018			PLAN CHECK VALIDATION	
Arch., Engr., Designer	Address	Tel.		PERMIT FEE	34 00
City	Zip	State Lic. No.		OTHER	
Proposed Construction Re-roof house with 12x18 composition shingles.				TOTAL	34 00
Sq. Ft. Size	No. Stories	No. Dw. Units	VALIDATION		
New <input type="checkbox"/>	Add. <input type="checkbox"/>	Alter. <input type="checkbox"/>	Repair <input type="checkbox"/>	Demolition <input type="checkbox"/>	Permit No.
					Processed by
					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.

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 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 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 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. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves 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. 7044, 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 for such projects with a contractor(s) licensed 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. 3800, Labor Code.)

Policy No. 5501 Company State Compensation Ins. Fund
 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.

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 _____
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: 10-12-81
Mailing Address: 529 E. Valley Blvd.
City, State, Zip: San Gabriel, Calif. 91776

INSPECTOR COPY

CONST. WORKS PERMIT - 2 BLDG. ORD. NO. 1332
4-103

This is a building permit when properly filled out, signed and validated, and is subject to expiration if work thereunder is suspended for 120 days.

CHC Packet from 4-2020

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.		
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, Raft., Jsts., 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.		

INSPECTION NOTES

SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius Stil., 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:	10/30/81	JJ
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

STREET

PLEASE PLAN A 1" SQ. SCALE

4-104

CHC Packet from 4-2020

REROOF COVERING REQUIREMENTS

1. A PREROOF COVERING INSPECTION IS REQUIRED.

If the new roof covering is being applied over an existing roof covering, the City Building inspector must make an inspection to determine the number of existing roof Coverings and the serviceability of the existing, exposed roof covering before the new Roof covering is applied.

If the contractor is removing one or more of the existing roof coverings, but not all of The existing roof coverings, the City building Inspector must make an inspection to Determine the number of remaining roof coverings and the serviceability of the Remaining, exposed roof covering before the new roof covering is applied.

If the contractor is removing all the existing roof coverings, the City building inspector Must make an inspection of the exposed wood base (spaced sheathing, solid board Sheathing, plywood sheathing, etc) to determine the serviceability of the existing, Exposed wood base before the new roof covering is applied.

If the contractor is removing all the existing roof coverings and applying new plywood Sheathing, the City building inspector must make an inspection of the plywood nailing Befor the new roof is applied.

2. ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE CONTRACTOR.

It shall be the duty of the permit applicant to cause the work to remain accessible and Exposed for inspection purposes. Neither the building official nor the jurisdiction shall Be liable for the expense entailed in the removal or replacement of any material required To allow inspection.

3. A FINAL INSPECTION IS REQUIRED.

The reroof permit will not be approved and finaled unless a final inspection has been made, And all noted deficiencies corrected.

CHECK ONE OF THE FOLLOWING

I am the owner doing the roof covering work.

I am the contractor doing the roof covering work.

I am a responsible employee of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the city's roof Covering requirements.

I am a responsible agent acting on behalf of the contractor doing the roof covering work, and assume full responsibility for insuring that all necessary people will be notified of the City's roof covering requirements.

I certify that I have read and understand the requirements listed above, and agree to comply fully with these Requirements. I also agree to comply fully with all Federal and State laws, City ordinances, and the currently Adopted Los Angeles County Building Code.

Jeff Nair
Name

[Signature]
Signature

6-29-09
Date



CORRECTION NOTICE

1132 Fairview Ave 7-2-4
ADDRESS DATE

TIME ~~RR~~ INSPECTOR'S NAME Page 1 of

- ① Roof not ready
- ② Call when ready.

OK
7-6-4
RR

NUMBER & STREET

1132 J. A. ... Item No 42

APPLICATION FOR A BUILDING PERMIT

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

CONTRACTOR <i>Prody & Sons.</i>	ST. LIC. NO. <i>235659</i>
MAIL ADDRESS <i>111 N. AVE 59.</i>	PHONE <i>255-7194</i>
ARCHITECT ENGINEER <i>—</i>	ST. LIC. NO.
MAIL ADDRESS <i>—</i>	PHONE
OWNER <i>G. Villano.</i>	PHONE <i>682-1064</i>
MAIL ADDRESS <i>Suite</i>	

W.C. ON FILE

EXEMPTS

4/19/78

DESCRIPTION OF WORK				
NEW	ADDITION	ALTERATION <input checked="" type="checkbox"/>	REPAIR	DEMOLISH

FLOOR AREA (SQ. FT.)	NO. OF STORIES <i>1</i>	NO. OF DWELLING UNITS <i>1</i>
PRESENT BLDG. USE <i>Sig. Frames.</i>	PROPOSED BLDG. USE <i>Same</i>	
DESCRIBE WORK TO BE DONE <i>KITCHEN REMODEL - NO STRUCTURAL MODIFICATION</i>		

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL <i>wood.</i>	ROOFING MATERIAL <i>Comp.</i>	
LOT WIDTH	LOT DEPTH	LOT AREA
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. \$ <i>6,000.00</i>		
PLAN CHECK FEE & VALIDATION		

BUILDING DEPARTMENT USE, ONLY					
LOT	BLOCK	TRACT			
USE ZONE <i>1</i>	FIRE ZONE <i>3</i>	OCC. <i>I</i>	TYPE BUILD. <i>VT</i>		
REQUIRED SET BACKS	FRONT	SIDE	SIDE	REAR	
ENG. DEPT. APPROVAL	<i>NA</i>		ZONING APPROVAL <i>NA</i>		
PERMIT FEE <i>36 + .42 SMA = 36.42</i>					
APPROVED W/OUT PLANS <i>No</i>	PERMANENT PLAN <i>No</i>	CHECKER'S APPROVAL <i>[Signature]</i>			

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

1 758 -8

(R72)

036.2A - :

X *[Signature]*

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.

4-107 PERMANENT

INSPECTION RECORD **Item No 42**

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS		
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME	3/9/78	J
VENEER		
EXT. LATH.		
INT. LATH.	3/16/78	J
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
FINAL BUILDING	5/4/78	J

SETBACKS:

FRONT	___ SIDE	___ SIDE	FRONT
-------	----------	----------	-------

PLOT PLAN



4-108

NUMBER & STREET

1132 Fairview

Letter No 42

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

CONTRACTOR Rhody & Sons	ST. LIC. NO. 235657
MAIL ADDRESS 111 N. AVE 59.	CITY LIC. NO.
L.A. 90042	PHONE 255-7194
OWNER G. Villalpando	PHONE

MAIL ADDRESS **SAME** **KIT. REMODEL**

PROPOSED USE **Sig. Fin. Res.** USE ZONE

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

TOTAL FOR ABOVE FIXTURES	4	@ 2.00 ea.	\$ 8
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	\$ 2.50
		TOTAL FEE \$	10.50

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

X **Rhody & Sons** **1978** **010.50A**

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.

~~Item No 42~~
INSPECTION RECORD

GROUND WORK	DATE	APPROVED
WATER LINES		
ROUGH PLUMBING	3/9/78	J
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	5/4/78	J

NUMBER & STREET

1132 Fairview Ave #42

APPLICATION FOR AN ELECTRICAL PERMIT

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

CONTRACTOR R. Henry & Sons	STATE LIC. NO. 235659
MAIL ADDRESS 111 W AVE 59	PHONE 255-7194
OWNER G. Villalobos	CITY LIC. NO.
MAIL ADDRESS 3 WALLE	OWNER PHONE 682-1069

U.S.C. ON FILE EXACTS 4/19/78

DESCRIPTION OF WORK

KIT. REMOVAL

NEW BUILDING EXISTING BUILDING NO SERV. CHANGE RECONNECT OR RESEAL

FEE COMPUTATION			
FIXTURES 6	RECEPTACLES 8	SWITCHES 5	First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea.
			\$ 3.85

RANGES	OVENS	GARB. DISP.	} @ 1.50 ea.	\$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		4.50

WASHING MACHINES	@ 1.00 ea.	\$	1.00
220 VOLT OUTLETS	@ .25¢ ea.	\$	

SIGN FIXTURES	@ 2.00 ea.	\$	
---------------	------------	----	--

AIR HEATERS OVER 1650 W	@ 2.50 ea.	\$	
-------------------------	------------	----	--

TEMPORARY POWER POLE	2.00 (NO ADD'L FEE)	\$	
----------------------	---------------------	----	--

NEW SERVICE UP TO 100 AMPS	2.00	\$	2.00
----------------------------	------	----	-------------

" " 200 AMPS	2.50	\$	
--------------	------	----	--

" " 400 AMPS	3.00	\$	
--------------	------	----	--

" OVER 400 AMPS	3.50	\$	
-----------------	------	----	--

Motors under 2 hp @ 1.50 ea.	\$	Motors 50-100 hp @ 5.00 ea.	\$
Motors 2-8 hp @ 2.00 ea.	\$	Motors 100-500 hp @ 10.00 ea.	\$
Motors 8-15 hp @ 2.50 ea.	\$	Motors 500-1000 hp @ 15.00 ea.	\$
Motors 15-50 hp @ 3.00 ea.	\$	Motors over 1000 hp @ 20.00 ea.	\$

COLUMN TOTAL → \$

INVESTIGATION FEE	\$
-------------------	----

OTHER	\$
-------	----

BLANKET PERMIT	3.00	\$
----------------	------	----

ELECTRICAL PERMIT	2.50	\$	2.50
-------------------	------	----	-------------

TOTAL		\$	13.85
--------------	--	----	--------------

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




1 758 ¹⁹⁷⁸ - 8 013.85A - :

X *R. Henry & Sons*
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.

INSPECTION REPORT

42

T. P. P.	DATE	APPROVED
GROUND WORK		
ROUGH WIRING	3/9/78	
FINISH		
FIXTURES		
EDISON NOTIFIED	3/4/78	
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	5/4/78	



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 1132 Fairview		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME Virginia Umland		
STREET ADDRESS 1132 Fairview		
CITY Se Pasadena	STATE CA	ZIP CODE 91030
PHONE NUMBER 626 441-6962		
PRINCIPAL DESIGNER'S NAME N/A		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON Jeff Nath		
PHONE NUMBER 626 403 2146		
CONTRACTOR'S NAME Nath Construction		
STREET ADDRESS 1508 Mission St.		
CITY Se Pasadena	STATE CA	ZIP CODE 91030
LICENSE CLASS B	LICENSE NUMBER 7116905	EXPIRATION DATE 3/31/06
PHONE NUMBER 626 403 2146		
WORKER'S COMPENSATION INSURANCE COMPANY NAME State Fund		
WORKER'S COMP. INSURANCE POLICY NUMBER 1793861-04		EXPIRATION DATE 7/1/05

REROOF 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 7 of the Business and Professions Code, and my license is in full force and effect.

Signature: _____ Date: 4-29-04

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: _____ Date: 4-29-04

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: Jeff Nath

Signature: _____ Date: 4-29-04

4-115

Item No 42

DESCRIPTION OF WORK		
<input checked="" type="checkbox"/> Reroof Over Existing	<input type="checkbox"/> Tear-Off and Reroof	
<input type="checkbox"/> New Plywood and Roof	<input type="checkbox"/> Metal Roof o/Existing	
<input type="checkbox"/> Other	Asph shingle	
TYPE OF STRUCTURE		
<input checked="" type="checkbox"/> RESIDENTIAL		<input type="checkbox"/> NONRESIDENTIAL
AREA	SQUARES / SQ. FT	CODE IN EFFECT
700		
\$ 1000.00 INITIAL VALUATION		\$ 1000.00 REVISED VALUATION
PRE-ROOF INSPECTION IS REQUIRED		
DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED		
ANY PORTION OF THE ROOF WHICH IS COVERED WITHOUT INSPECTION SHALL BE ENTIRELY UNCOVERED AT THE EXPENSE OF THE APPLICANT		
BUILDING PERMIT FEE	\$	42.35
ISSUANCE FEE	\$	26.00
		\$
		\$
		\$
		\$
REC # 32056		TOTAL \$ 68.35
PERMIT NUMBER 11960	INITIALS w.r.	DATE 4/29/04
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 1132 FAIRVIEW		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME KARON TAYLOR		
STREET ADDRESS 1132 FAIRVIEW		
CITY S. PAS	STATE CA	ZIP CODE 91030
PHONE NUMBER 626-399-4334		
PRINCIPAL DESIGNER'S NAME w/a		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON LARRY		
PHONE NUMBER 626-590-9519		
CONTRACTOR'S NAME Chimney Safety		
STREET ADDRESS 1710 Fiske		
CITY Pas	STATE CA	ZIP CODE 91104
LICENSE CLASS C-29C-61	LICENSE NUMBER 840878	EXPIRATION DATE 6/30/08
PHONE NUMBER 626-296-2022		
WORKER'S COMPENSATION INSURANCE COMPANY NAME STATE FUND		
WORKER'S COMP. INSURANCE POLICY NUMBER 182587-2008	EXPIRATION DATE 6/01/09	

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: _____ 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: *Larry Morrison* Date: 6/12/08

WORKERS' COMPENSATION DECLARATION

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

I have obtained a certificate of insurance for workers' compensation, as provided in Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will employ workers' compensation insurance 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: *Larry Morrison* Date: 6/12/08

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: *Larry Morrison*

Signature: *Larry Morrison* Date: 6/12/08

QTY.

New residential construction

Less than 3 units: _____ sq. ft. _____ \$

3 or more units: _____ sq. ft. _____ \$

Outlet Boxes(s) for receptacles, switches, lights & similar *1* _____ \$ *2.00*

First 20 _____ \$

21 or more _____ \$

Lighting Fixture(s)

First 20 _____ \$

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 marquees

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 _____ \$ *200*

Plan Checking Fee _____ \$

Additional Plan Checking Fee _____ \$

Plan Maintenance Fee _____ \$

Permit Issuance Fee _____ \$ *25.30*

Total Permit Fee _____ \$ *27.30*

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
# 195529		
PERMIT NUMBER	INITIALS	DATE
022982	<i>DM</i>	6/12/08
DATE OF FINAL	INITIALS	DATE
6/30/08	<i>W/Hub</i>	



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

QTY.

1132 FAIRVIEW AVE
 ITEM 1 of 2

SITE ADDRESS 1132 FAIRVIEW AVE		
ASSESSOR PARCEL NUMBER		
BOOK	PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION		
OWNER'S NAME KAREN TAYLOR		
STREET ADDRESS 1132 FAIRVIEW		
CITY S. Pasadena	STATE CA	ZIP CODE 91030
PHONE NUMBER 626-399-4334		
PRINCIPAL DESIGNER'S NAME w/a		LICENSE NO.
STREET ADDRESS		
CITY	STATE	ZIP CODE
PHONE NUMBER		
CONTACT PERSON LARRY MORRISON		
PHONE NUMBER 626-590-9519		
CONTRACTOR'S NAME CHIMNEY SAFETY EXPERTS		
STREET ADDRESS 1710 FISKE AVE		
CITY PAS	STATE CA	ZIP CODE 91104
LICENSE CLASS C-29 D/34	LICENSE NUMBER 840878	EXPIRATION DATE 06/30/08
PHONE NUMBER 1-800-CHIMNEY 626-296-2022		
WORKER'S COMPENSATION INSURANCE COMPANY NAME STATE FUND		
WORKER'S COMP. INSURANCE POLICY NUMBER 1828587-2008		EXPIRATION DATE 01-01-09

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: Louise Morrison Date: 6/12/08

WORKERS' COMPENSATION DECLARATION

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

I have arranged for workers' compensation insurance for workers' compensation provided by _____ 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. _____ Building and Safety 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: Louise Morrison Date: 6/12/08

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: LAWRENCE MORRISON
 Signature: Louise Morrison Date: 6/12/08

Each Furnace, A/C condenser, heater, boiler or vented decorative appliance (includes duct work)	
Up to 100,000 Btu	\$
Over 100,000 Btu but not over 500,000 Btu	\$
Over 500,000 Btu	\$
Air inlets and outlets served by heat/AC system	\$
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	\$
ANSI Z21-88-2000	\$ 24.70
1 GAS FIREPLACE INSERT	\$
32,000 BTU	\$
OUTLET	\$ 3.90
Subtotal	\$ 24.70 28.60
Plan Checking Fee	\$
Additional Plan Checking Fee	\$
Plan Maintenance Fee	\$
Permit Issuance Fee	\$ 25.30
Total Permit Fee	\$ 50.00 53.40

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
# 195529		
PERMIT NUMBER	INITIALS	DATE
022983	LM	6/12/08
DATE OF FINAL	INITIALS	DATE
6/30/08	LM	

CITY OF SOUTH PASADENA

JOB CARD

Item No 42

ADDRESS: 1132 Fairview Avenue

DATE: 9/3/63

OWNER: Sam W. Patterson

CONTRACTOR: W. B. Jones Electric

PERMIT NUMBER: 52768

VALUE:

FEE: 2,50+10.00 invest.

JOB: 1 garb. disposal

ROUGH INSPECTION

FINAL INSPECTION

INSPECTOR:

9-4-63
Crawley

4-120

CHC Packet from 4-2020

CITY OF SOUTH PASADENA

Spence Notified

Item No 42

JOB CARD

ADDRESS: 1132 Fairview Avenue

DATE: 8/7/63

OWNER: Sam W. Patterson

1710 Ramona 799-5041

CONTRACTOR: Dick's Plumbing & Heating

~~ARRAT~~ 0=0344

PERMIT NUMBER: 52582

VALUE:

FEE: 3.50

JOB: 1 garb. disp.

ROUGH INSPECTION

*8/12/63 - N.H.L.N. JRM.
New Elect Work - 8/12/63 -*

For Sal.

Jones Elect - Contractor called.

FINAL INSPECTION

8/13/63

INSPECTOR:

Nelson

J O B C A R D

Address: 1132 Fairview Ave Date: Nov. 13, 1956

Owner: Patterson

Contractor: Law Electric

Permit Number: 36354 Value: _____ Fee: 1³⁵-

Job: 2 Plugs - Change of Service

Rough Inspection

Final Inspection

11-14

Inspector

Inspector

Cost of work 4-122
11-14-56

J O B C A R D

Address: 1132 Fairview

Date: Nov. 10, 1954

Owner: L. W. Patterson

Contractor: Benedict & Benedict

Permit Number: 32223 Value:

Fee: 2⁰⁰

Job: 1-90 Western gravity furnace with steam

Rough Inspection

Final Inspection 11-12

W W W

Inspector

Inspector

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

Item No 42

LOCATION

1132 FAIRVIEW AVE

LOT

BLOCK

TRACT

OWNER

A. GARMSHAUSEN

DESCRIPTION

ALTERATIONS TO FRONT PORCH

\$ 300.-

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

PERMIT
FEE

1-13-47 15679

BUILDING

FOSS CONST. Co.

200

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

DRIVEWAY

FURNACE

CITY OF SOUTH PASADENA

JOB CARD

Permitting Department
Item No. 42

LOCATION 1132 FAIRVIEW AVE

BUILDING ALTER FRONT PORCH.

PERMIT No. 15679

GENERAL CONTRACTOR FOSS CONST. Co

PHONE _____

ELECTRICAL " _____

PLUMBING " _____

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

4-25

CHC Packet from 4-2020

Item No 42

ITEM

DATE

REMARKS

ITEM	DATE	REMARKS

4-126

CHC Packet from 4-2020

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

Item No 42

LOCATION *1132 FAIRVIEW*

LOT BLOCK TRACT

Re. Roof

OWNER *A. GARMSHAUSEN*

TRENCH FRAME WIRING RGH. PLMB. SEWER FIN. PLMB. FIN. BLDG. ELEC. FIX.

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
<i>10-14-41</i>	<i>10812</i>	BUILDING	<i>FISK & MASON</i>	<i>200</i>
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		

4-127

CHC Packet from 4-2020

CITY OF SOUTH PASADENA

JOB CARD

BUILDING DEPARTMENT

LOCATION 1132 Fairview~~1132 Fairview~~ **1042**BUILDING Re-RoofPERMIT No. 10812GENERAL CONTRACTOR Fisk & Mason

PHONE _____

ELECTRICAL " _____

PLUMBING " _____

ITEM	DATE CALLED	TIME	DATE INSPECT		DATE CLEARED	INSPECTOR
			(1)	(2)		
TRENCHES		A.M. P.M.				
FRAME		A.M. P.M.				
VENTS & FURN.		A.M. P.M.				
WIRING		A.M. P.M.				
PLUMBING		A.M. P.M.				
LATH		A.M. P.M.				
FINAL PLUMB.		A.M. P.M.				
FINAL ELECT.		A.M. P.M.				
FINAL BUILD.		A.M. P.M.				<i>Ruy</i>

4-128

Item No 2

ITEM

DATE

REMARKS

4-129

CHC Packet from 4-2020

ATTACHMENT 4
Colored Elevations and
Development Plans

INDEX		
A 0	COVER SHEET EXISTING SITE SURVEY	1/8" = 1'-0"
A 0.1	EXISTING SITE PLAN PROPOSED SITE PLAN	1/8" = 1'-0" 1/8" = 1'-0"
A 1	PLANS:	
A 2	EXISTING FOUNDATION PROPOSED FOUNDATION	1/4" = 1'-0" 1/4" = 1'-0"
A 3	EXISTING FLOOR PROPOSED FLOOR	1/4" = 1'-0" 1/4" = 1'-0"
A 5	EXISTING REFLECTED CEILING PROPOSED REFLECTED CEILING	1/4" = 1'-0" 1/4" = 1'-0"
A 6	EXISTING ATTIC FLOOR PROPOSED ATTIC FLOOR	1/4" = 1'-0" 1/4" = 1'-0"
A 8	EXISTING ATTIC REFLECTED CEILING PROPOSED REFLECTED CEILING	1/4" = 1'-0" 1/4" = 1'-0"
A 8	EXISTING ROOF PROPOSED ROOF	1/4" = 1'-0" 1/4" = 1'-0"
A 9	SECTIONS:	
A 10	EXISTING WEST / EAST PROPOSED WEST / EAST	1/4" = 1'-0" 1/4" = 1'-0"
A 11	EXISTING NORTH / SOUTH PROPOSED NORTH / SOUTH	1/4" = 1'-0" 1/4" = 1'-0"
A 13	EXISTING EAST / WEST PROPOSED EAST / WEST	1/4" = 1'-0" 1/4" = 1'-0"
A 13	EXISTING SOUTH / NORTH PROPOSED SOUTH / NORTH	1/4" = 1'-0" 1/4" = 1'-0"
A 15	ELEVATIONS:	
A 16	EXISTING NORTH PROPOSED NORTH	1/4" = 1'-0" 1/4" = 1'-0"
A 16	EXISTING EAST PROPOSED EAST	1/4" = 1'-0" 1/4" = 1'-0"
A 17	EXISTING SOUTH PROPOSED SOUTH	1/4" = 1'-0" 1/4" = 1'-0"
A 18	EXISTING WEST PROPOSED WEST	1/4" = 1'-0" 1/4" = 1'-0"

PROJECT SUMMARY	
LOT SIZE:	7,356 SQ. FT.
MAXIMUM FLOOR AREA	(35% OF 7,356 SQ. FT.) 2,574.6 SQ. FT.
EXISTING FLOOR AREA	
EXISTING RESIDENCE:	1,432 SQ. FT.
EXISTING TOTAL FLOOR AREA:	1,432 SQ. FT.
PROPOSED FLOOR AREA	
EXISTING RESIDENCE:	1,432 SQ. FT.
PROPOSED ATTIC CONVERSION:	557 SQ. FT.
PROPOSED FLOOR AREA:	1,989 SQ. FT.
MAXIMUM LOT COVERAGE	
MAXIMUM LOT COVERAGE:	50%
EXISTING LOT COVERAGE	
EXISTING HOUSE:	1,432 SQ. FT.
EXISTING GARAGE:	361 SQ. FT.
EXISTING FRONT PORCH:	176 SQ. FT.
EXISTING BACK PORCH:	29 SQ. FT.
EXISTING TOTAL LOT COVERAGE:	1,998 SQ. FT. (27.2% OF LOT AREA)
PROPOSED LOT COVERAGE	
EXISTING HOUSE:	1,432 SQ. FT.
EXISTING GARAGE:	361 SQ. FT.
EXISTING FRONT PORCH:	176 SQ. FT.
NEW BACK PORCH:	189 SQ. FT.
PROPOSED TOTAL LOT COVERAGE:	2,158 SQ. FT. (29.3% OF LOT AREA)

OWNER	
NICK AND KAREN TAYLOR 1132 FAIRVIEW AVE. SOUTH PASADENA, CA 91030 CELL: (626) 399-4334 EMAIL: kfreddy@gmail.com	
DESIGNER	
BLUE STUDIO ELIZABETH A. KERRIGAN 551 ALTA VISTA DRIVE SIERRA MADRE, CA 91024 TEL: (626) 355-0027 FAX: (626) 355-3777 EMAIL: bluestudio.91@gmail.com	
STRUCTURAL ENGINEER	
INING LU 2500 E. FOOTHILL BLVD, SUITE 211 PASADENA, CA 91107 626/795-1250 626/795-3837 FAX	
SURVEYOR	
GEORGE BARAJAS 3635 SHADOW GROVE ROAD PASADENA, CA 91030 TEL: (818) 402-5461 EMAIL: gmsurveying@gmail.com	

PROJECT INFORMATION	
ZONING:	RS
HISTORIC STATUS:	YES (5D1)
TYPE:	TYPE V-B CONSTRUCTION
OCCUPANCY GROUP:	RESIDENTIAL
ASSESSOR PARCEL NO. (APN):	5315-005-029
BOUNDARY DESCRIPTION:	LOT 3, BLOCK 2 OF RAYMOND HEIGHTS TRACT, M.B. 3-83
SCOPE OF WORK	
557 SQ. FT. ATTIC CONVERSION INTO HABITABLE AREA 446 SQ. FT. FIRST FLOOR INTERIOR RENOVATION	
EXISTING TWO-CAR GARAGE TO REMAIN * NO NEW TREES * NO NEW HARDSCAPING * NO NEW LANDSCAPING	
HARDCAPE / LANDSCAPE CALCULATIONS	
HARDCAPE CALCULATIONS	
EXISTING YARD AREA:	LOT SIZE - (E) LOT COVERAGE = 7,356 - 2,158 = 5,358 SQ.FT. (72.8% OF LOT AREA)
EXISTING HARDSCAPE:	
EXISTING DRIVEWAY	1,176 SQ. FT.
EXISTING FRONT WALKWAY	98 SQ. FT.
EXISTING STEPPING STONES	43 + 30 + 31 = 104 SQ. FT.
EXISTING CONCRETE PATIO	279 SQ. FT.
TOTAL EXISTING HARDCAPE AREA:	1,657 SQ. FT. (22.5% OF LOT AREA)
TOTAL EXISTING LANDSCAPE AREA:	3,701 SQ. FT. (50.3% OF LOT AREA)
PROPOSED YARD AREA:	LOT SIZE - (E) LOT COVERAGE = 7,356 - 2,158 = 5,198 SQ.FT. (70.7% OF LOT AREA)
PROPOSED HARDCAPE:	
EXISTING DRIVEWAY	1,176 SQ. FT.
EXISTING WALKWAYS	98 SQ. FT.
EXISTING STEPPING STONES	43 + 31 = 74 SQ. FT.
EXISTING CONCRETE PATIO	279 SQ. FT.
TOTAL EXISTING HARDCAPE AREA:	1,627 SQ. FT. (22.1% OF YARD AREA)
TOTAL EXISTING LANDSCAPE AREA:	3,571 SQ. FT. (48.6% OF LOT AREA)

Blue Studio
551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

PROJECT NARRATIVE

Because 1132 Fairview Ave. is a "contributing structure" in an historic neighborhood, this proposed remodel/addition respects the existing residence's footprint. Through spatially flipping bedroom and kitchen, within the same square footage, flow and function of the residence aligns with plans of a typical 1908 house, (the year 1132 Fairview Ave. was built). In addition, existing, unfinished, tall, roofline/attic areas, (including roof dormers), provide potential square footage for a second bath and "rec. room" addition. With adjustments to existing roof dormers, and a new interior stair, the attic is transformed into a 557sf habitable space.

Design impacts on this historic contributing structure are seen primarily at back and side elevations. The proposed back elevation shows new French doors, accessing a new landing & steps to the back yard. Proposed side elevations (north and south) show roof dormers adjusted to gain ceiling heights at new interior spaces. A south, asymmetrical, gable dormer is modified and can be seen when facing the south elevation or back yard-only. The north, shed dormer, is adjusted from a steeper to a shallower shed roof pitch. Neither altered dormer would be seen standing directly in front of the site. But from an oblique angle, across the street, the north shed dormer, having a flatter pitch, showing slightly more wall, may become more obvious.

Neither the north dormer nor the existing covered front porch, are original to this 1908 house. The front porch, significantly impacting the character of the house, has a permit indicating it was added in 1929. It's assumed the shed dormer was added around the same time. Rather than change the dormer type (shed to gable provides height where needed), we respectfully maintained the historic accuracy of the shed dormer and simply adjusted roof pitch to gain reasonable head height for a second bathroom.

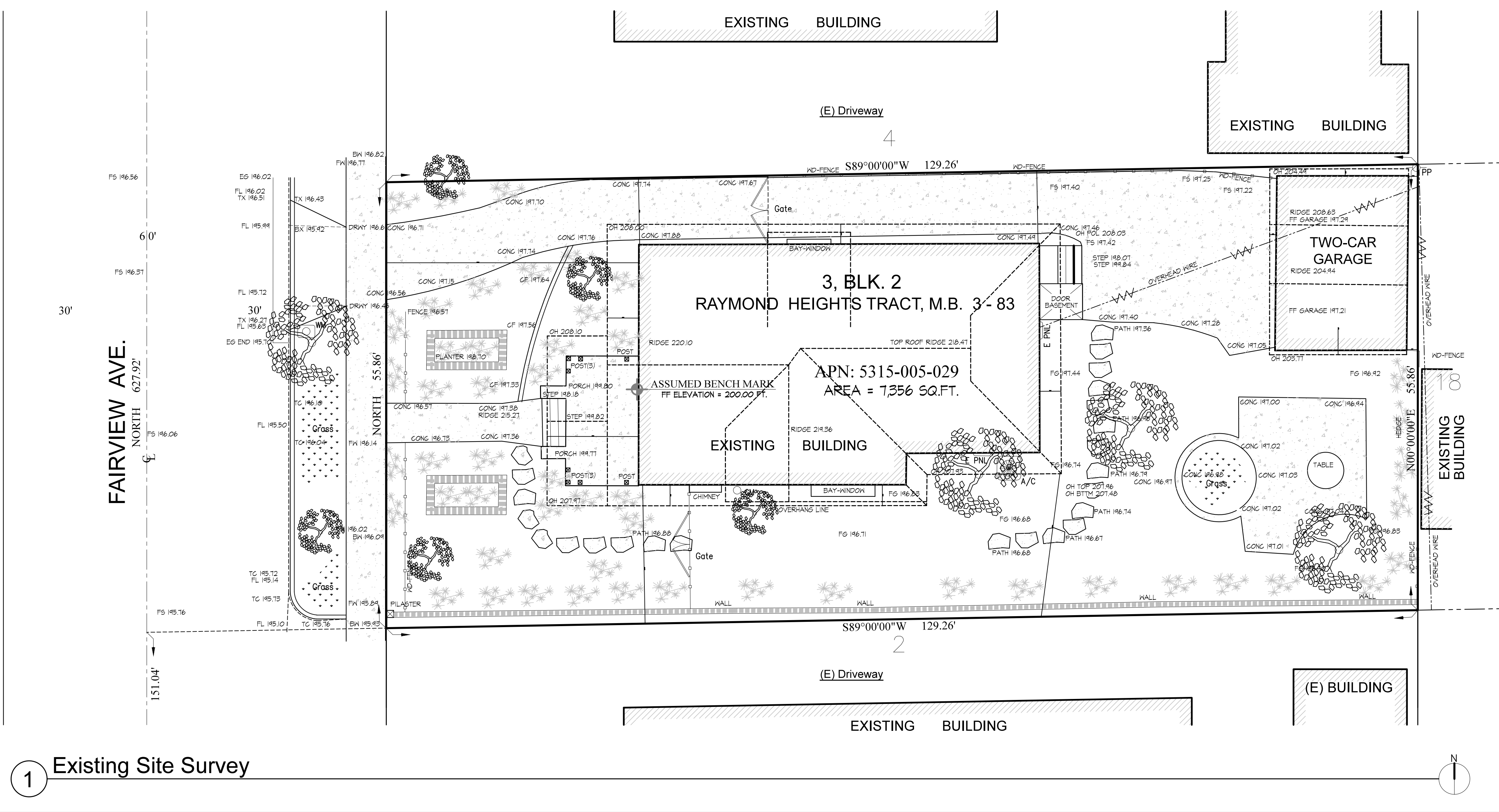
We chose this strategy based on the Secretary of Interior Standards for Historic Rehabilitation/Preservation as seen below.

- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

By only changing existing roof dormers, we hope to maintain the integrity of the existing roofline while accommodating alterations that can be reversed if every desired.

VICINITY

1132 Fairview Avenue



1 Existing Site Survey

Taylor Residence
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

COVER SHEET

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

A 0

TREE SCHEDULE

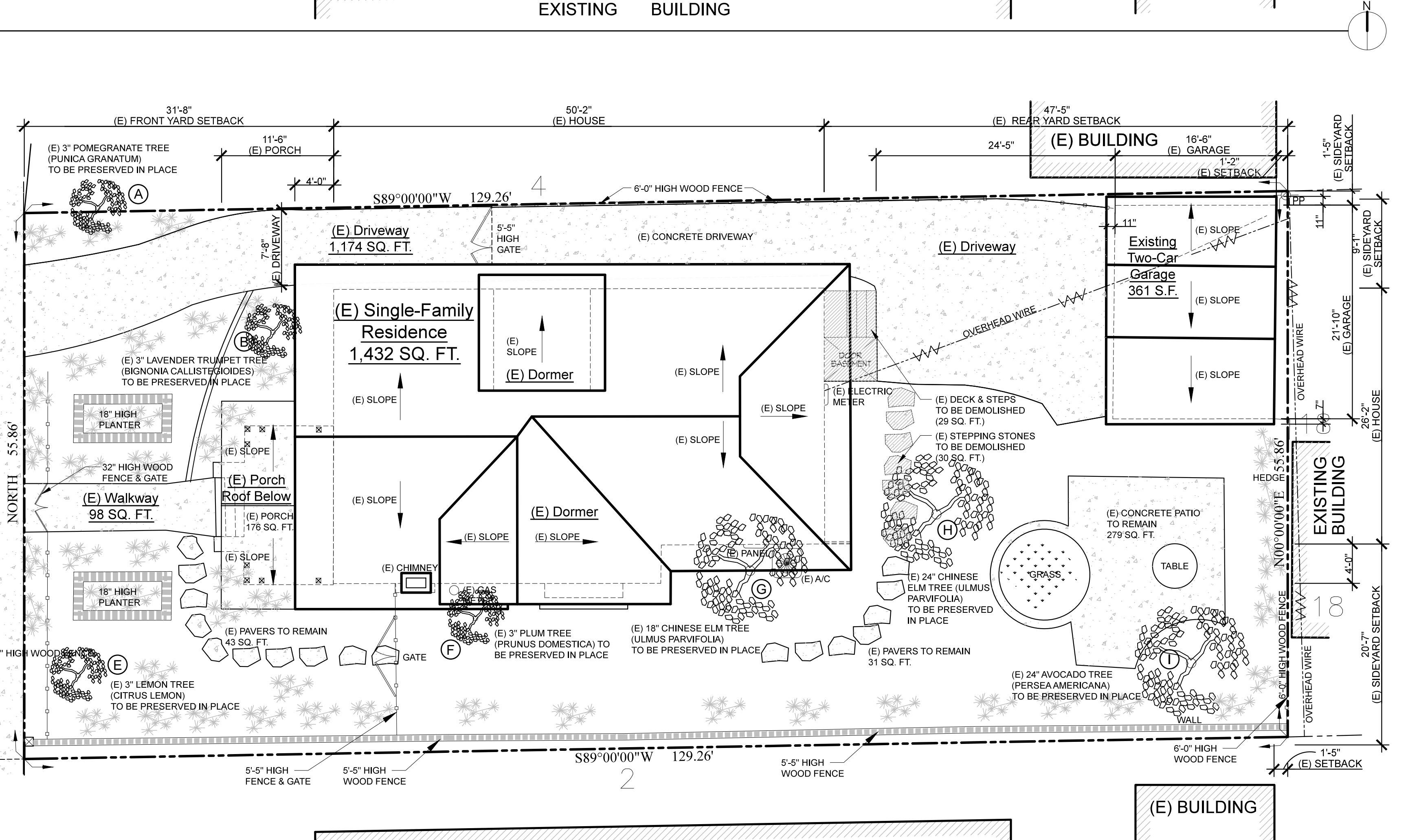
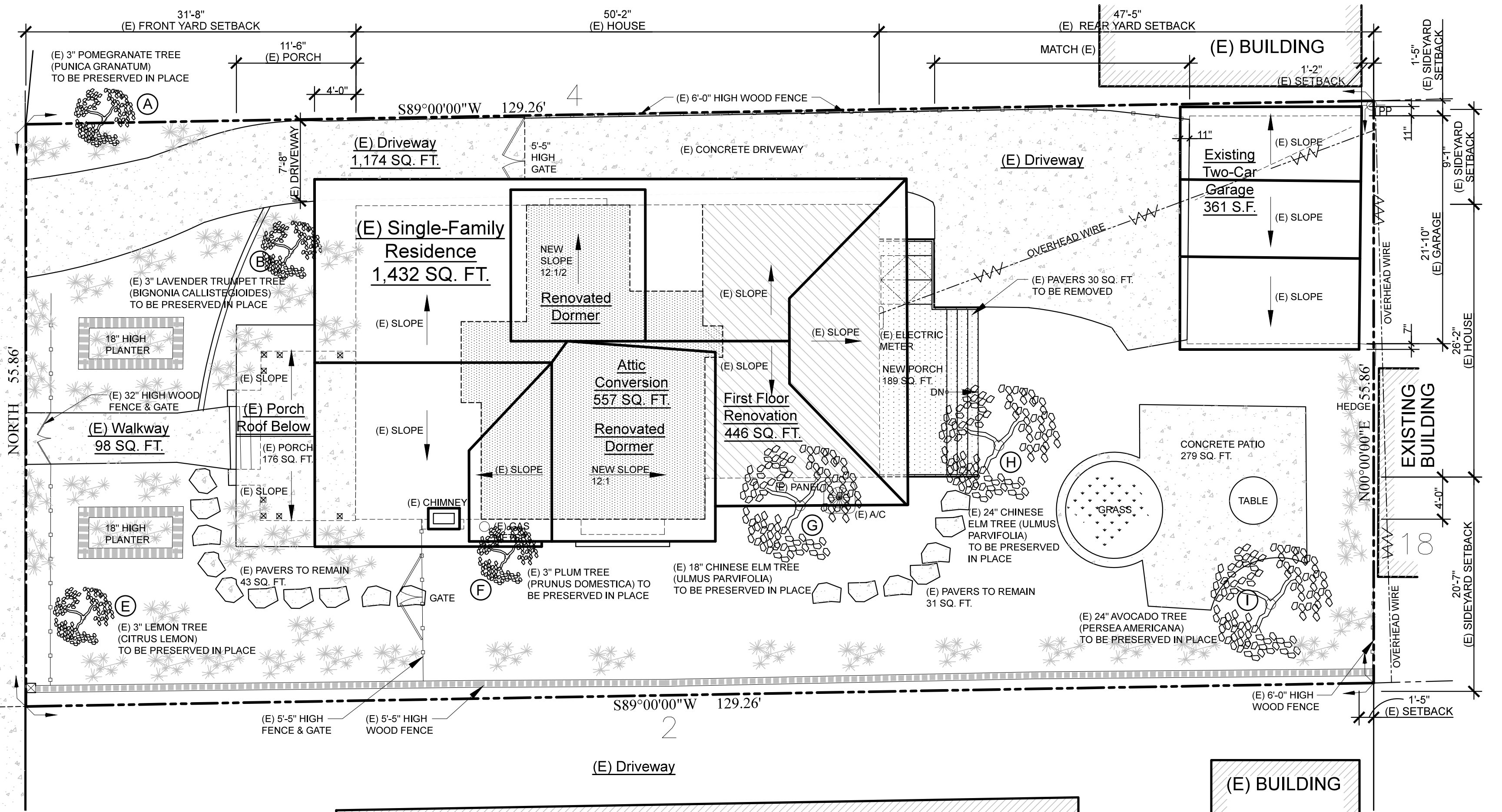
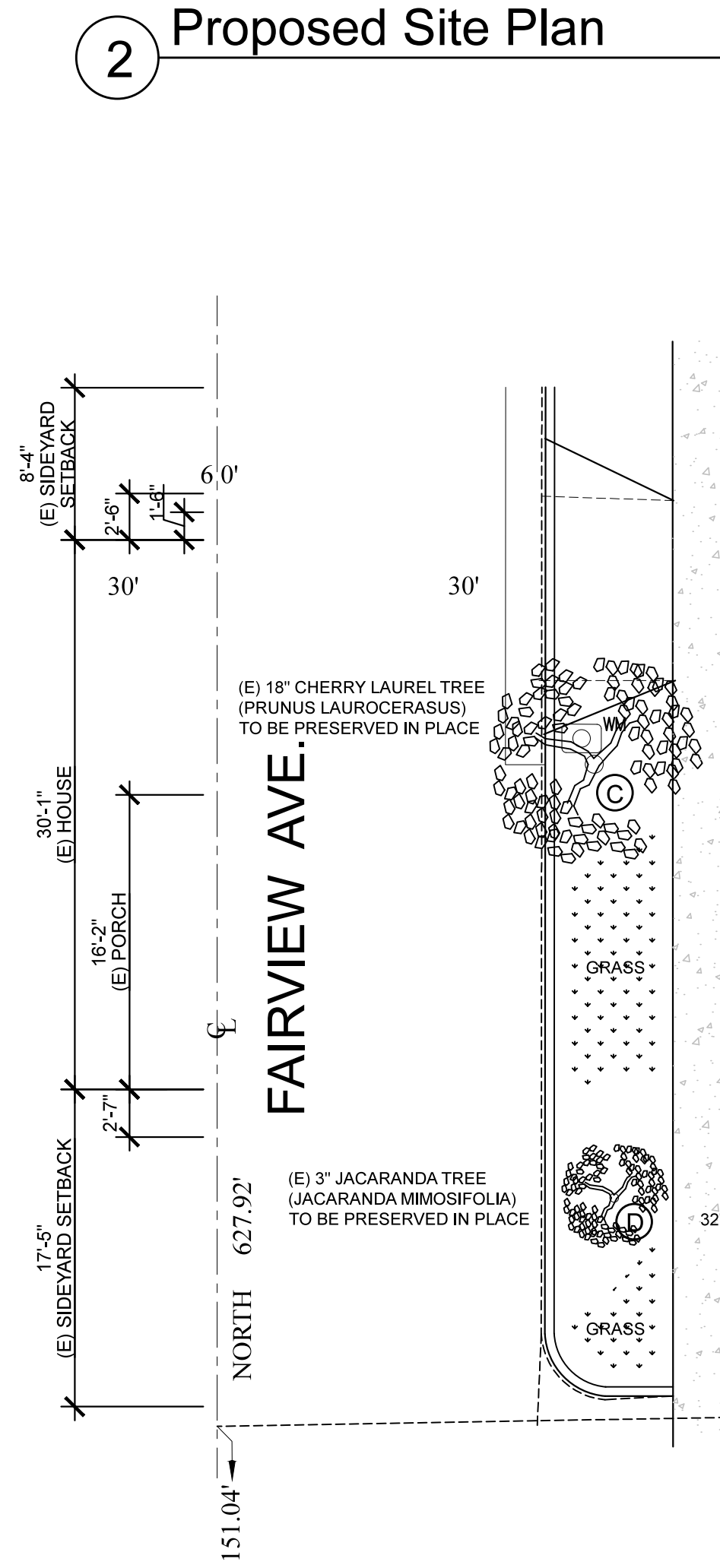
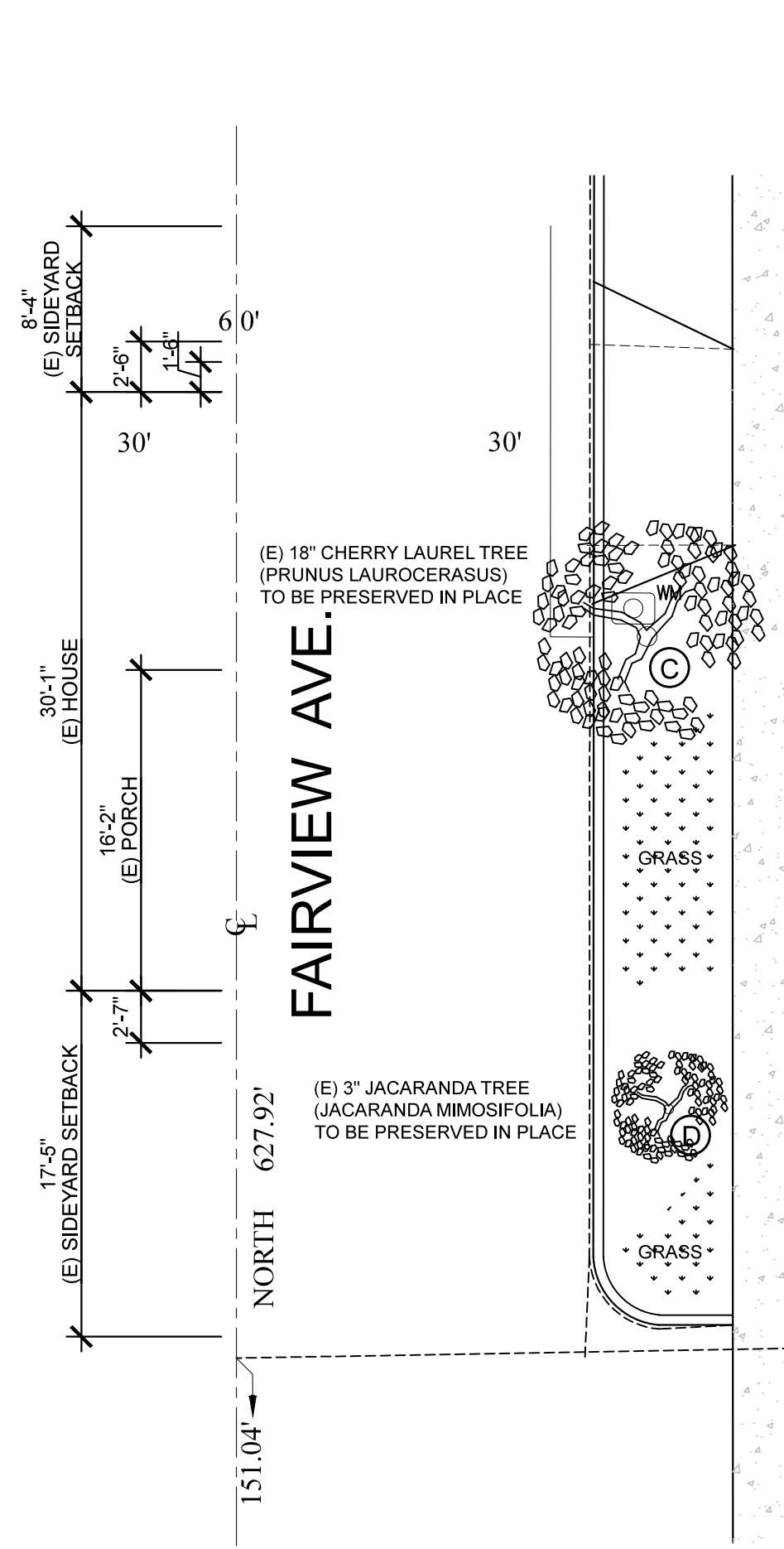
TREE	BOTANICAL NAME	COMMON NAME	SIZE	ACTION
(A)	PUNICA GRANATUM	POMEGRANATE	3"	TO BE PRESERVED IN PLACE
(B)	BIGNONIA CALLISTEIGOIDES	LAVENDER	3"	
(C)	PRUNUS LAUROCERASUS	CHERRY LAUREL	18"	
(D)	JACARANDA MIMOSIFOLIA	JACARANDA	3"	
(E)	CITRUS LEMON	LEMON	3"	
(F)	PRUNUS	PLUM	3"	
(G)	ULMUS PARVIFOLIA	CHINESE ELM	18"	
(H)	ULMUS PARVIFOLIA	CHINESE ELM	24"	
(I)	PERSEA AMERICANA	AVOCADO	24"	

EXISTING HARDSCAPE / LANDSCAPE CALCULATIONS

EXISTING HOUSE	1,432 SQ. FT.	
EXISTING FRONT PORCH	176 SQ. FT.	
EXISTING BACK PORCH	29 SQ. FT.	
EXISTING GARAGE	361 SQ. FT.	
EXISTING LOT COVERAGE:	1,998 SQ. FT.	27.2%
EXISTING YARD AREA:	7,356 - 1,998 = 5,358 SQ. FT.	72.8%
EXISTING DRIVEWAY	1,176 SQ. FT.	
EXISTING FRONT WALKWAY	98 SQ. FT.	
EXISTING STEPPING STONES	104 SQ. FT.	
EXISTING CONCRETE PATIO	279 SQ. FT.	
TOTAL HARDSCAPE AREA:	1,657 SQ. FT.	22.5%
TOTAL LANDSCAPE AREA:	3,701 SQ. FT.	50.3%

PROPOSED HARDSCAPE / LANDSCAPE CALCULATIONS

EXISTING HOUSE	1,432 SQ. FT.	
EXISTING FRONT PORCH	176 SQ. FT.	
NEW BACK PORCH	189 SQ. FT.	
EXISTING GARAGE	361 SQ. FT.	
PROPOSED LOT COVERAGE:	2,158 SQ. FT.	29.3%
PROPOSED YARD AREA:	7,356 - 2,158 = 5,198 SQ. FT.	70.7%
EXISTING DRIVEWAY	1,176 SQ. FT.	
EXISTING FRONT WALKWAY	98 SQ. FT.	
EXISTING STEPPING STONES	74 SQ. FT.	
EXISTING CONCRETE PATIO	279 SQ. FT.	
TOTAL HARDSCAPE AREA:	1,627 SQ. FT.	22.1%
TOTAL LANDSCAPE AREA:	3,571 SQ. FT.	48.6%



Blue Studio
 551 Alta Vista Drive,
 Sierra Madre, CA 91024
 tel: (626) 355-0027
 fax: (626) 355-3777
 email: bluestudio.91@gmail.com

REVISIONS

Taylor Residence
 Nick and Karen Taylor
 1132 Fairview Ave., South Pasadena, CA 91030
 cell: (626) 399-4334
 email: kfreddy@gmail.com

EXISTING & PROPOSED SITE PLANS

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

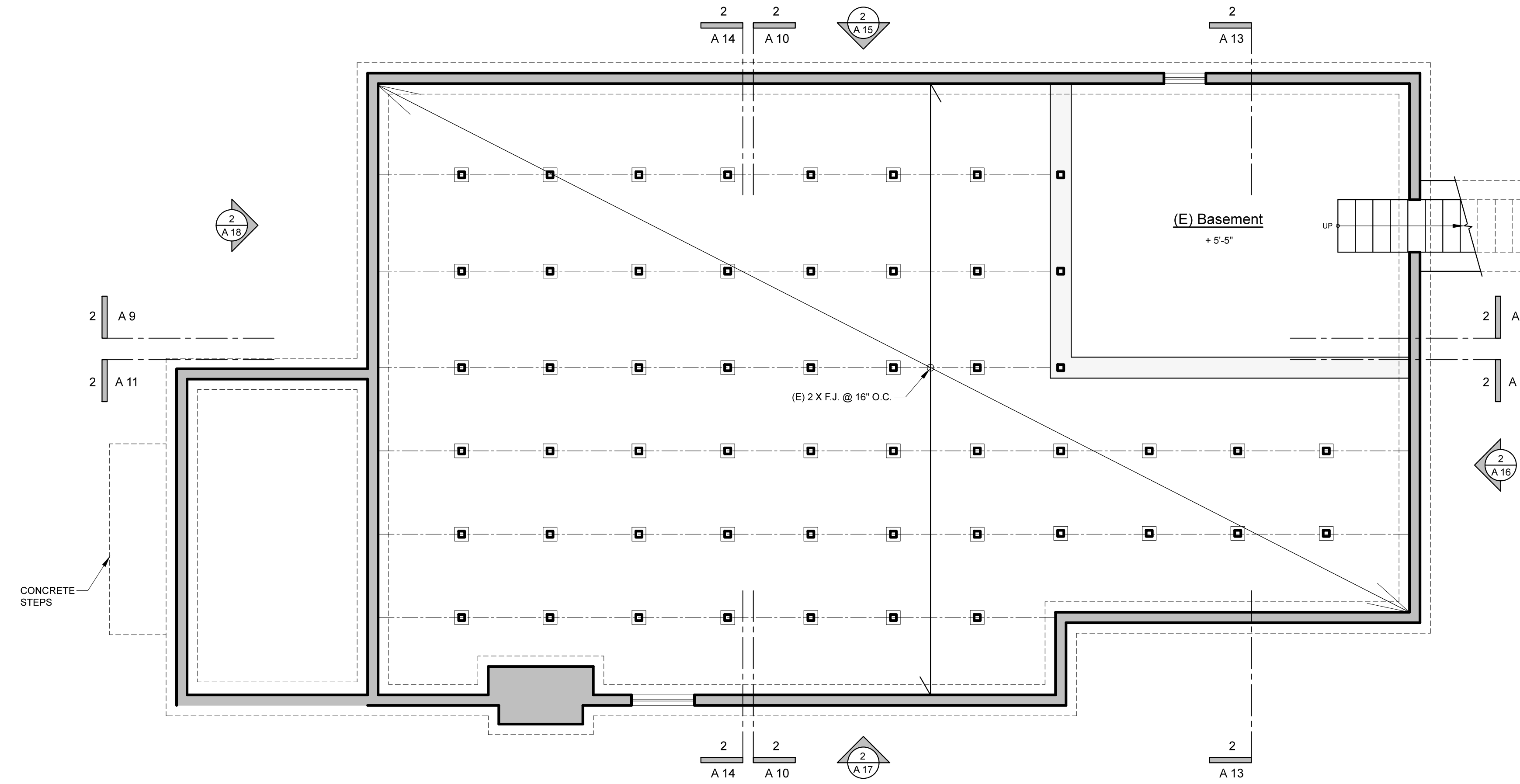
A 0.1

Blue Studio

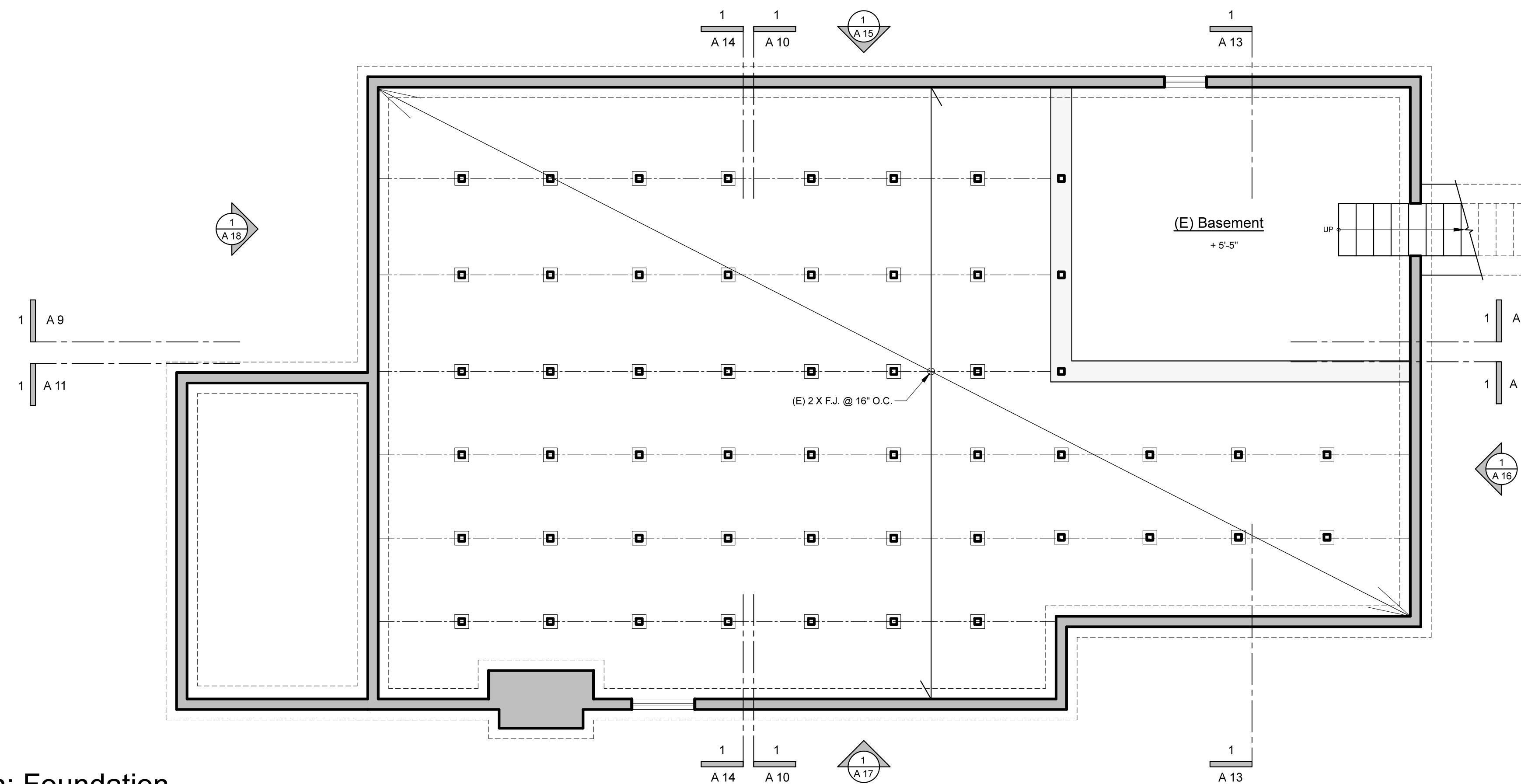
551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

Table with 1 header row and 1 empty body row.



2 Proposed Plan: Foundation



1 Existing Plan: Foundation

Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED FOUNDATION PLANS

SCALE: 1/4" = 1'-0"

A 1

Blue Studio

551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

Taylor Residence

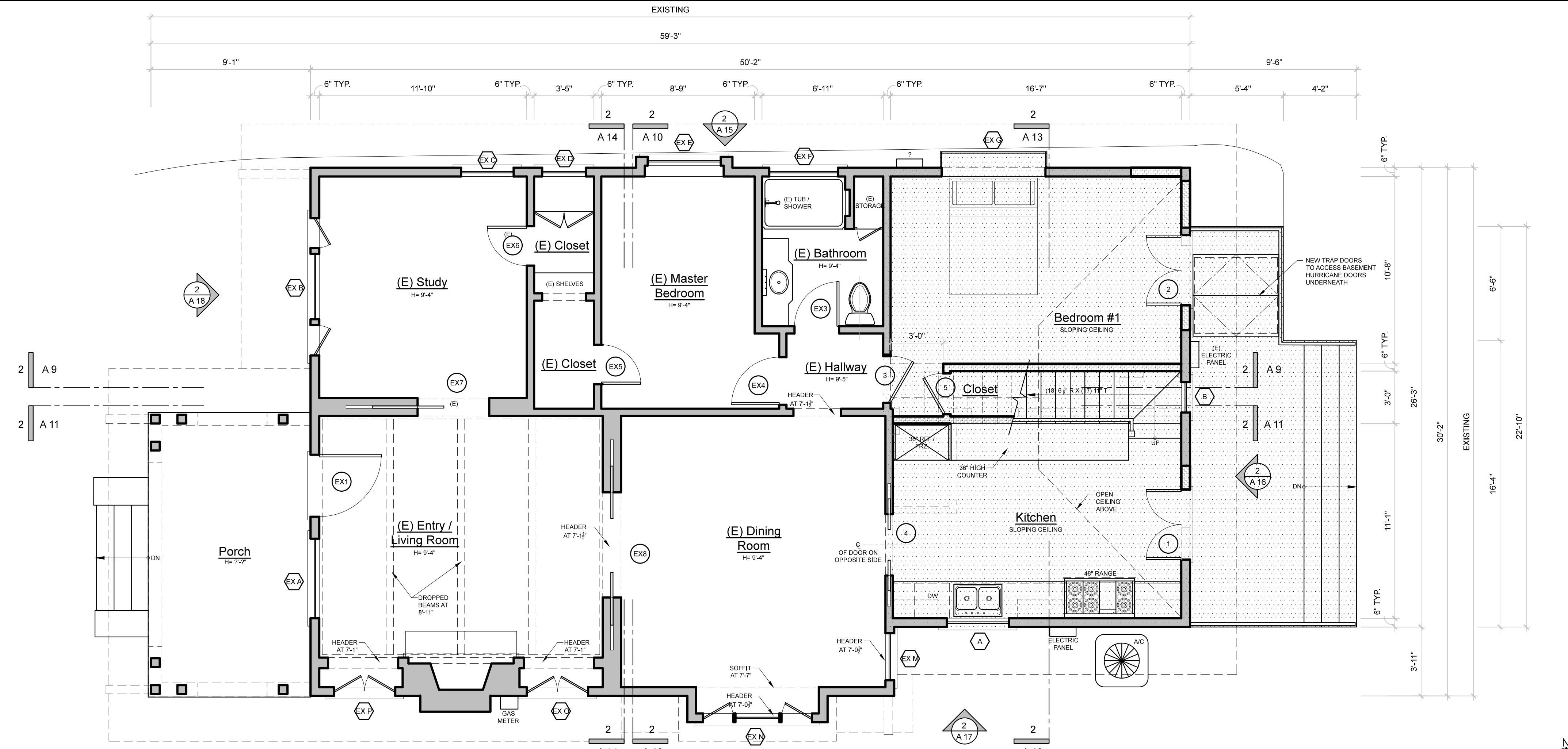
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED FIRST FLOOR PLANS

SCALE: 1/4" = 1'-0"

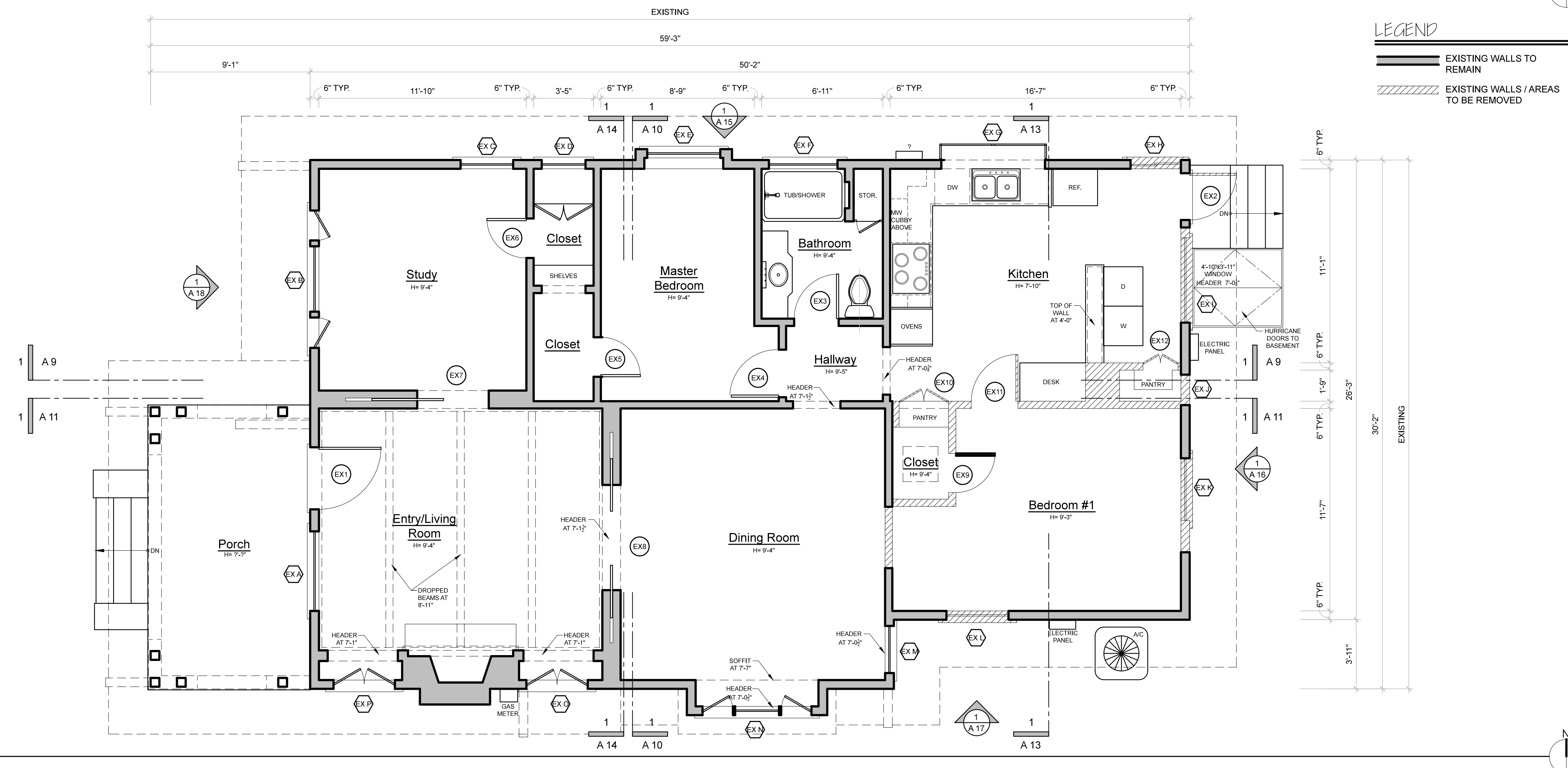
A 2

- EXISTING CONCRETE STEPS @ FRONT PORCH
- EXISTING RAISED, SCORED, CONCRETE SLAB FLOORING @ FRONT PORCH
- EXISTING RAISED FLOOR FOUNDATION
- EXISTING 2 X FLOOR JOISTS @ 2'-0" O. C.
- EXISTING QUARTER SAWN OAK FLOORING THROUGHOUT PUBLIC SPACE
- EXISTING TILE FLOORING IN KITCHEN & BATHROOM
- EXISTING CONCRETE PAD & STEPS @ BACK DOOR ENTRY
- EXISTING 2 X STUD WOOD FRAMING
- EXISTING PAINT GRADE WOOD CLAPBOARD EXTERIOR SIDING
- EXISTING SINGLE LITE, BEVELED GLASS, SOLID OAK, STAIN GRADE FRONT DOOR
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, WOOD FRAMED, CASEMENT WINDOWS
- EXISTING SINGLE GLAZED, WOOD FRAMED, DOUBLE HANG WINDOWS
- EXISTING SMOOTH TROWEL PLASTER WALLS
- EXISTING BUILT-IN PAINT GRADE, 2" FACE FRAME SINGLE PANEL DOOR & SLAB DRAWER KITCHEN CABINETRY
- EXISTING 4 1/2" PAINT & STAIN GRADE WOOD, CASING TO DOOR & WINDOWS
- EXISTING 8" PAINT GRADE, WOOD, BASEBOARD
- EXISTING 8" STAIN GRADE WOOD BASEBOARD @ DINING ROOM, LIVING ROOM & HALLWAY
- EXISTING PLASTER CEILINGS @ INTERIOR
- EXISTING T&G CEILING @ FRONT PORCH
- EXISTING ROOF OVERHANG ABOVE



2 Proposed Plan: First Floor

- EXISTING CONCRETE STEPS @ FRONT PORCH
- EXISTING RAISED, SCORED, CONCRETE SLAB FLOORING @ FRONT PORCH
- EXISTING RAISED FLOOR FOUNDATION
- EXISTING 2 X FLOOR JOISTS @ 2'-0" O. C.
- EXISTING QUARTER SAWN OAK FLOORING THROUGHOUT PUBLIC SPACE
- EXISTING TILE FLOORING IN KITCHEN & BATHROOM
- EXISTING CONCRETE PAD & STEPS @ BACK DOOR ENTRY
- EXISTING 2 X STUD WOOD FRAMING
- EXISTING PAINT GRADE WOOD CLAPBOARD EXTERIOR SIDING
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- EXISTING PLASTER CEILINGS @ INTERIOR
- EXISTING T&G CEILING @ FRONT PORCH
- EXISTING ROOF OVERHANG ABOVE



1 Existing Plan: First Floor

Blue Studio

551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

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Taylor Residence

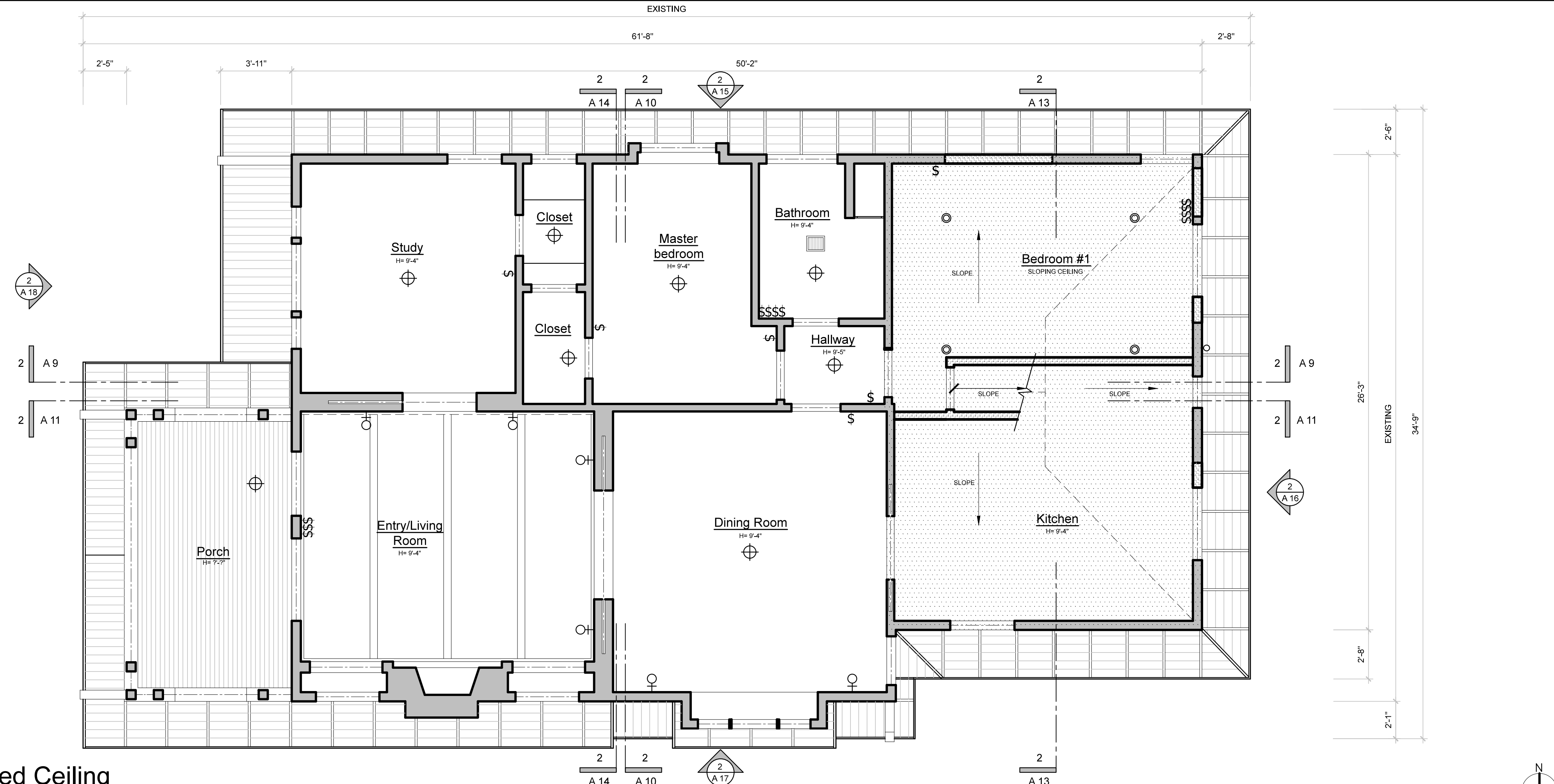
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING FIRST FLOOR RCP PLAN

SCALE: 1/4" = 1'-0"

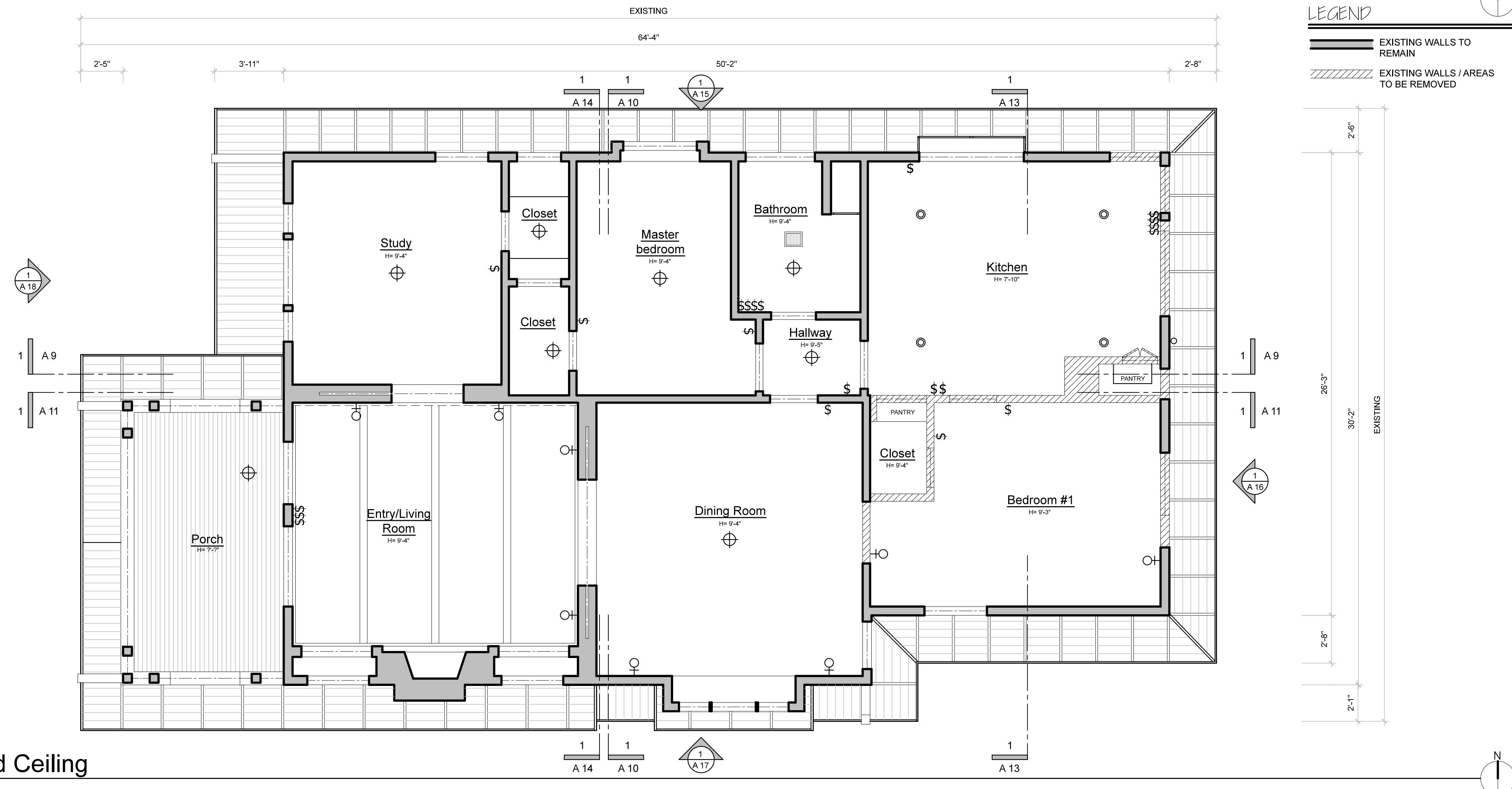
A 3

- EXISTING 2'-6" TO 3'-11" GABLE AND ROOF OVERHANGS
- EXISTING 2 X RAFTERS TO OVERHANGS
- EXISTING 3 X OUTRIGGERS TO EXISTING GABLE ROOFS
- EXISTING WOOD, STAIN GRADE T&G FINISH TO EXTERIOR PORCH CEILINGS
- EXISTING PLASTER FINISH @ INTERIOR CEILINGS
- EXISTING X X X BEAMS @ LIVING ROOM
- EXISTING OVERHEAD CABINETS @ KITCHEN



2 Proposed Plan: First Floor Reflected Ceiling

- EXISTING 2'-6" TO 3'-11" GABLE AND ROOF OVERHANGS
- EXISTING 2 X RAFTERS TO OVERHANGS
- EXISTING 3 X OUTRIGGERS TO EXISTING GABLE ROOFS
- EXISTING WOOD, STAIN GRADE T&G FINISH TO EXTERIOR PORCH CEILINGS
- EXISTING PLASTER FINISH @ INTERIOR CEILINGS
- EXISTING X X X BEAMS @ LIVING ROOM
- EXISTING OVERHEAD CABINETS @ KITCHEN



1 Existing Plan: First Floor Reflected Ceiling

LEGEND

 EXISTING WALLS TO REMAIN
 EXISTING WALLS / AREAS TO BE REMOVED

PROPOSED DOOR SCHEDULE

NO.	SIZE	MATERIAL	TYPE	PANE TYPE	LITES	FINISH	VISIBLE FROM STREET	KEEP (E) FRAME?	BEDROOM?
1	PR. 2'-0" x 7'-0"	WOOD	FRENCH	SINGLE	10-LITE	PAINT	N	N	N
2	PR. 2'-0" x 7'-0"	WOOD	FRENCH	SINGLE	10-LITE	PAINT	N	N	Y
3	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
4	PR. 1'-9" x 7'-0"	WOOD	SLIDING POCKET	-	-	PAINT	N	N	N
5	2'-4" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
6	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
7	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N

PROPOSED WINDOW SCHEDULE

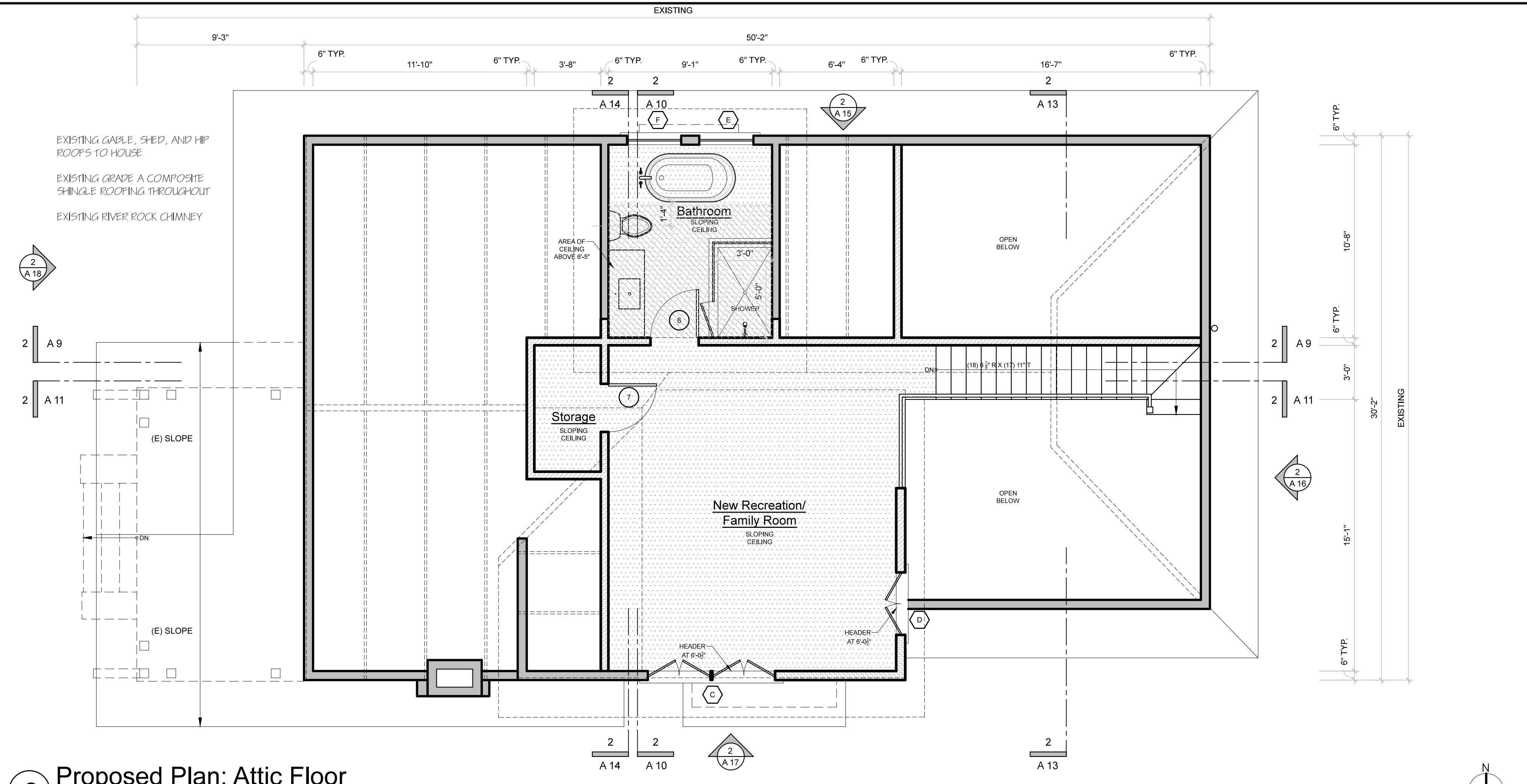
NO.	SIZE	MATERIAL	TYPE	PANE TYPE	LITES	FINISH	VISIBLE FROM STREET	KEEP (E) FRAME?	BEDROOM?
A	EXISTING 3'-6" x 3'-6"	WOOD	DOUBLE-HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	N
B	1'-0" x 4'-0"	WOOD	CASEMENT	SINGLE	2+LITE	PAINT	N	N	N
C	(2) PR. 1'-9" x 4'-0"	WOOD	CASEMENT	SINGLE	2+LITE	PAINT	N	N	N
D	PR. 1'-9" x 4'-0"	WOOD	CASEMENT	SINGLE	2+LITE	PAINT	N	N	N
E	3'-0" x 2'-6"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	N	N
F	3'-0" x 2'-6"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	N	N

EXISTING DOOR SCHEDULE

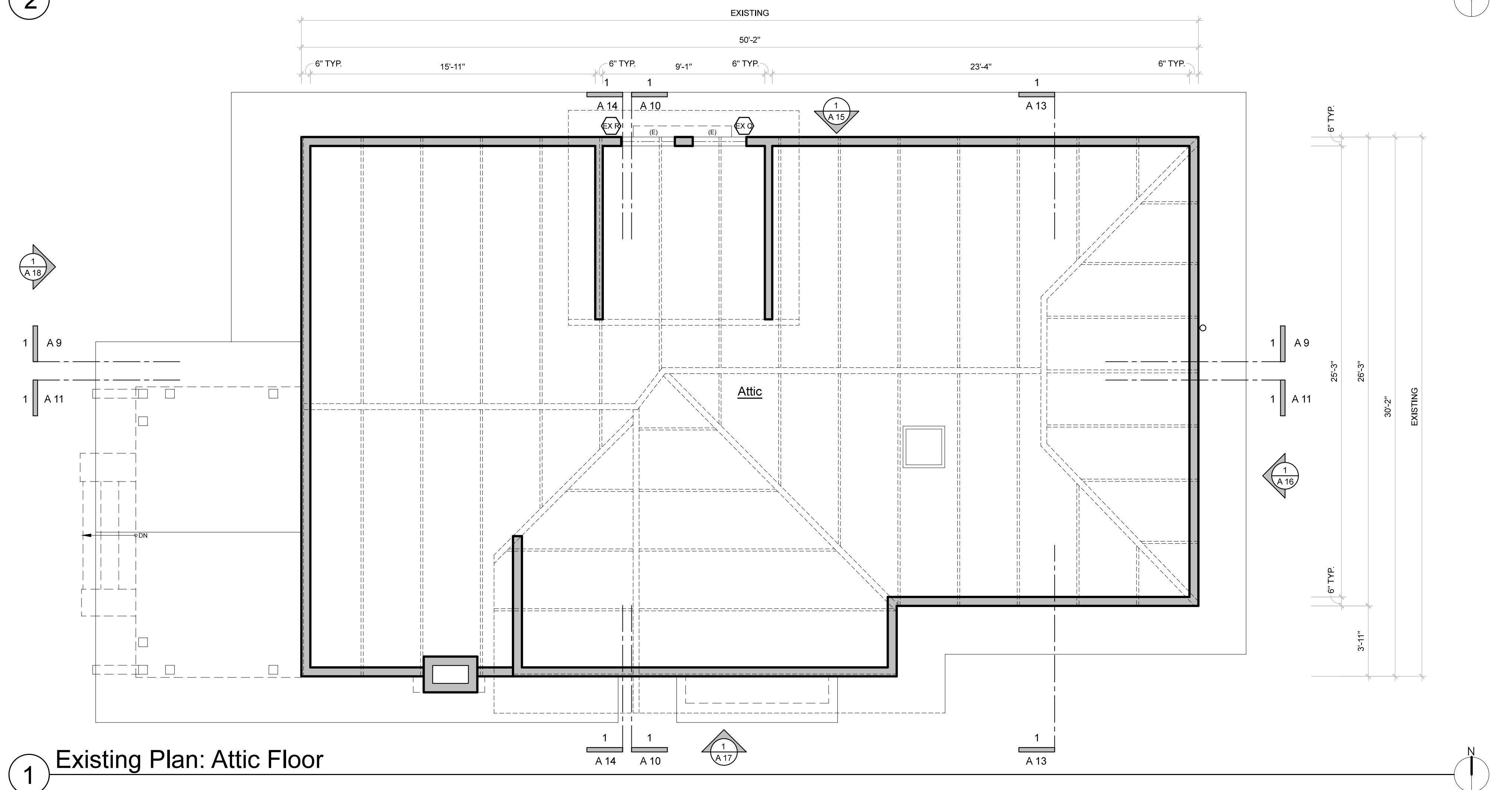
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EX1	3'-6" x 7'-0"	WOOD	SWING	SINGLE	SINGLE-LITE	PAINT	Y	Y	N
EX2	2'-8" x 7'-0"	WOOD	SWING	SINGLE	SINGLE-LITE	PAINT	N	N	N
EX3	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	N
EX4	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
EX5	2'-3" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	N
EX6	2'-3" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
EX7	4'-0" x 7'-0"	WOOD	SWING	-	-	PAINT	N	Y	Y
EX8	PR. 3'-0" x 7'-0"	WOOD	SLIDING POCKET	-	-	PAINT	N	Y	N
EX9	2'-3" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
EX10	PR. 1'-5" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N
EX11	2'-8" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	Y
EX12	PR. 1'-0" x 7'-0"	WOOD	SWING	-	-	PAINT	N	N	N

EXISTING WINDOW SCHEDULE

NO.	SIZE	(E) MATERIAL	TYPE	PANE TYPE	(E) LITES	(E) FINISH	VISIBLE FROM STREET	KEEP (E) FRAME?	BEDROOM?
EXA	4'-6" x 5'-0"	WOOD	FIXED	SINGLE	16-LITE	PAINT	Y	Y	N
EXB	7'-10" x 5'-0"	WOOD	FIXED CASEMENT	SINGLE	6-LITE 16-LITE	PAINT	Y	Y	Y
EXC	3'-0" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	Y
EXD	2'-6" x 2'-0"	WOOD	FIXED	SINGLE	8-LITE	PAINT	N	Y	N
EXE	4'-2" x 4'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	Y
EXF	4'-0" x 1'-2"	WOOD	AWNING	SINGLE	SINGLE-LITE	PAINT	N	Y	N
EXG	6'-0" x 2'-10"	ALUMINUM	FIXED	SINGLE	SINGLE-LITE	ALUMINUM	N	Y	N
EXH	2'-10" x 3'-10"	ALUMINUM	SLIDER	SINGLE	SINGLE-LITE	ALUMINUM	N	N	N
EXI	4'-10" x 4'-0"	ALUMINUM	SLIDER	SINGLE	SINGLE-LITE	ALUMINUM	N	N	N
EXJ	1'-6" x 2'-0"	WOOD	FIXED	SINGLE	SINGLE-LITE	PAINT	N	N	N
EXK	3'-6" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	N	Y
EXL	3'-6" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	N	Y
EXM	2'-8" x 5'-0"	WOOD	DOUBLE HUNG	SINGLE	SINGLE-LITE	PAINT	N	Y	N
EXN	6'-2" x 4'-0"	WOOD	FIXED CASEMENT	SINGLE	SINGLE-LITE 2+LITE	PAINT	N	Y	N
EXO	3'-6" x 2'-5"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	Y	N
EX1	3'-6" x 2'-5"	WOOD	CASEMENT	SINGLE	8-LITE	PAINT	N	Y	N
EX2	3'-0" x 2'-6"	WOOD	FIXED	SINGLE	18-LITE	PAINT	N	N	N
EX3	3'-0" x 2'-6"	WOOD	FIXED	SINGLE	18-LITE	PAINT	N	N	N



2 Proposed Plan: Attic Floor



1 Existing Plan: Attic Floor

Blue Studio
551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

Taylor Residence
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED ATTIC PLANS

SCALE: 1/4" = 1'-0"

A 5

Blue Studio

551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION

Taylor Residence

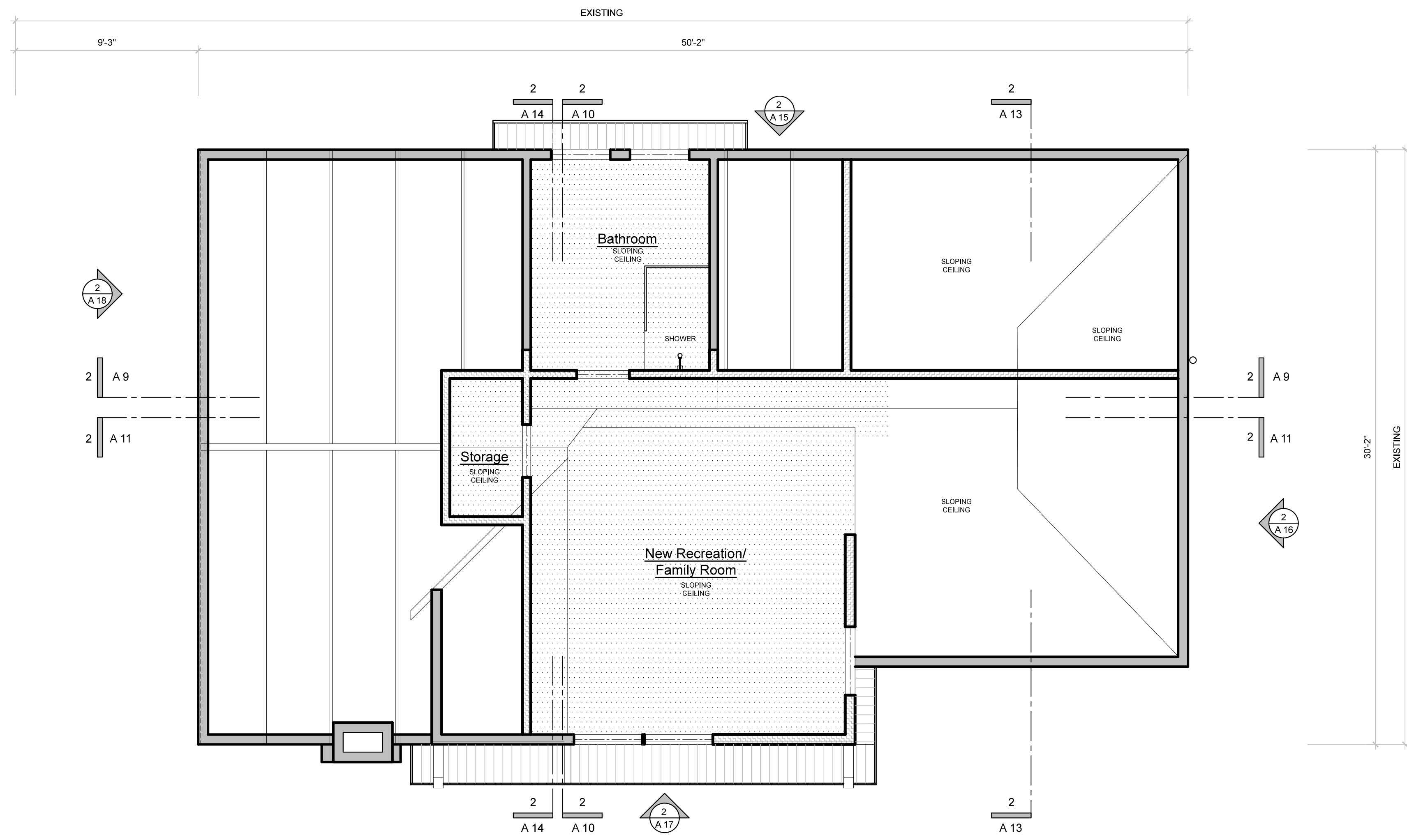
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED ATTIC REFLECTED CEILING PLANS

SCALE: 1/4" = 1'-0"

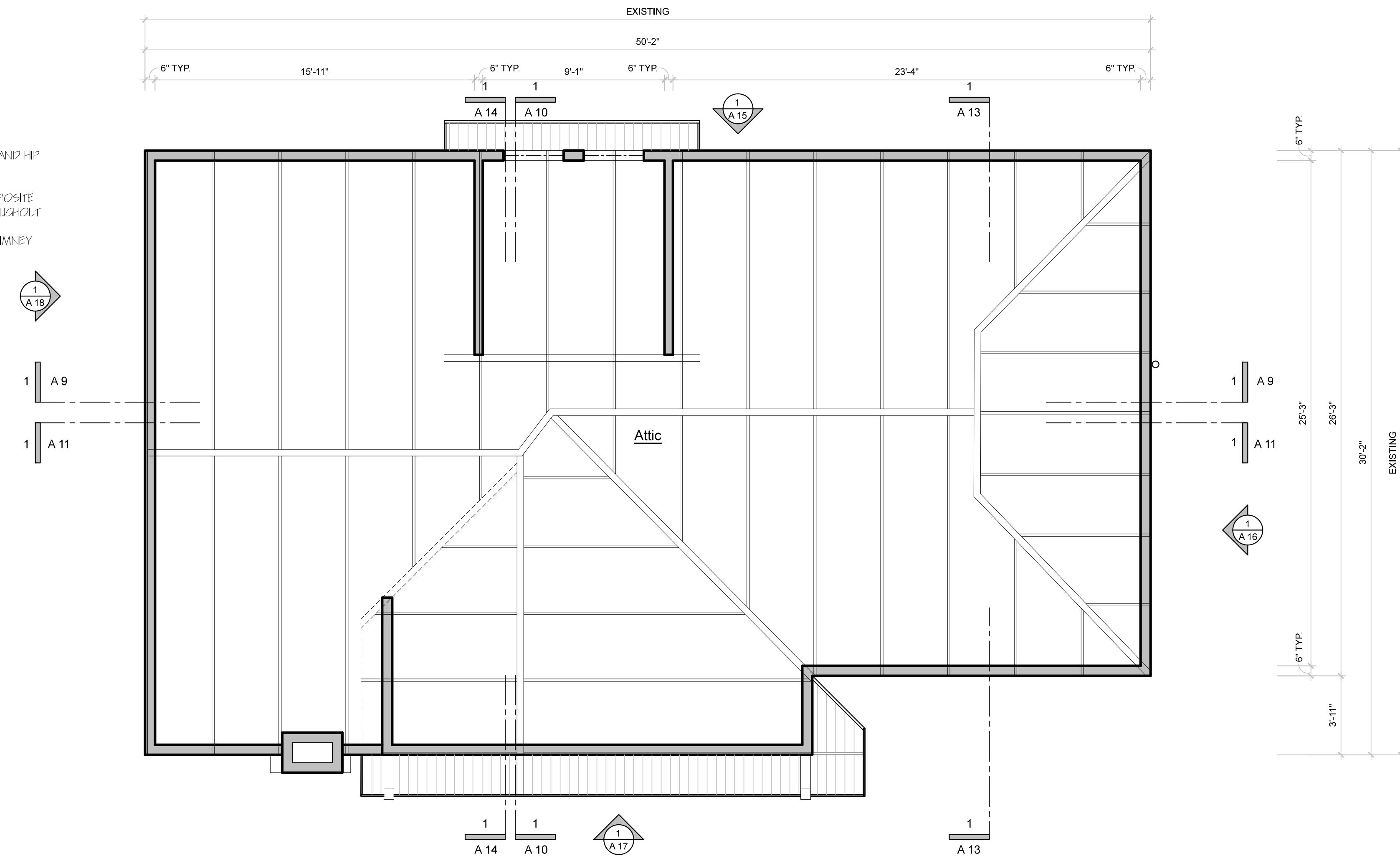
A 6

EXISTING GABLE, SHED, AND HIP ROOFS TO HOUSE
EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
EXISTING RIVER ROCK CHIMNEY



2 Proposed Plan: Attic Reflected Ceiling

EXISTING GABLE, SHED, AND HIP ROOFS TO HOUSE
EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
EXISTING RIVER ROCK CHIMNEY



1 Existing Plan: Attic Reflected Ceiling

Blue Studio

551 Alta Vista Drive,
Sierra Madre, CA 91024
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email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION

Taylor Residence

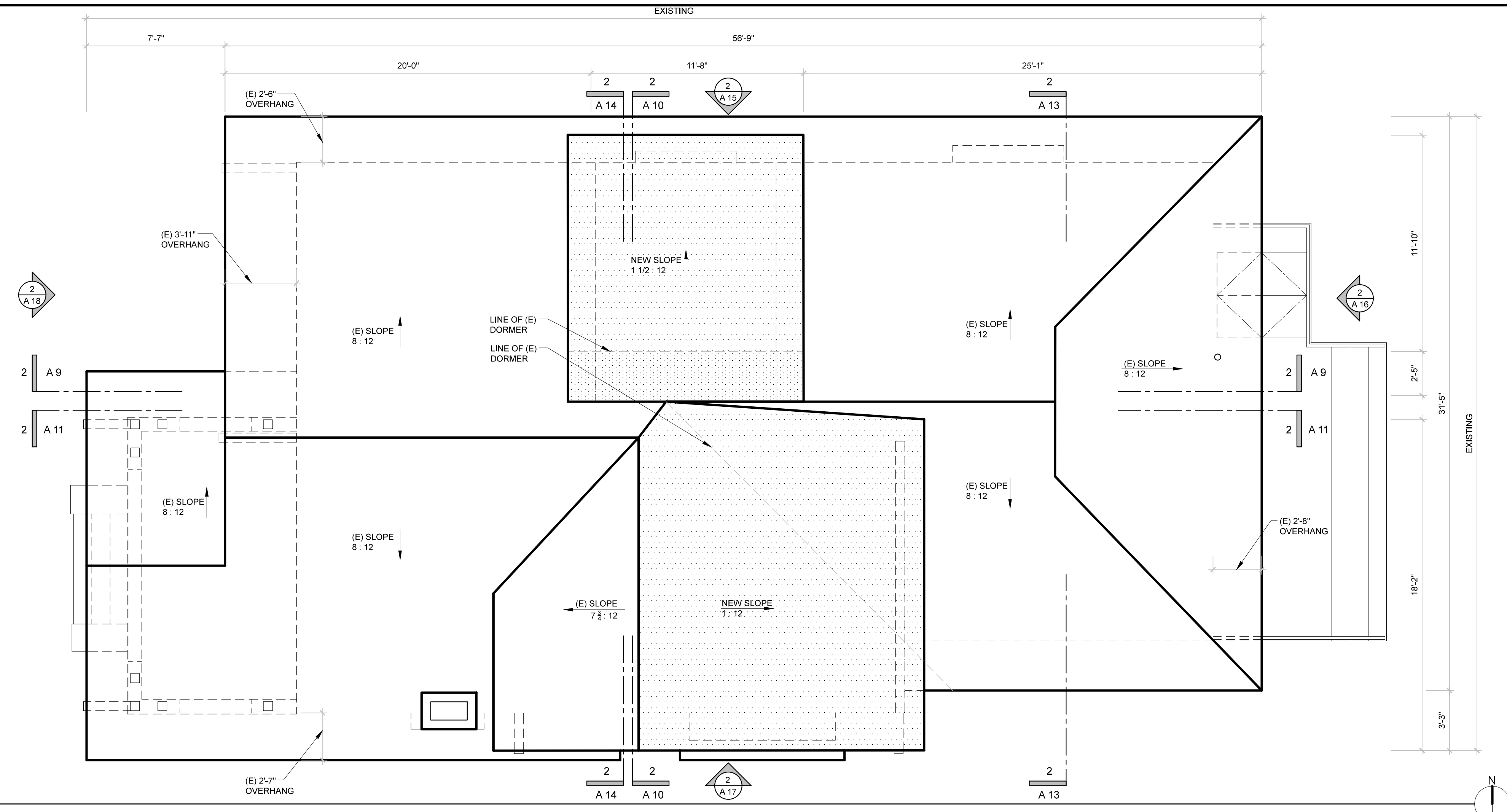
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED ROOF PLANS

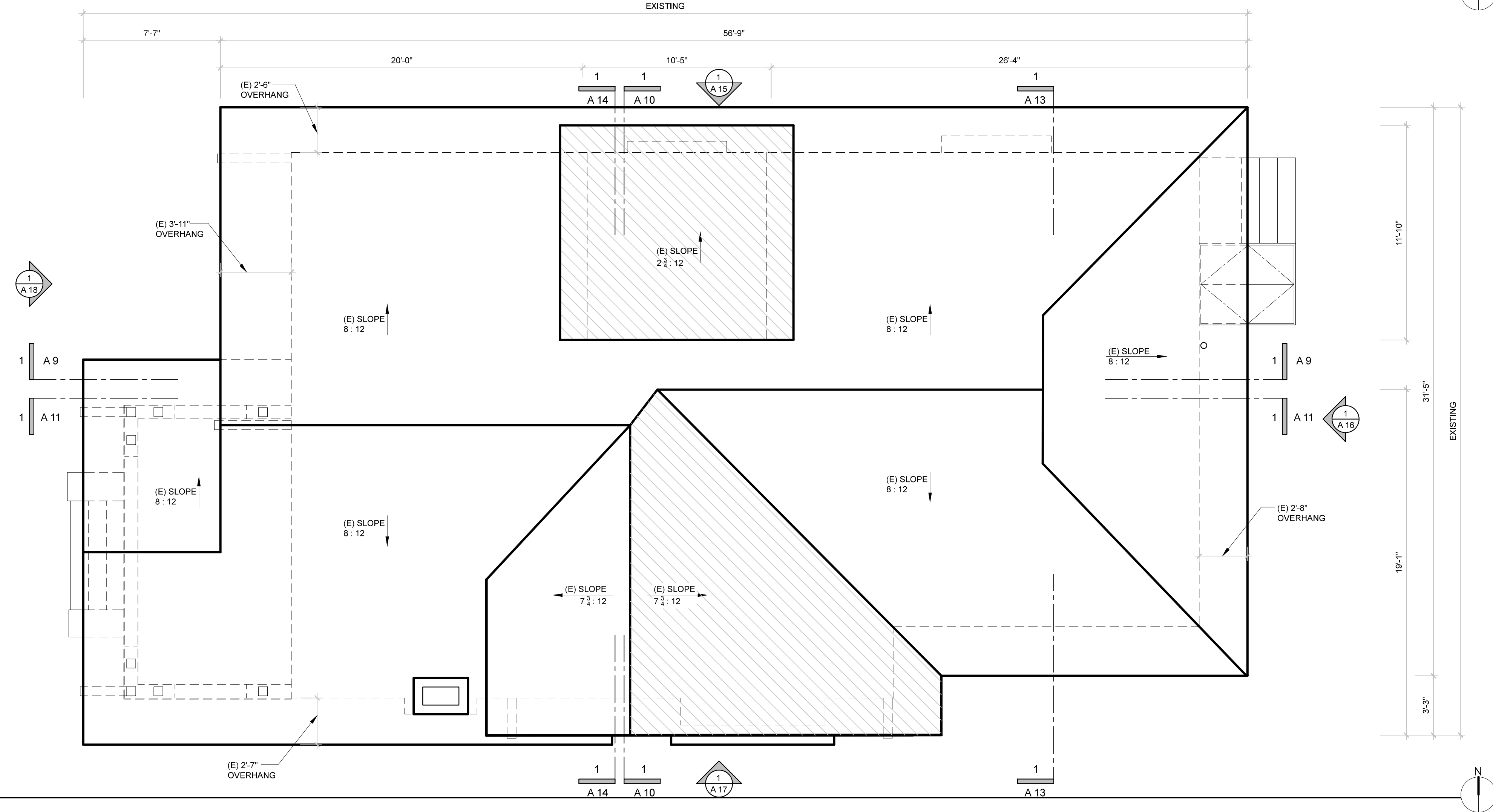
SCALE: 1/4" = 1'-0"

A 8

2 Proposed Plan: Roof



1 Existing Plan: Roof



EXISTING GABLE, SHED, AND HIP ROOFS TO HOUSE
EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
EXISTING RIVER ROCK CHIMNEY
EXISTING T&G CEILING AT FRONT PORCH

EXISTING GABLE, SHED, AND HIP ROOFS TO HOUSE
EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
EXISTING RIVER ROCK CHIMNEY
EXISTING T&G CEILING AT FRONT PORCH

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Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

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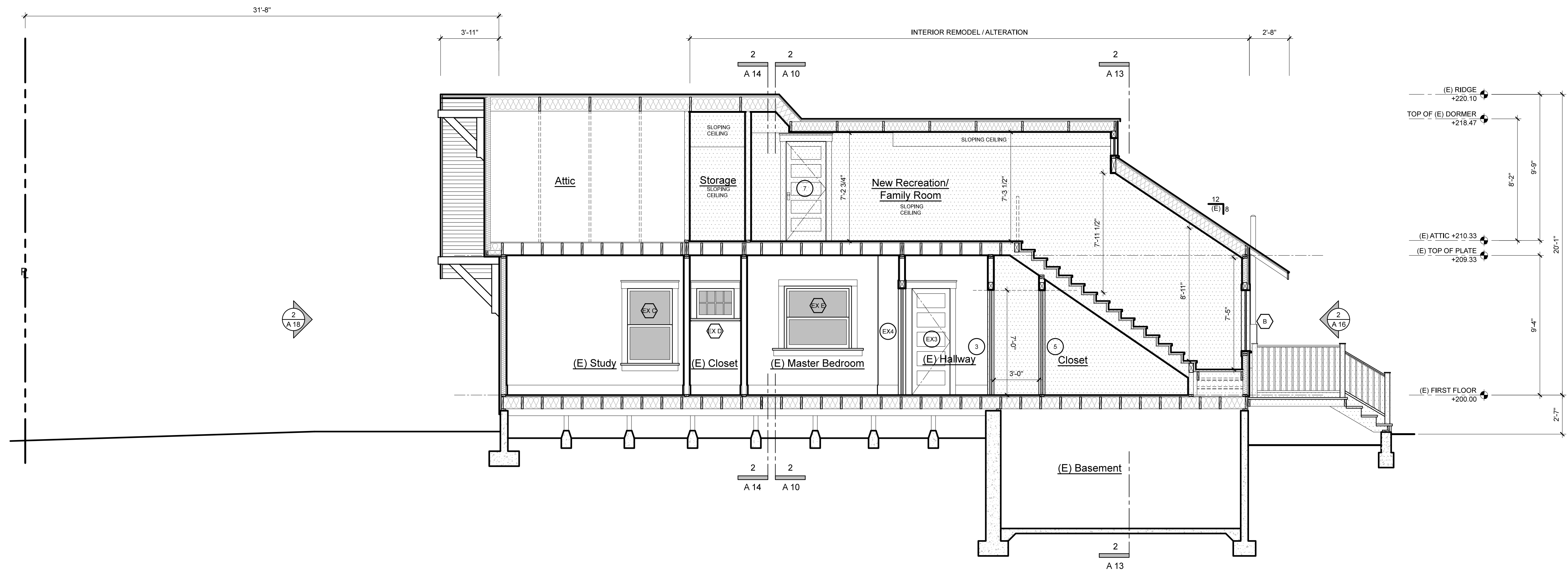
Taylor Residence

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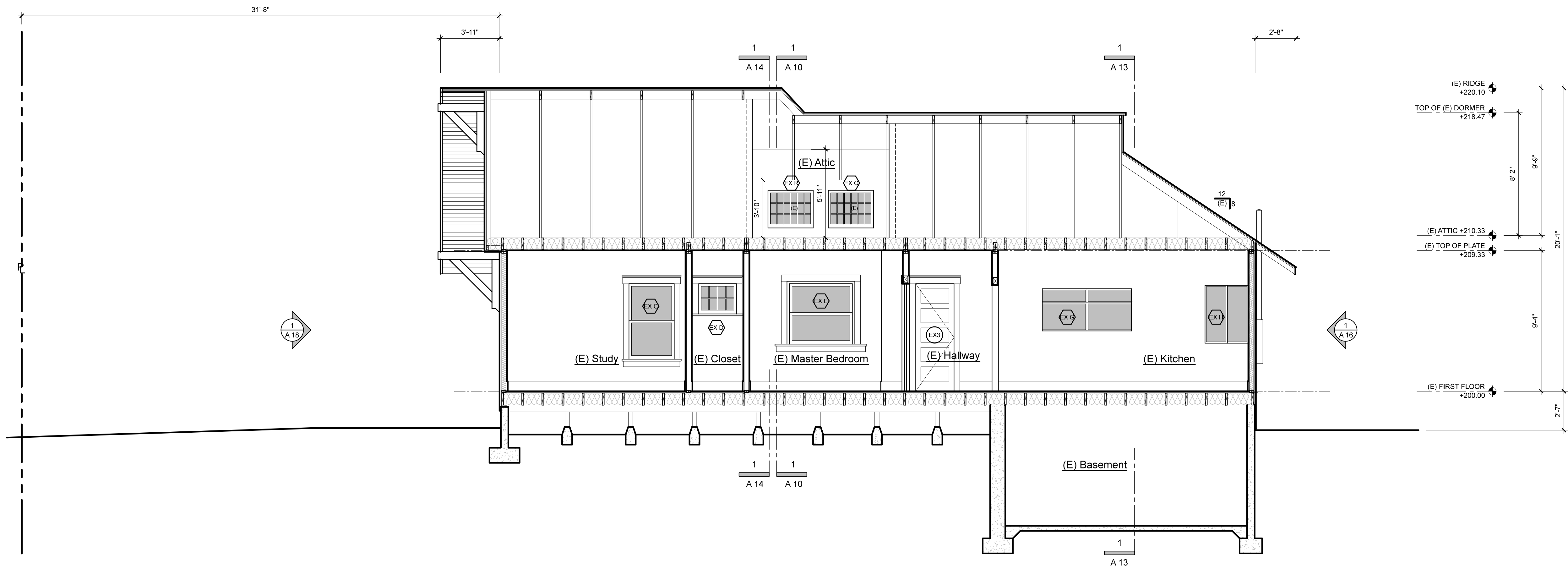
EXISTING & PROPOSED WEST / EAST SECTIONS

SCALE: 1/4" = 1'-0"

A 9



1 Proposed Section: West / East



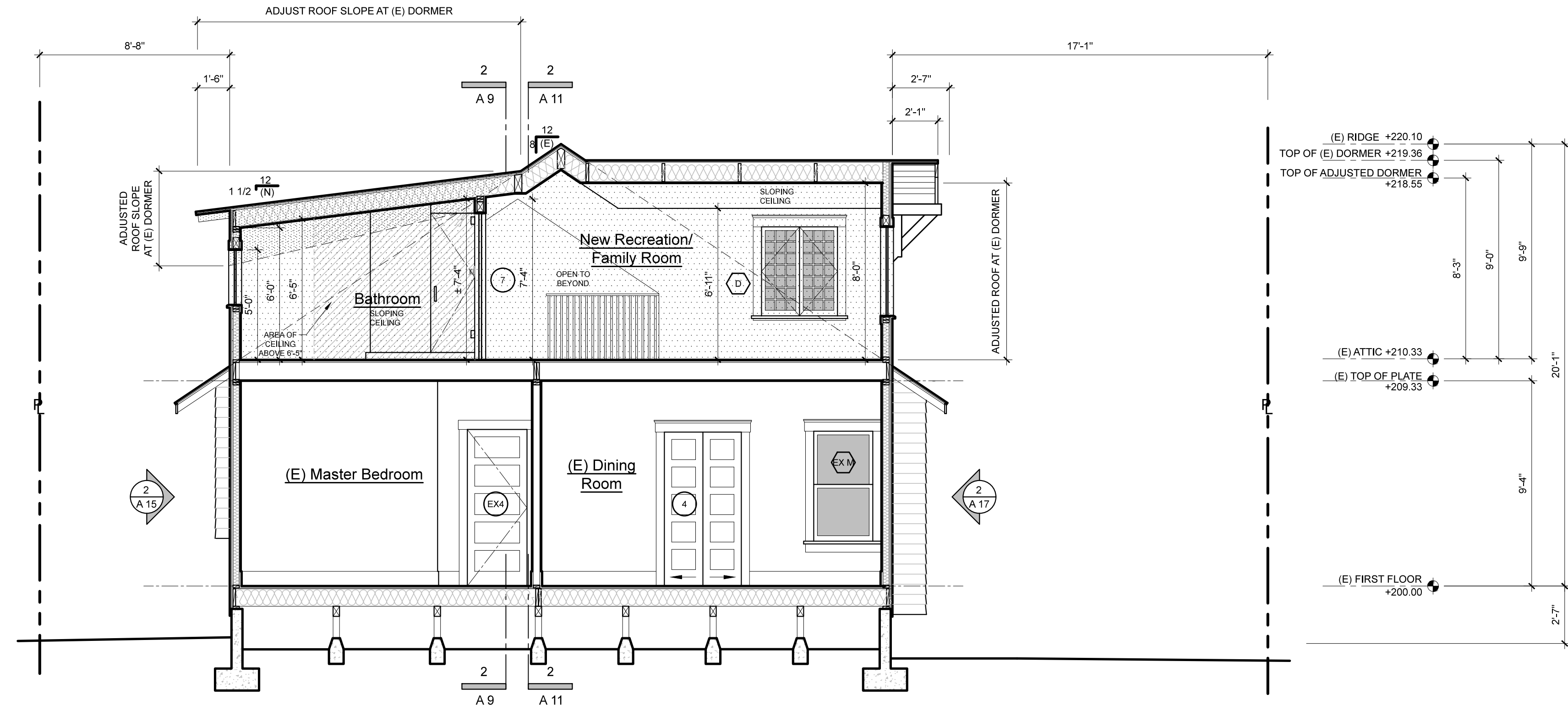
1 Existing Section: West / East

Blue Studio

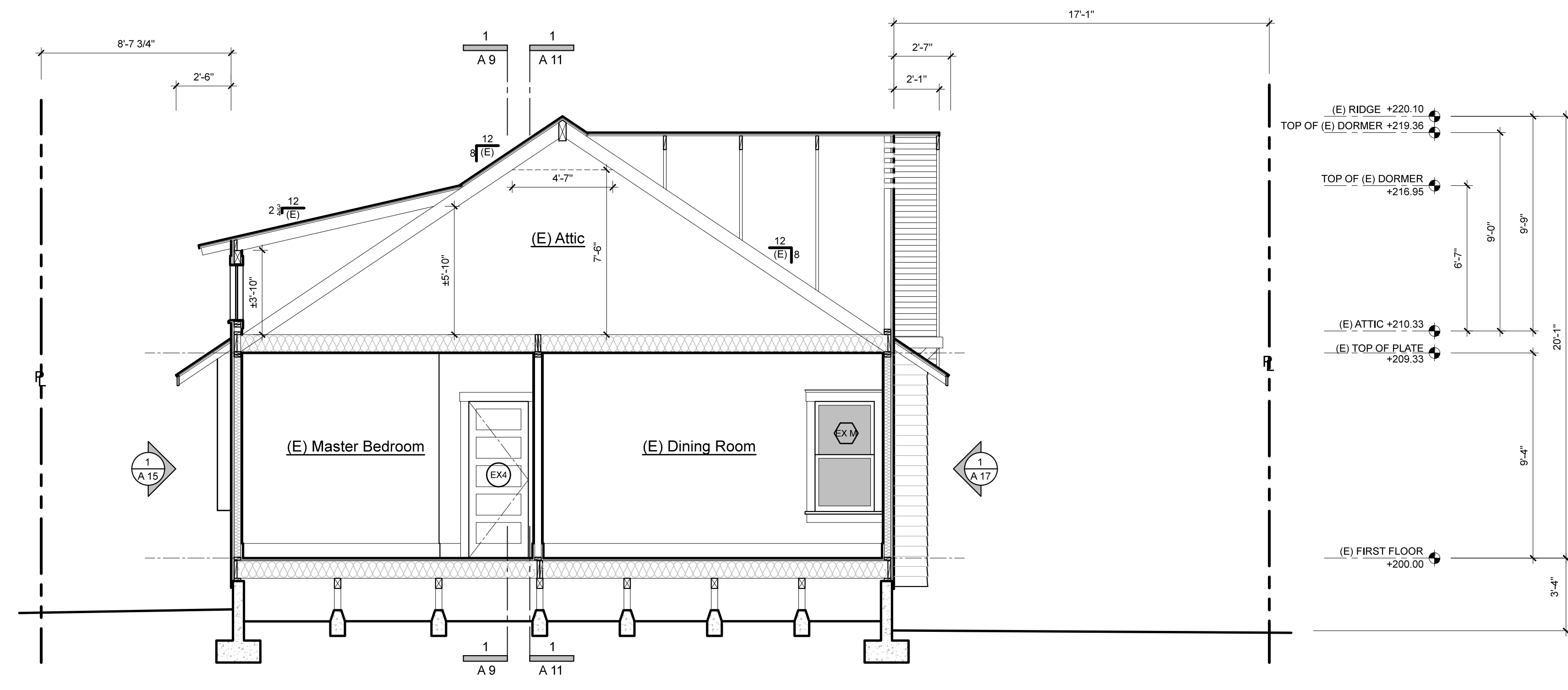
551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION



2 Proposed Section: North / South



1 Existing Section: North / South

Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED NORTH / SOUTH SECTIONS

SCALE: 1/4" = 1'-0"

A 10

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551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

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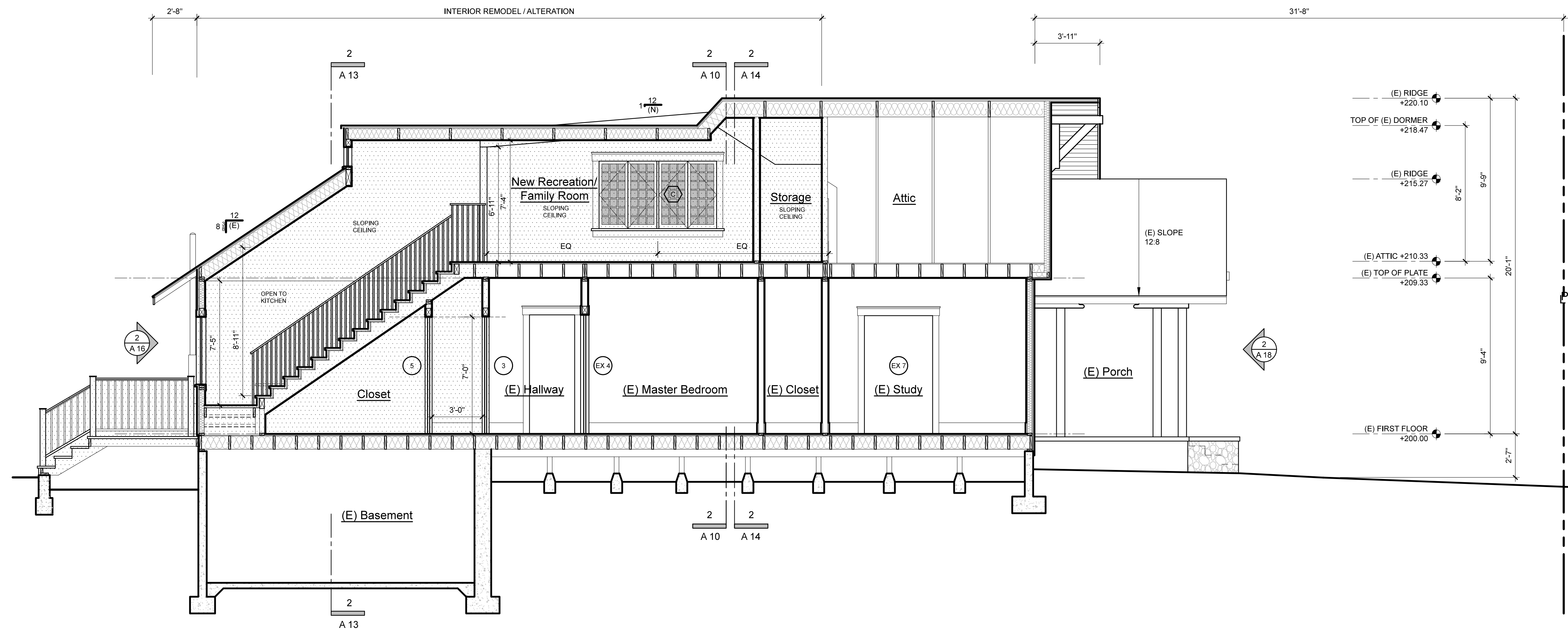
Taylor Residence

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1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

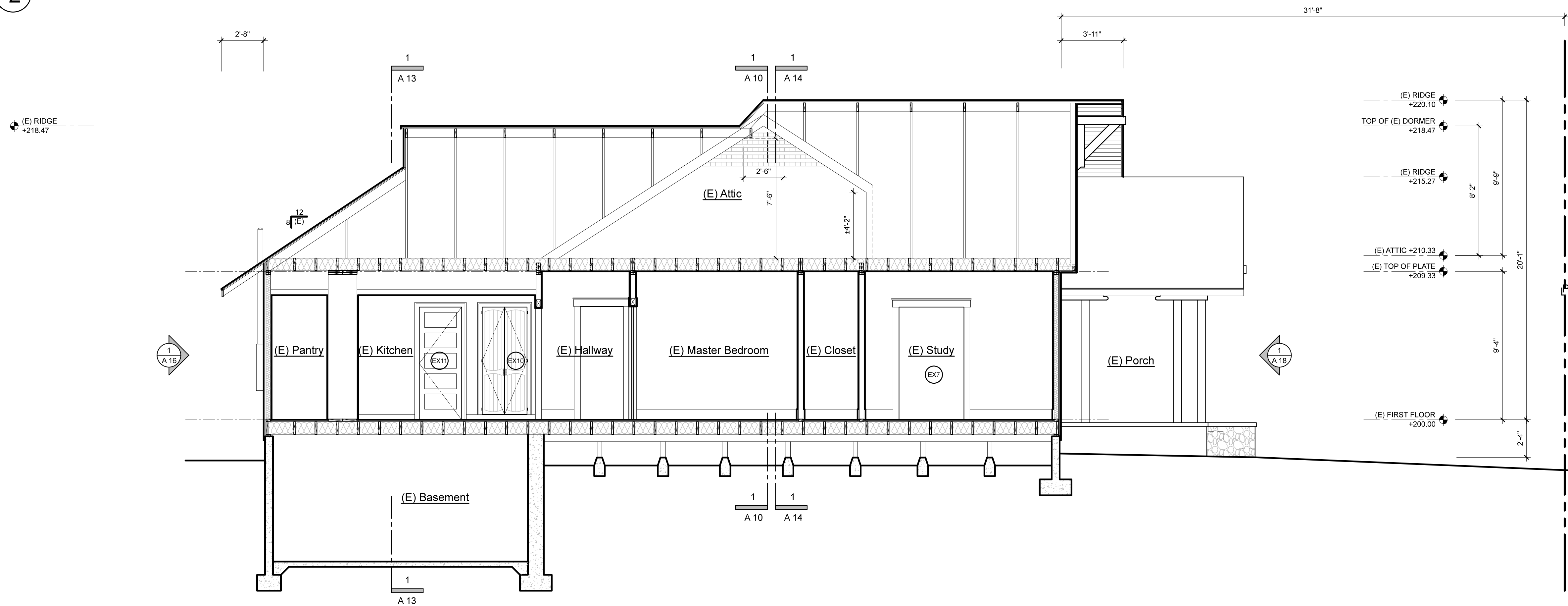
EXISTING & PROPOSED EAST / WEST SECTIONS

SCALE: 1/4" = 1'-0"

A 11



2 Proposed Section: East / West



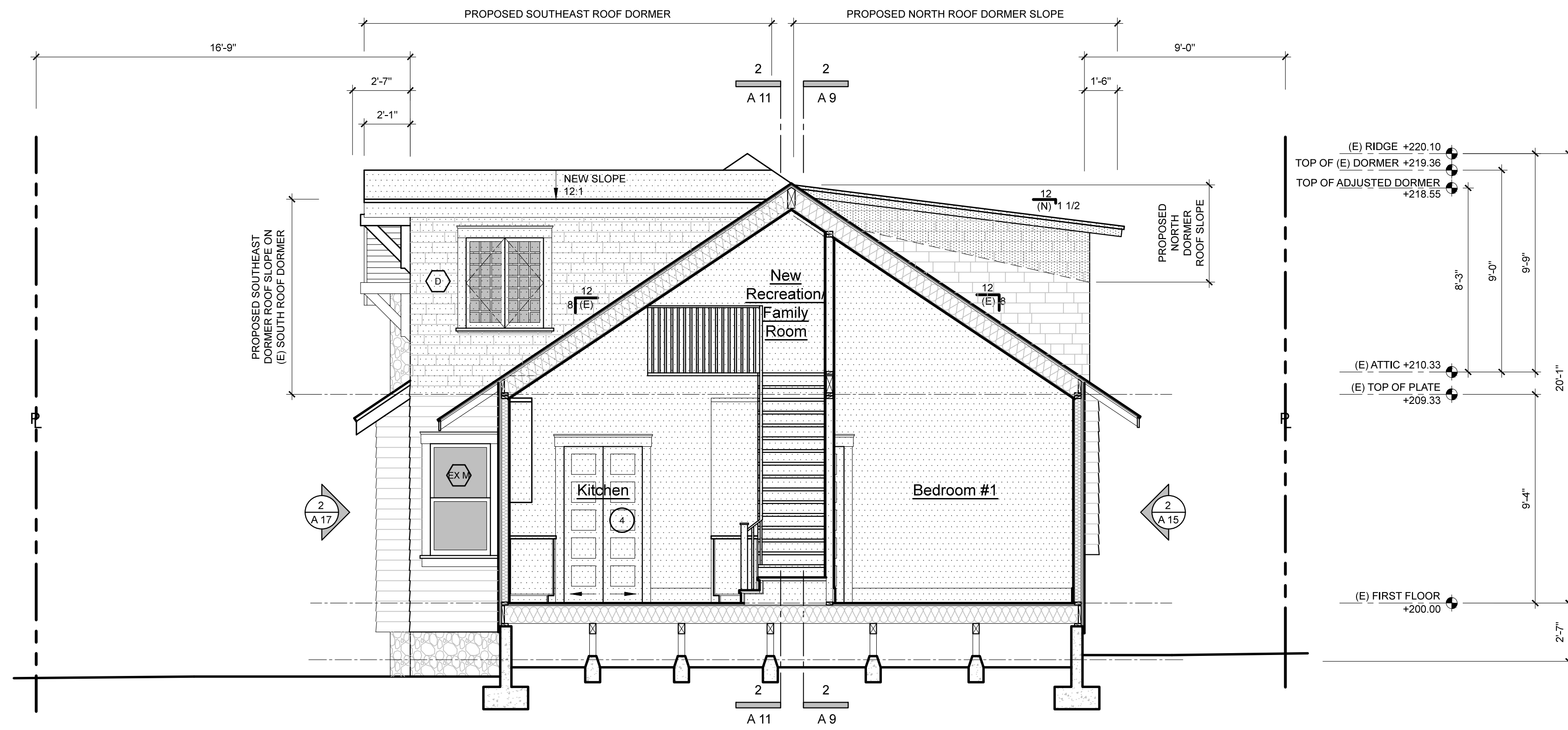
1 Existing Section: East / West

Blue Studio

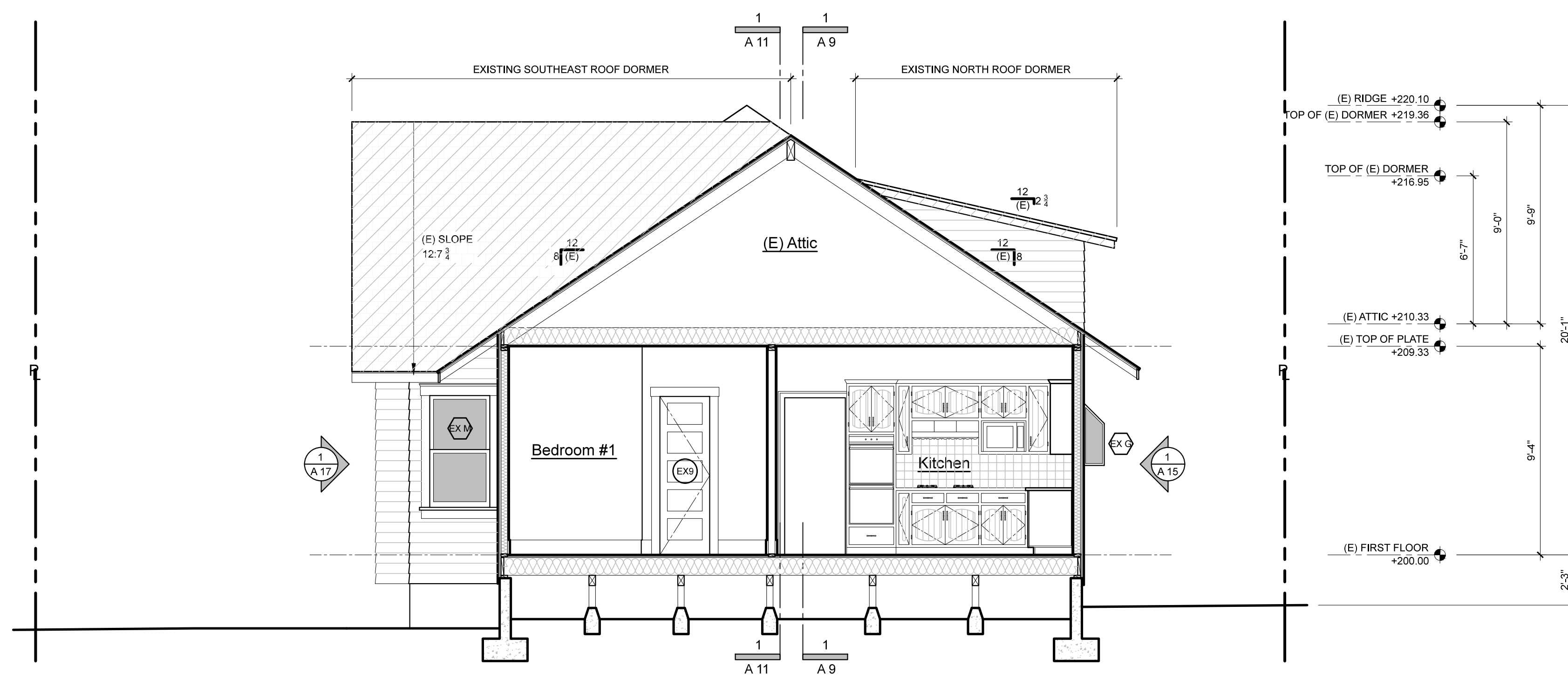
551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

Table with 2 columns: Description, Date. (Empty)



1 Proposed Section: South / North



1 Existing Section: South / North

Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED SOUTH / NORTH SECTIONS

SCALE: 1/4" = 1'-0"

A 13

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551 Alta Vista Drive,
Sierra Madre, CA 91024
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fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

NO.	DESCRIPTION

Taylor Residence

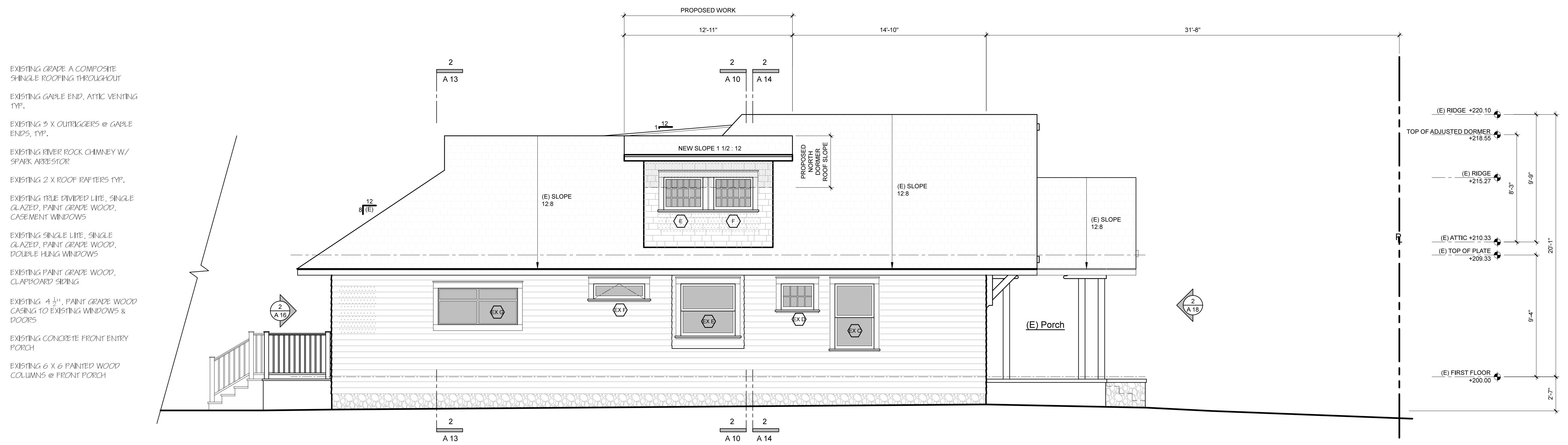
Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED NORTH ELEVATIONS

SCALE: 1/4" = 1'-0"

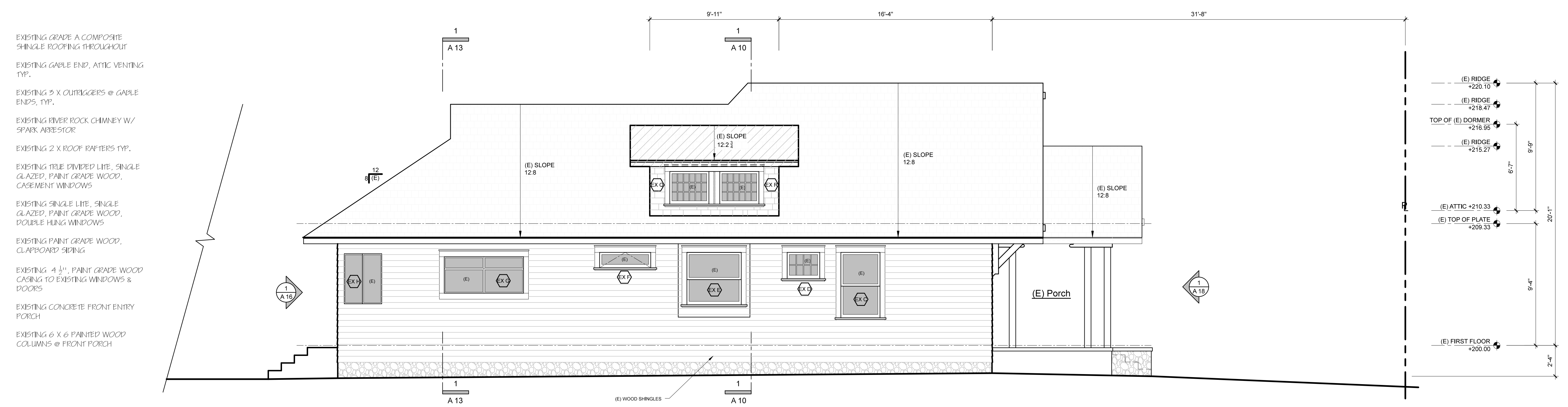
A 15

2 Proposed Elevation: North



- EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
- EXISTING GABLE END, ATTIC VENTING TYP.
- EXISTING 3 X OUTRIGGERS @ GABLE ENDS, TYP.
- EXISTING RIVER ROCK CHIMNEY W/ SPARK ARRESTOR
- EXISTING 2 X ROOF RAFTERS TYP.
- EXISTING TRILE DIVIDED LITE, SINGLE GLAZED, PAINT GRADE WOOD, CASEMENT WINDOWS
- EXISTING SINGLE LITE, SINGLE GLAZED, PAINT GRADE WOOD, DOUBLE HUNG WINDOWS
- EXISTING PAINT GRADE WOOD, CLAPBOARD SIDING
- EXISTING 4 1/2" PAINT GRADE WOOD CASING TO EXISTING WINDOWS & DOORS
- EXISTING CONCRETE FRONT ENTRY PORCH
- EXISTING 6 X 6 PAINTED WOOD COLUMNS @ FRONT PORCH

1 Existing Elevation: North



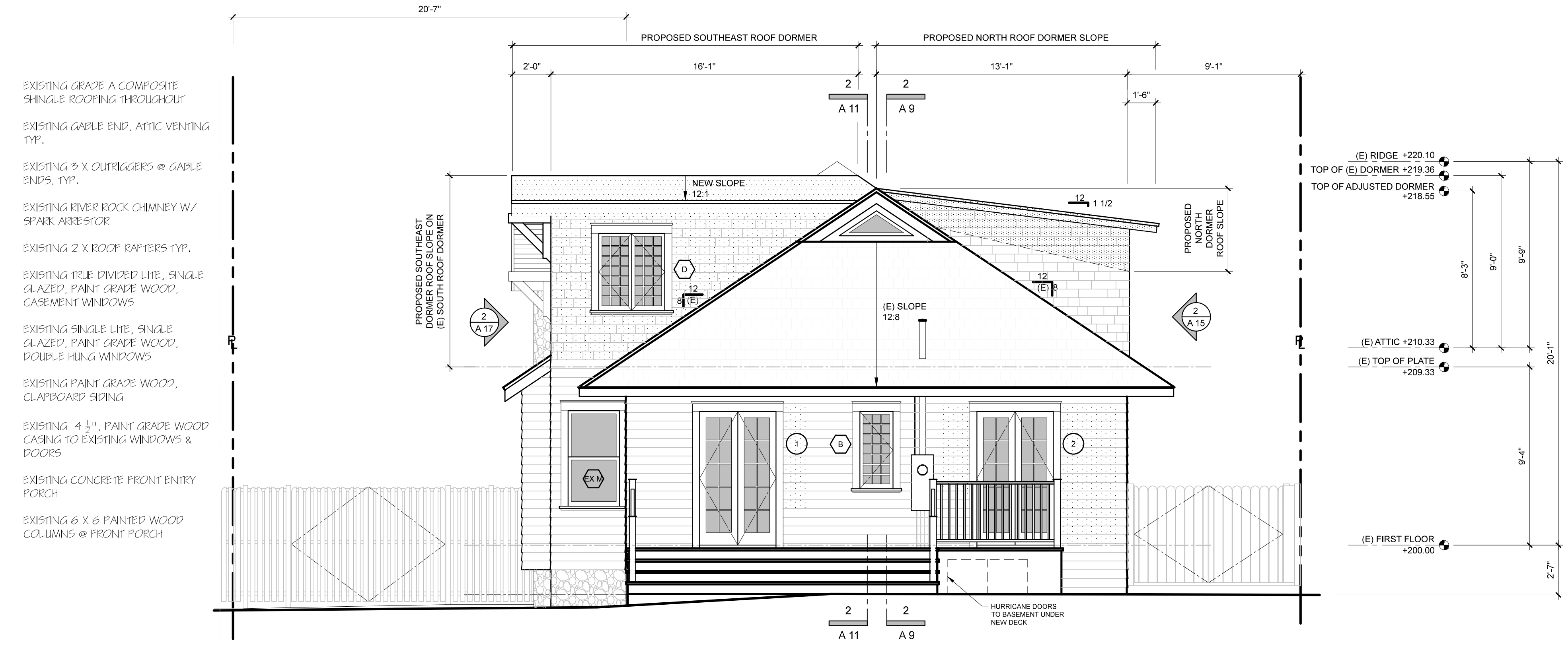
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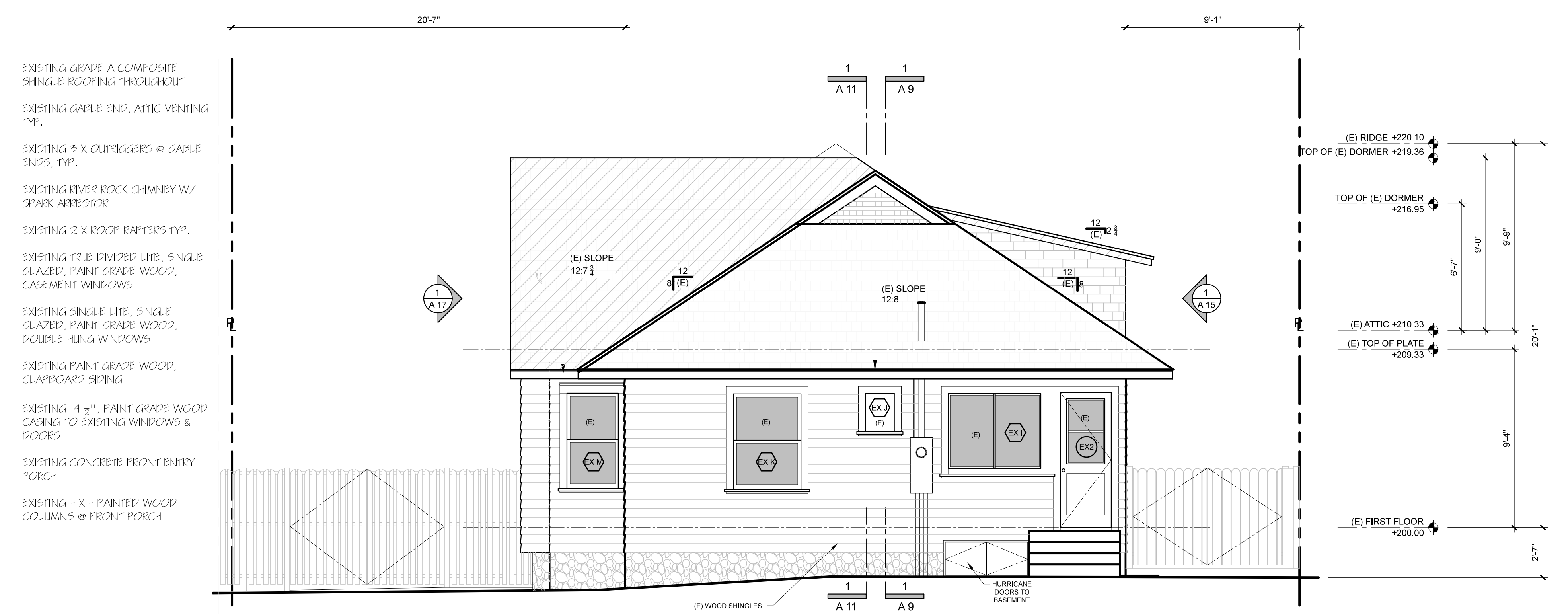
REVISIONS

NO.	DESCRIPTION

2 Proposed Elevation: East



1 Existing Elevation: East



Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED EAST ELEVATIONS

SCALE: 1/4" = 1'-0"

A 16

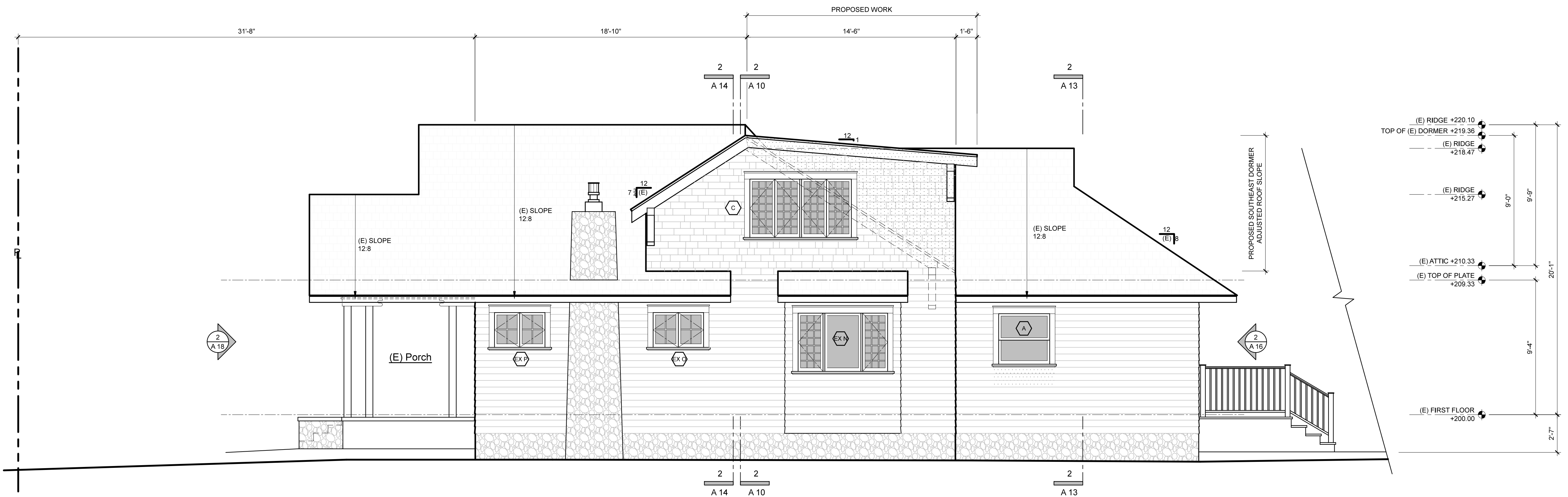
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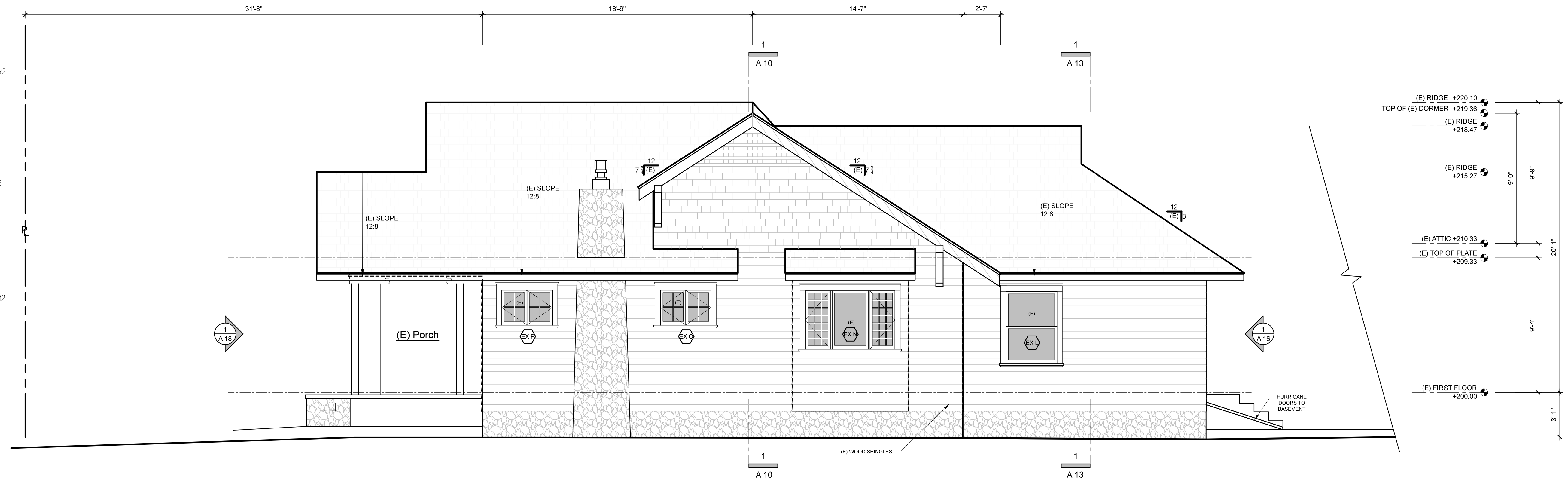
NO.	DESCRIPTION

- EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
- EXISTING GABLE END, ATTIC VENTING TYP.
- EXISTING 3 X OUTRIGGERS @ GABLE ENDS, TYP.
- EXISTING RIVER ROCK CHIMNEY W/ SPARK ARRESTOR
- EXISTING 2 X ROOF RAFTERS TYP.
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, PAINT GRADE WOOD, CASEMENT WINDOWS
- EXISTING SINGLE LITE, SINGLE GLAZED, PAINT GRADE WOOD, DOUBLE HUNG WINDOWS
- EXISTING PAINT GRADE WOOD, CLAPBOARD SIDING
- EXISTING 4 1/2" PAINT GRADE WOOD CASING TO EXISTING WINDOWS & DOORS
- EXISTING CONCRETE FRONT ENTRY PORCH
- EXISTING 6 X 6 PAINTED WOOD COLUMNS @ FRONT PORCH



1 Proposed Elevation: South

- EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
- EXISTING GABLE END, ATTIC VENTING TYP.
- EXISTING 3 X OUTRIGGERS @ GABLE ENDS, TYP.
- EXISTING RIVER ROCK CHIMNEY W/ SPARK ARRESTOR
- EXISTING 2 X ROOF RAFTERS TYP.
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, PAINT GRADE WOOD, CASEMENT WINDOWS
- EXISTING SINGLE LITE, SINGLE GLAZED, PAINT GRADE WOOD, DOUBLE HUNG WINDOWS
- EXISTING PAINT GRADE WOOD, CLAPBOARD SIDING
- EXISTING 4 1/2" PAINT GRADE WOOD CASING TO EXISTING WINDOWS & DOORS
- EXISTING CONCRETE FRONT ENTRY PORCH
- EXISTING - X - PAINTED WOOD COLUMNS @ FRONT PORCH



1 Existing Elevation: South

Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED SOUTH ELEVATIONS

SCALE: 1/4" = 1'-0"

A 17

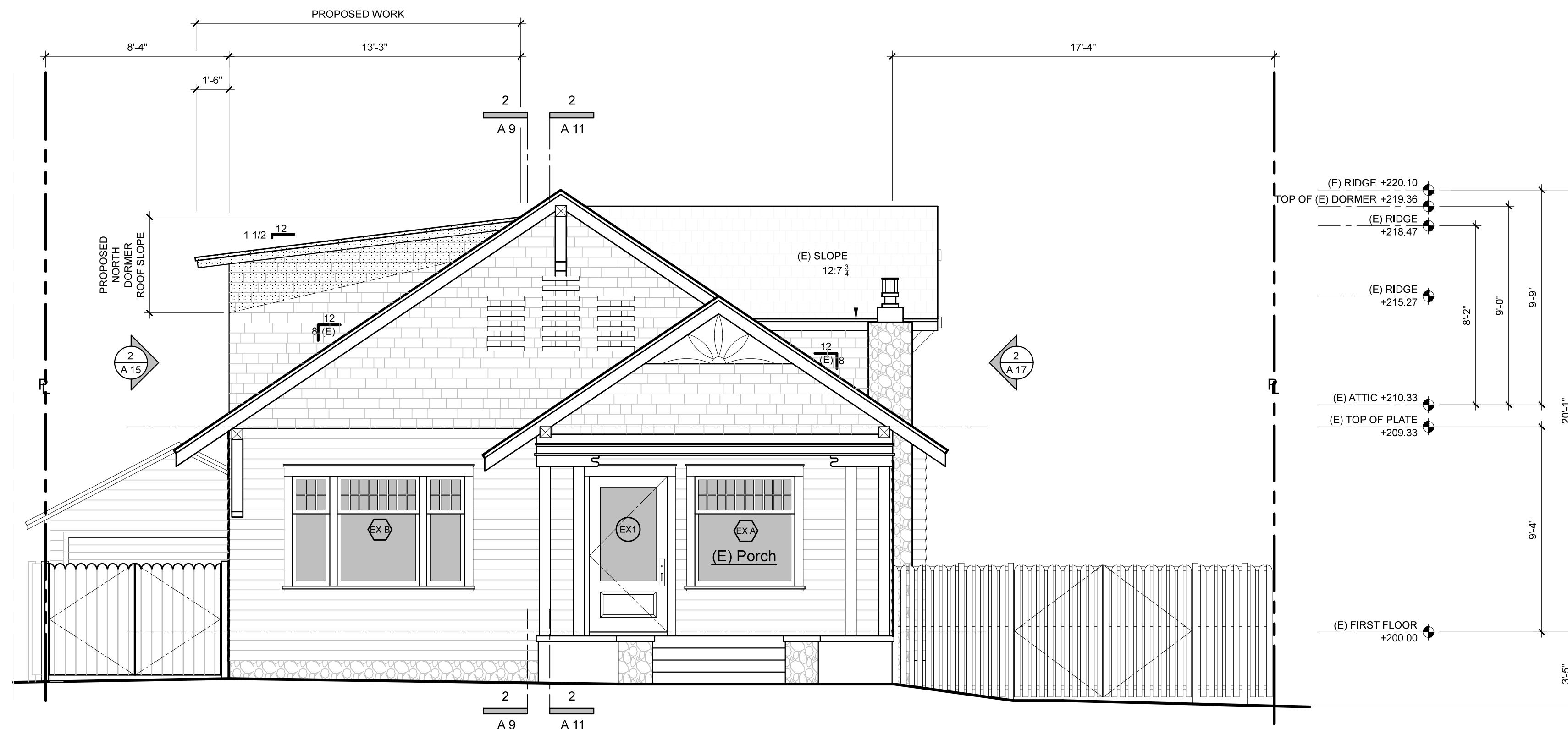
Blue Studio

551 Alta Vista Drive,
Sierra Madre, CA 91024
tel: (626) 355-0027
fax: (626) 355-3777
email: bluestudio.91@gmail.com

REVISIONS

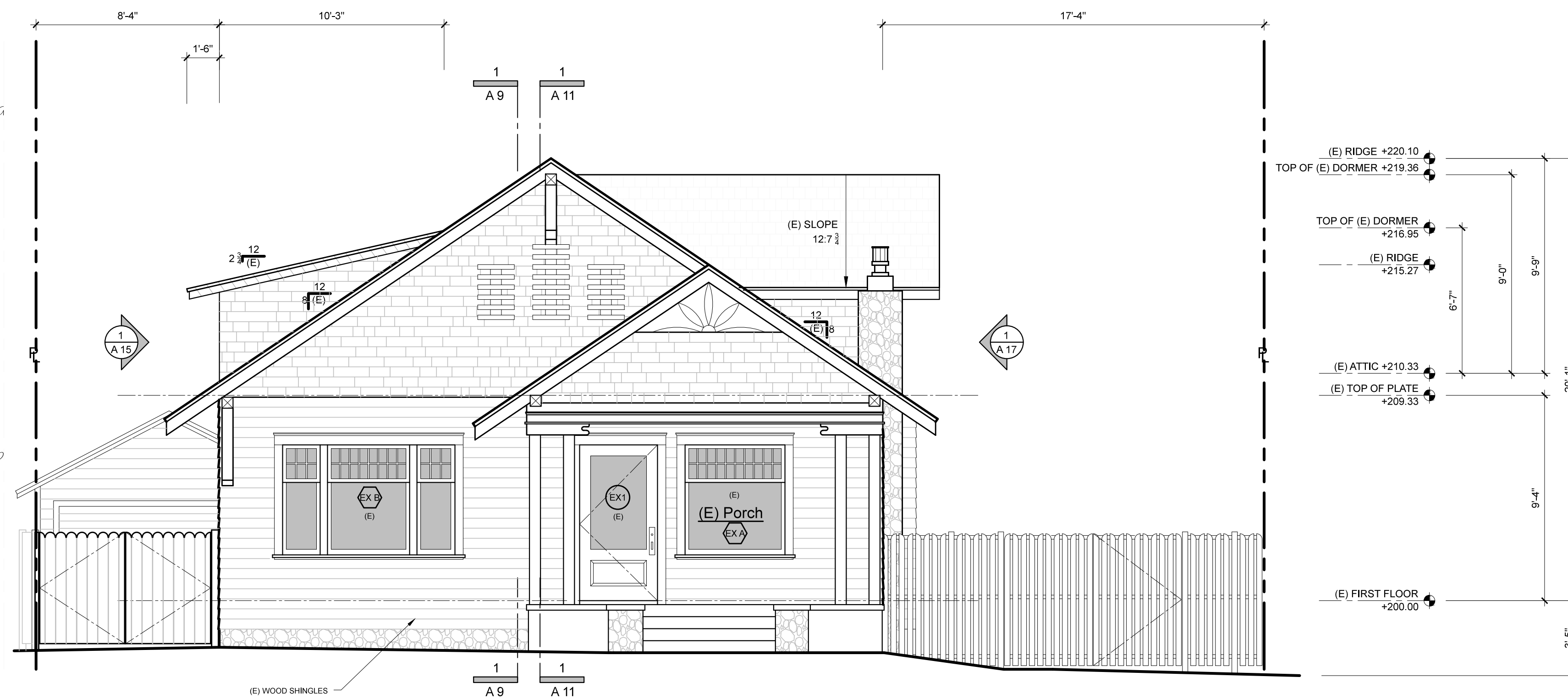
NO.	DATE	DESCRIPTION

- EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
- EXISTING GABLE END, ATTIC VENTING TYP.
- EXISTING 3 X OUTRIGGERS @ GABLE ENDS, TYP.
- EXISTING RIVER ROCK CHIMNEY W/ SPARK ARRESTOR
- EXISTING 2 X ROOF RAFTERS TYP.
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, PAINT GRADE WOOD, CASEMENT WINDOWS
- EXISTING SINGLE LITE, SINGLE GLAZED, PAINT GRADE WOOD, DOUBLE HUNG WINDOWS
- EXISTING PAINT GRADE WOOD, CLAPBOARD SIDING
- EXISTING 4 1/2" PAINT GRADE WOOD CASING TO EXISTING WINDOWS & DOORS
- EXISTING CONCRETE FRONT ENTRY PORCH
- EXISTING 6 X 6 PAINTED WOOD COLUMNS @ FRONT PORCH



2 Proposed Elevation: West

- EXISTING GRADE A COMPOSITE SHINGLE ROOFING THROUGHOUT
- EXISTING GABLE END, ATTIC VENTING TYP.
- EXISTING 3 X OUTRIGGERS @ GABLE ENDS, TYP.
- EXISTING RIVER ROCK CHIMNEY W/ SPARK ARRESTOR
- EXISTING 2 X ROOF RAFTERS TYP.
- EXISTING TRUE DIVIDED LITE, SINGLE GLAZED, PAINT GRADE WOOD, CASEMENT WINDOWS
- EXISTING SINGLE LITE, SINGLE GLAZED, PAINT GRADE WOOD, DOUBLE HUNG WINDOWS
- EXISTING PAINT GRADE WOOD, CLAPBOARD SIDING
- EXISTING 4 1/2" PAINT GRADE WOOD CASING TO EXISTING WINDOWS & DOORS
- EXISTING CONCRETE FRONT ENTRY PORCH
- EXISTING - X - PAINTED WOOD COLUMNS @ FRONT PORCH



1 Existing Elevation: West

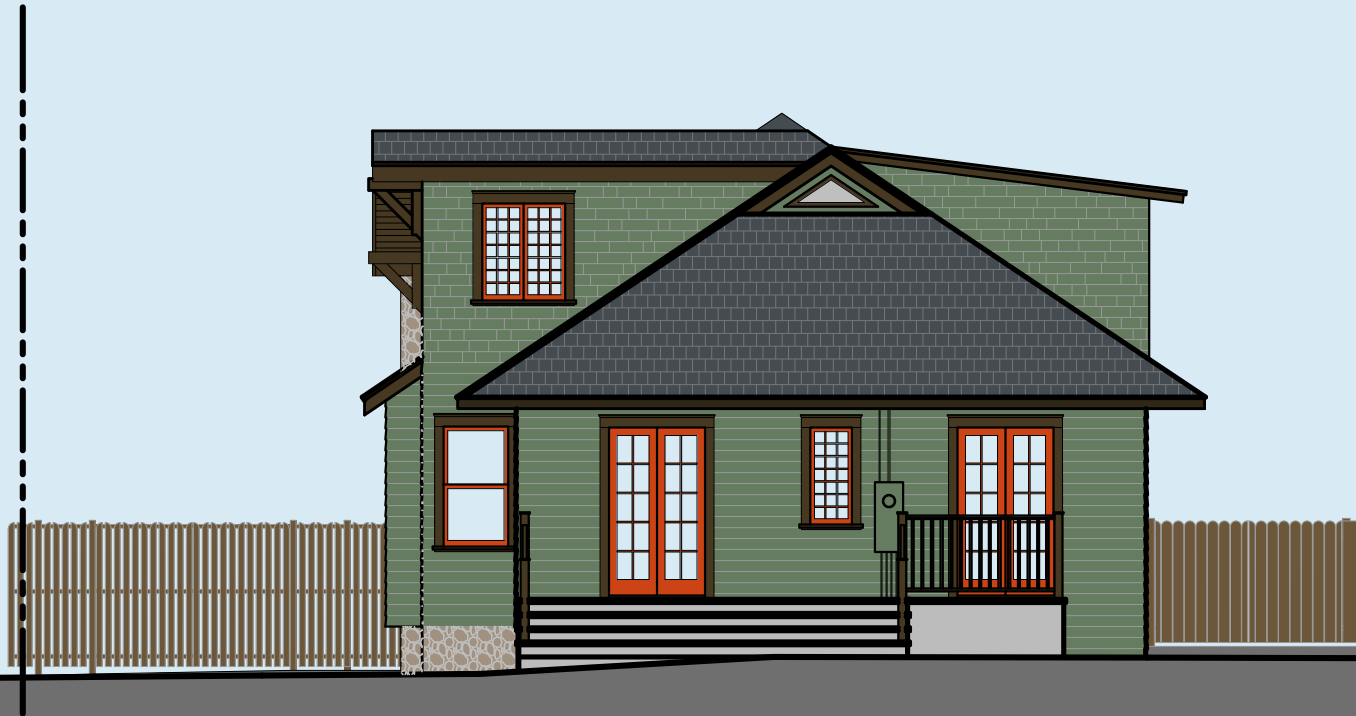
Taylor Residence

Nick and Karen Taylor
1132 Fairview Ave., South Pasadena, CA 91030
cell: (626) 399-4334
email: kfreddy@gmail.com

EXISTING & PROPOSED WEST ELEVATIONS

SCALE: 1/4" = 1'-0"

A 18









4-150

WEST ELEVATION
CHC Packet from 4-2020

Next Item



Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: June 18, 2020

TO: Chair and Members of the Cultural Heritage Commission
Kanika Kith, Planning Manager

FROM: Joanna Hankamer, Director of Planning and Community Development

PREPARED BY: Malinda Lim, Associate Planner
Jose Villegas, Management/Planning Intern

SUBJECT: **Project No. 2238-COA – Certificate of Appropriateness** to convert an unpermitted patio cover into habitable space of approximately 329 square feet as a single-story addition to the rear of an existing single-family home, at 1030 Brent Avenue (Assessor's Parcel Number: 5318-015-019).

Recommendation

Staff recommends that the Cultural Heritage Commission **continue** this project to the July 16, 2020 Cultural Heritage Commission meeting.

Discussion

Staff is requesting continuation of this project to the next Cultural Heritage Commission (CHC) meeting to provide time for staff and the applicant to finalize project plans and conditions for consideration by the CHC.

Next Item



Cultural Heritage Commission Agenda Report

ITEM NO.6

DATE: June 18, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager

PREPARED BY: Aneli Gonzalez, Management/Planning Intern

SUBJECT: 335 Monterey Road – Mills Act Request

Recommendation

It is recommended that the Cultural Heritage Commission appoint a subcommittee to review a request for a Mills Act Contract.

Discussion/Analysis

On May 19, 2020, a letter of intent to file a Mills Act application for property located at 335 Monterey Road was filed with the City. The property qualifies for the Mills Act incentive program because it is designated as a City landmark, Landmark No. 47 - Burwood House.

The Burwood House was built in 1910. The architect, Lester S. Moore, is recognized as one of Southern California's earliest noted architects. His career in Los Angeles spanned from 1895 until shortly before his death in 1924. Burwood is the most significant surviving example of Moore's work in South Pasadena.

As stated in the resolution for designation of the Burwood House as a Cultural Heritage Landmark, included as Attachment 2, the original five-acre property was on a wooded hillside, and is a major contributor to the architectural and historic context of the Monterey Road Neighborhood. Though the property has a prevailing Craftsman Style architectural style, there is evidence of Classical Influences, particularly Greek Revival. Character defining features to the property consist of a wooden cellar door and cooling chamber leading to a retaining wall and into hillside

A letter of intent from the property owner, included as Attachment 1, explains damages to the property which need to be repaired or restored.

Staff recommends that the Commission appoint a subcommittee to review this request in further detail before the homeowners prepare rehabilitation and restoration plans and maintenance program.

Next Steps

Planning staff will arrange a virtual site visit with the homeowner and the subcommittee to inspect the condition of the property and discuss any potential items for restoration that may be needed during the agreement.

Cultural Heritage Commission
June 18, 2020

335 Monterey Road– Mills Act Request
Page 2 of 2

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 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 (between approximately 40% - 60% per Mills Act contracted property), 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 Intention from Homeowners
2. Landmark Resolution

ATTACHMENT 1
Letter of Intention from Homeowners

Janice Lupien | Arroyo Vista Inn
335 Monterey Road, South Pasadena, California 91030
(p) 626-297-0213
(e) janicelupien@gmail.com; janice@arroyovistainn.com

Ms. Kanika Kith, Planning Manager
Mr. Mark Gallatin, Chair, Cultural Heritage Commission
City of South Pasadena Planning & Building Department
1414 Mission Street
South Pasadena, CA 91030

18 May 2020

Dear Ms. Kith and Mr. Gallatin:

I am writing to express my interest in applying for the Mills Act for my property at 335 Monterey Road, South Pasadena. Originally known as the Burwood House (and currently the Arroyo Vista Inn), 335 Monterey Road is a designated landmark in South Pasadena. The property was constructed in 1910 for Ezra and Ida Thompson on a hillside lot overlooking the former site of the Cawston Ostrich Farm.

The property was designated in January 2006 under multiple criteria in the City of South Pasadena (the original designation follows this letter). With its 10 rooms and unique, woodsy setting, which includes a distinctive stream-rock retaining wall and hardscaping, the Burwood House currently serves as a popular bed-and-breakfast, the Arroyo Vista Inn.

I purchased the property about four years ago, in order to continue operating the Arroyo Vista Inn and to provide a home for myself and my family. Since purchasing the property, I have made a number of interior and exterior improvements, in order to keep this landmark in good condition and to continue offering my guests a unique, comfortable experience as they discover South Pasadena and environs.

With the onset of the current Covid-19 health crisis, beginning in early/mid-March, though, my business has suffered greatly. During most spring seasons, the Inn is filled with guests. As of mid-May, our reservations have all but disappeared, and it is unknown when this situation might change or improve. This crisis is threatening the long-term viability of my property and my business.

Faced with this situation, I reached out to the City of South Pasadena to see if any help was available for business owners. The City's Planning Manager, Kanika Kith, told me about the Mills Act program, an incentive program I had not known about previously. In order to apply, I reached out to former Cultural Heritage Commissioner, Debi Howell-Ardila, MHP, who is helping me with all the application materials.

Since my property is well over a century old – 110 years old this year – the list of necessary preservation, rehabilitation and maintenance projects only seems to grow each year. The most pressing issues regard the need to remove/repair, re-seal and install around a dozen original casement windows for the property. These windows lend the Inn its historic character and charm, but most of them have been painted over on so many occasions that they no longer close or seal securely.

In addition, the rainy seasons we've had these last few years have brought some leaking ceilings, including in guest rooms. Completing an analysis of and repairs to the roof system will be a major project needing to be done in the relatively near future. As is often the case with a property over 100 years old, the wood framing and features around the house are showing signs of deterioration and dry

Burwood House (Arroyo Vista Inn), 335 Monterey Road, South Pasadena
Mills Act Letter of Intent

rot, including on the base of porch columns at the entrance patio, which is one of the most visible areas of the home, as well as along the roof rafters, fascia, and framing.

Settling of the house on the north elevation has also caused cracks and damage to a concrete staircase that leads up the hill to the house. This same issue is causing some slow-moving damage to our porch on the north side of the house, facing the San Gabriel Mountains, as well as to the wonderful stream-rock retaining wall, which is showing more and more cracks. Over the years, previous owners have attempted to repair and shore-up these areas in a temporary manner, but these issues will need a comprehensive intervention if the house is to survive and thrive for another century.

Given the current crisis facing my business, and the historic significance of the Burwood House, the Mills Act would allow me to offset my property taxes while continuing to invest in the preservation and maintenance of the property.

As the owner of a historic property and designated City landmark, I understand the importance of ensuring that maintenance and rehabilitation work to my property follows the City guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Therefore, with these major repair and rehabilitation work efforts on deck in the coming years, and with the economic uncertainty that might continue to affect my business through the rest of the year, I feel that the Mills Act property tax abatement would help me with both my business and my historic property.

Should the Cultural Heritage Commission approve my request to move forward with a Mills Act application, I would welcome the opportunity to meet with the Cultural Heritage Commission members in order to provide more information on the tasks we would like to include in a Mills Act application.

Thank you in advance for your consideration.

Sincerely,

Janice Lupien

Appendix:

Original 2006 City of South Pasadena Landmark Application, Burwood House

ATTACHMENT 2
Landmark Resolution

RESOLUTION NO. 6858**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOUTH PASADENA, CALIFORNIA, DESIGNATING THE
BURWOOD HOUSE AT 335 MONTEREY ROAD AS A
CULTURAL HERITAGE LANDMARK (LANDMARK NO. 47)**

WHEREAS, Section 2.73A-14 of the South Pasadena Municipal Code Ordinance #2004 (commonly known as the "Cultural Heritage Ordinance") authorized the Cultural Heritage Commission ("the Commission") to recommend to the City Council the designation of appropriate properties as landmarks; and

WHEREAS, a duly prepared nomination form has been prepared and submitted by the Cultural Heritage Commission to register the Burwood House at 335 Monterey Road as a landmark; and

WHEREAS, the research and documentation provided by Cultural Heritage Commission members Glen Duncan and John Lesak amply demonstrate the qualifications of the property for landmark designation; and

WHEREAS, the Commission has complied with the applicable provisions of Subsection (a) (3) "Designation Procedure" of the above Ordinance Section in that it visited the site, attempted diligently and in good faith to meet with the property owner, mailed notices, held a duly noticed public hearing, received public comment; and

WHEREAS, the accredited architectural historian recently determined in a report that the Burwood House appears eligible for listing on the National Register of Historic Places; and

WHEREAS, the Commission made findings of fact based on the nomination and supporting materials and the information and testimony provided by the public pursuant to Subsection (a) (2) "Designation Criteria" of the above Ordinance Section, as follows:

(A.) *Its character, interest or value as a part of the heritage of the community;*

According to building biographer Tim Gregory, the residence was built in 1910. The original five-acre property was on a wooded hillside overlooking the Cawston Ostrich Farm, in what was then one of the most desirable and prestigious areas in South Pasadena. As such, it is a major contributor to the architectural and historic context of the Monterey Road neighborhood. Both owners, Ezra and Ida (Moon) Thompson, were South Pasadena community leaders. Ezra served as a trustee for many years on the South Pasadena School

Board and was listed in the local directory as a farmer. Ida was active in the Women's Improvement Association.

Important character-defining features specific to neighborhood context and the original agricultural use of the property include:

- **An extensive system of arroyo stone retaining walls along Monterey Road frontage, up the winding driveway and south of the residence.**
- **Wooden cellar door and cooling chamber (wine cellar/root cellar) leading through retaining wall and into hillside.**

(D.) Its exemplification of a particular architectural style of an era of history of the city;

The Craftsman Style, just beginning to hold sway in local residential development, predominates, although it also evidences Classical influences particularly Greek Revival, that were still popular, particularly in larger homes and public buildings. It is a particularly well-preserved example of this transition from classical to the modern, twentieth century American response to the Arts and Crafts movement now known as Craftsman.

(F.) Its identification as the work of a person whose work has influence the heritage of the City and the State of California.

Although little is known about his early life and education, Lester S. Moore, the architect of the 335 Monterey Road property, is recognized as one of Southern California's earliest noted architects. His career in the Los Angeles area spanned the period from about 1895 until shortly before his death in 1924.

An extensive list of Moore's work, abridged in the Tim Gregory's attached house history, indicates the architect's thorough familiarity and experience in a number of styles becoming popular following the turn of the 20th century. Moore first specialized in Mission Revival, then Craftsman, and later in period revival styles that gained acceptance after WWI. He also designed everything from single-family residences and multi-unit apartment houses to all kinds of public buildings. Previous to his work on the Thompson house, Moore had designed a studio residence and art gallery along the Arroyo Seco in South Pasadena for Franz Bischof, one of Southern California's premier *Plein Air* and studio painters. Unfortunately, that very significant structure was demolished years ago and Burwood is the most significant surviving example of Moore's work in South Pasadena.

WHEREAS, the Commission findings included a determination that the Burwood House has an extremely high degree of integrity; and

WHEREAS, based on the evidence presented in the application materials, the designation being categorically exempt from the California Environmental Quality Act, sub-committee research, on-site inspection and public testimony, the Cultural Heritage Commission voted to recommend designation of this property on November 17, 2005 and forwarded the recommendation to the City Council; and

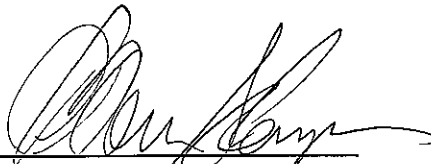
WHEREAS, the City Council held a public hearing on the proposed designation on January 18, 2006 and received public testimony.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council approves the designation of 335 Monterey Road as an Official South Pasadena Historic Landmark; and

SECTION 2. The City Council directs the City Clerk to file the appropriate designation with the office of the Los Angeles County Registrar-Recorder/Clerk's Office.

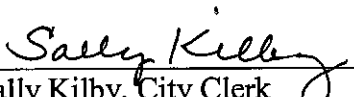
PASSED, APPROVED AND ADOPTED ON this 18th day of January, 2006.




Odom Stamps, Mayor

ATTEST:

APPROVED AS TO FORM:



Sally Kilby, City Clerk



Stephen P. Pfahler, Esq., City Attorney

RESOLUTION NO. 6858
Page 4

I HEREBY CERTIFY the foregoing resolution was duly adopted by the City Council of the City of South Pasadena at a regular meeting held on the 18th day of January, 2006, by the following vote:

AYES: Cacciotti, Margrave, Putnam, Ten and Mayor Stamps

NOES: None

ABSENT: None

ABSTAINED: None

Sally Kilby

Sally Kilby, City Clerk

Next Item



Cultural Heritage Commission Agenda Report

ITEM NO. 7

DATE: June 18, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development
Kanika Kith, Planning Manager

PREPARED BY: Aneli Gonzalez, Management/Planning Intern

SUBJECT: 704 Meridian Avenue – Mills Act Request

Recommendation

It is recommended that the Cultural Heritage Commission appoint a subcommittee to review a request for a Mills Act Contract.

Discussion/Analysis

On May 28, 2020, a letter of intent to file a Mills Act application for property located at 704 Meridian Avenue was filed with the City. The property qualifies for the Mills Act incentive program because it is a contributing property in a designated historic district listed in the California Register of Historical Resources, North of Mission Historic District. The North of Mission Historic District, whose boundaries are roughly along Meridian Avenue north of Mission Street and south of Grevelia Street, was determined eligible for the National Register by the Keeper on March 31, 1983.

The contributing property is a Craftsman Style home and was built in 1912. A letter of intent from the property owner, included as Attachment 1, illustrates damages that need to be repaired or restored.

Staff recommends that the Commission appoint a subcommittee to review this request in further detail before the homeowners prepare rehabilitation and restoration plans and maintenance program.

Next Steps

Planning staff will arrange a virtual site visit with the homeowner 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 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 (between approximately 40% - 60% per Mills Act contracted property), the benefits of the

Cultural Heritage Commission

704 Meridian Avenue– Mills Act Request

June 18, 2020

Page 2 of 2

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 Intention from Homeowners

ATTACHMENT 1
Letter of Intention from Homeowners

From: Rachelle Andrews & Andrew Kao
704 Meridian Avenue
South Pasadena, CA 91030

To: City of South Pasadena,
Planning Department

Re: Mills Act Application

Date: 5/28/2020

This is a letter of intent to file the Mills Act Application for the property at 704 Meridian Avenue. We, Rachelle Andrews and Andrew Kao, are the owners of this home located in the North of Mission Historic District, located just north of the Mission & Meridian commercial corridor. Confirmed by City staff, the property qualifies for the Mills Act incentive program as it is listed in the City of South Pasadena's latest Inventory of Historic Properties as a "Contributor to a multi-component resource determined eligible for NR by the Keeper. Listed in the CR." and is within a designated district in the California Register of Historical Resources.

We have been residents of South Pasadena since early 2019, and recently purchased this modest one-story craftsman bungalow to put down roots and grow our family. We fell in love with this house instantly based on the historical characteristics that had been preserved and cherished over the years by its previous owners. The home was originally built in 1912 and has undergone several interior renovations since then. The kitchen has been updated with modern appliances and new countertops, and the bathroom has been updated to accommodate a shower and built in cabinets.

It is our desire to maintain and enhance the historical characteristics that make our home unique and preserve these original architectural details over the coming years. Upon purchasing this house, we took necessary steps to preserve the original details that needed immediate attention. We've taken preventative measures against termite and pests and have treated the roof to maintain its integrity. Going forward, we'd like to pursue a preliminary set of projects listed below, which is non-exhaustive, that will require historically accurate renovations to ensure structural stability and authenticity of the house. Please see supporting photos at the end of our letter for reference.

- Restore/repair built-in cabinetry in the dining room.
- Restore and patch wall gallery shelves and paneling in the dining room.
- Patch, repair, and refinish hardwood floors throughout the home.

Item No. 7

- Remodel original bathroom to prevent further water damage and preserve original window frame currently located in the bath/shower stall.
- Stabilize the original chimney structure.
- Repair double hung windows for missing sash cords and broken/cracked glass.
- Re-stain baseboards/crown molding, as well as the window frames and doors.
- Replace aluminum window screens on north side of the house to match existing wooden ones.
- Repair water damaged siding and refinish exterior paint with period appropriate palette.
- Replace roof tiles and damaged rafters. Roof was recently treated with Roof Maxx, an all-natural bio-oil application to prolong the shingles' lifespan, but it will need to be replaced within the next few years.
- Rehabilitate front door finish, leaded glass window, and hardware.
- Strengthen and repair framing of the original garage structure.

By applying for the Mills Act incentive program, we are committed to investing in the long-term preservation and maintenance of our home's historical characteristics. We plan to procure the services of an architectural historian to evaluate and prepare rehabilitation and restoration plans and maintenance program following your review.

Please accept our intent to file for the Mills Act Application for consideration by the Cultural Heritage Commission.

Sincerely,

Rachelle Andrews & Andrew Kao

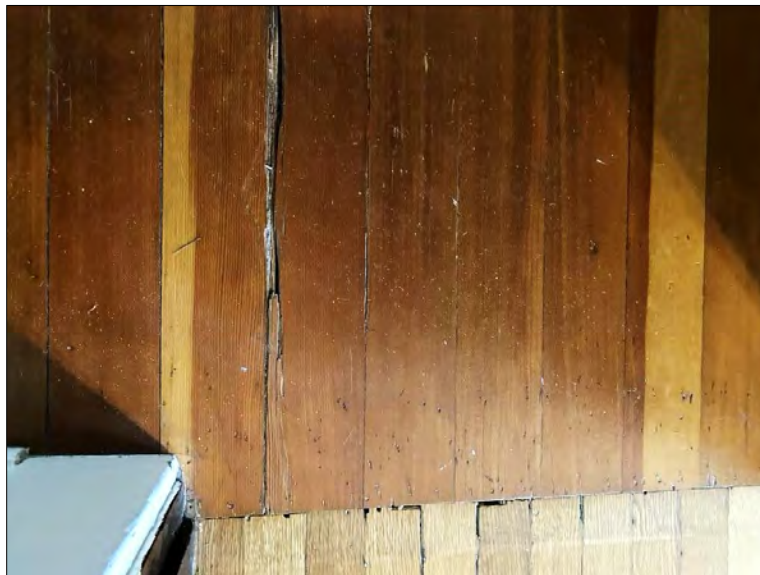
Supporting Photos



Built-in cabinetry in the dining room needs to be repaired and refinished.



Broken pieces of wall galley shelves in the dining room to be restored.



Hardwood floors throughout the home need to be refinished.



Window in the bathroom is located within the shower stall and a bathroom remodel is needed to prevent further water damage to the original wooden frame.



Braces on the chimney need to be replaced/re-attached to stabilize structure. Additionally, roof tiles and damaged rafters will need to be replaced.



Double hung windows need to replace missing sash cords and repair broken/cracked glass.



Some of the wood siding along the bottom edge of the house is showing water damage and will need to be repaired.



Corrosion to the leaded glass window on the front door and hardware needs to be restored.



Original garage structure needs to be straightened and the frame needs to be strengthened with additional bracing.

Next Item



Cultural Heritage Commission Agenda Report

ITEM NO. 8

DATE: June 18, 2020

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Director of Planning and Community Development

PREPARED BY: Kanika Kith, Planning Manager

SUBJECT: Rialto Theatre – Update on Exterior Repairs/Restoration

Recommendation

Receive and file.

Discussion

Starting in early 2020, the owner of Rialto Theatre, Shomof Group, has been working on the repair and restoration of the exterior of the building with assistance from Escott O. Norton (Friends of the Rialto). Staff has been in coordination with the Shomof Group and Escott O. Norton to ensure work on the theatre is consistent with the Historic Structure Report.

In March 2020, the CHC received an update from Escott O. Norton and the Shomof Group on the progress of the exterior repairs/restoration. At that meeting, the CHC also received a copy of the paint color analysis and selection report for the exterior of the building and was informed that additional analysis will be conducted to identify the appropriate paint colors for the marquee sign.

The exterior restoration is near completion but the storefront for the retail units are still in progress. Photograph of the current progress of the building is shown in **Figure 1**.

Figure 1: Rialto Progress



Photo Credit: Jimmy Shomof

CHC Agenda
June 18, 2020

Rialto Theatre
Exterior Repair/Restoration

On May 25, 2020, staff and Chair Gallatin met with Escott O. Norton and Jimmy Shomof to discuss the new paint colors for the marquee sign. The new paint colors selected for the marquee sign is illustrated in **Figure 2** below and the trim of the blade sign will be painted in a gold-leave color to replace the “Harvest Time” color. All paint colors were selected based on the paint color analysis report and historical images of the building. The paint color analysis report is included as **Attachment 1**.

Figure 2: New Paint Colors



RIALTO THEATRE EXTERIOR COLOR PALETTE

Design by Escott O. Norton - EON Design
Color analysis by Carolyn Lehene - KC Restoration



Photo Credit: Escott O. Norton

Escott O. Norton will give a presentation to the Commission on the update of the exterior repairs/restoration for the Rialto Theatre.

Attachment

1. Paint Color Analysis Report

ATTACHMENT 1
Paint Color Analysis Report



RESTORATION

COLOR ANALYSIS STUDY

of the

Rialto Theater

Exterior

1023 Fair Oaks Avenue

South Pasadena, CA 91030

Report prepared by

Carolyn Lehne

February 7, 2020

ADDENDUM

prepared

April 25, 2020



February 7, 2020
Rialto Theater
1023 Fair Oaks Avenue
South Pasadena, CA 91030

COLOR ANALYSIS STUDY of the exterior at the Rialto Theater located at 1023 Fair Oaks Avenue, Pasadena, CA 91030.

The Rialto Theater was originally built in 1925 by architect Lewis A. Smith. The design is described as Moorish and Egyptian Revival style. It is a 1,200 seat, single screen theater and is listed on the National Register of Historic Places.

SAMPLE LOCATIONS

The focus of this color analysis study is to determine the existing historic paint colors. The locations of analysis are on the exterior entry of the building. The locations include the Blade sign, both field and border, the wall stucco, and the plaster ornamental details (medallion and finial).

SAMPLE PROCESSING and RESULTS

The samples were retrieved January 17, 2020. They were then processed, examined and documented by February 7, 2020. The procedure used to analyze these color sequences consists of these steps: 1) sample removal, 2) sample mounting, 3) paint layer identification, 4) paint color identification, and 5) sample storage.

The description of these steps are as follows:

Sample Removal

The paint samples are removed from each area with a scalpel. Samples are taken to include a portion of the substrate to ensure that a full paint layering sequence is obtained. Once removed, the paint samples are stored in coin envelopes for transport.

Sample Mounting

The samples are embedded in a resin then ground and polished to achieve a uniform surface with a clear cross-section.

Paint Layer Identification

Paint color layers are identified under microscope beginning with the layer immediately above the substrate. Varnishes, shellacs and other resinous finishes, fibers, and stains, do not fall into an obvious color category and are identified by their material name. Paint layering chronologies are usually established for several elements in an interior room or on the exterior of a building, even if the objective of the paint study is only to document accurate paint colors.

Paint Identification

After the original paint color is identified, it is matched to a custom color. This becomes a color reference card for each sample.

Sample Storage

The samples are then prepared for storage. They are labeled with the reference number assigned to each sample and securely filed for future reference.

Following are the findings:

Sample #1

This sample was taken from the Blade sign field. The sample has seventeen layers. The first is a white primer, followed by a teal, red, silver, black, pale green, gold, yellow, yellow, pink, light blue, blue, orange, orange, orange, white, and the current brown color paint layer. The first paint color appears to be a teal color.

Sample #2

This sample was taken from the Blade sign border. The sample has eleven layers. The first is a white primer, followed by gold leaf, olive green, black, orange, yellow, green, turquoise, white, gold, and the current turquoise color paint layer. The first color appears to be a gold leaf color.

Sample #3

This sample was taken from the front facade Plaster Detail Medallion. The sample has four layers. The first is a white primer, followed by a brown, beige, and the current white color paint layer. The first paint color appears to be a brown color.

Sample #4

This sample was taken from the front facade Plaster Detail Fleur-de-lis. The sample has four layers. The first is a beige, followed by a size, gold leaf, and the current white color paint layer. The first paint color appears to be a beige color. Note: I believe the original finish was gold leaf.

Sample #5

This sample was taken from the front second level stucco surface (to the left of the blade signage). The sample has two layers. The first is a beige followed by the current yellow color paint layer. The first paint color appears to be a beige color.

KC RESTORATION

1514 West 130th Street Gardena, California 90249

310-863-1667 License #637240

8-6

ADDENDUM

April 25, 2020

Sample Locations

The focus of this color analysis study is to determine the existing historic paint colors. The locations of analysis are on the exterior Marquee Vertical Bands.

Sample Processing and Results

The samples were retrieved January 28, 2020. They were then processed, examined and documented by April 25, 2020. The procedure used to analyze these color sequences consists of these steps: 1) sample removal, 2) sample mounting, 3) paint layer identification, 4) paint color identification, and 5) sample storage.

Following are the findings:

Sample #6

This sample was taken from a Vertical Band of the Marquee. The sample has eleven layers. The first is an off-white, followed by a yellow, silver, red, white, blue, turquoise, yellow green, yellow, white, and the current dark brown layer. The first paint color appears to be a yellow color.

Sample #7

This sample was taken from a Horizontal Band of the Marquee. The sample has fourteen layers. The first is a off-white primer, followed by a yellow, silver, red, peach, blue, purple, turquoise, orange, yellow, silver flake, yellow, white, and the current dark brown color paint layer. The first paint color appears to be a yellow color.

SAMPLE LOCATIONS



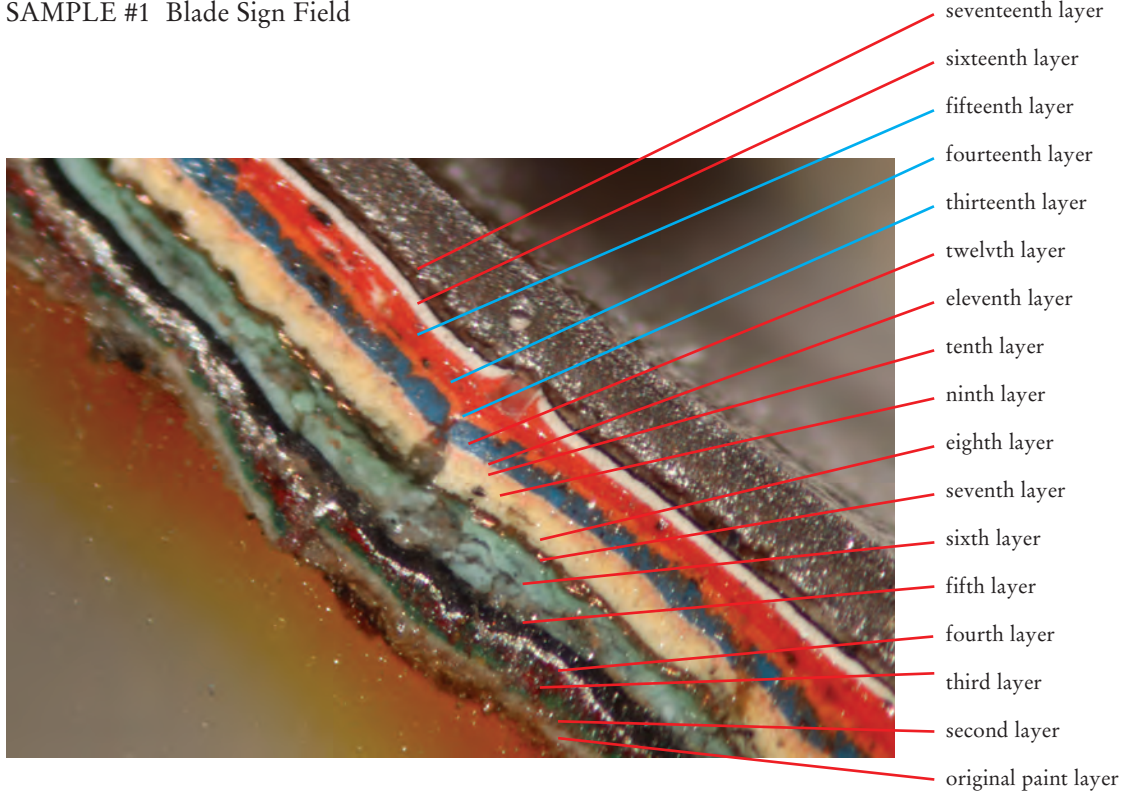
- SAMPLE 1
Blade Sign Field
- SAMPLE 2
Blade Sign Border
- SAMPLE 3
Front Facade Plaster Detail
Medallion
- SAMPLE 4
Front Facade Plaster Detail
Fleur-de-lis
- SAMPLE 5
Front Second Level Stucco
- SAMPLE 6
Vertical Band of the Marquee
- SAMPLE 7
Horizontal Band of the Marquee



Historic photo circa 1933

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SAMPLE #1 Blade Sign Field



PLEASE NOTE:

Microphotograph is representative of layering only and is not accurate for color.
Viewing this PDF on screen, or printed, only provides an approximation of color.
Refer to MUNSELL Formula and paint chip provided on hard copy report for true color.

MUNSELL COLOR

hue = 4.09BG
value = 3.4
chroma = 1.9



Light Reflection Value 9

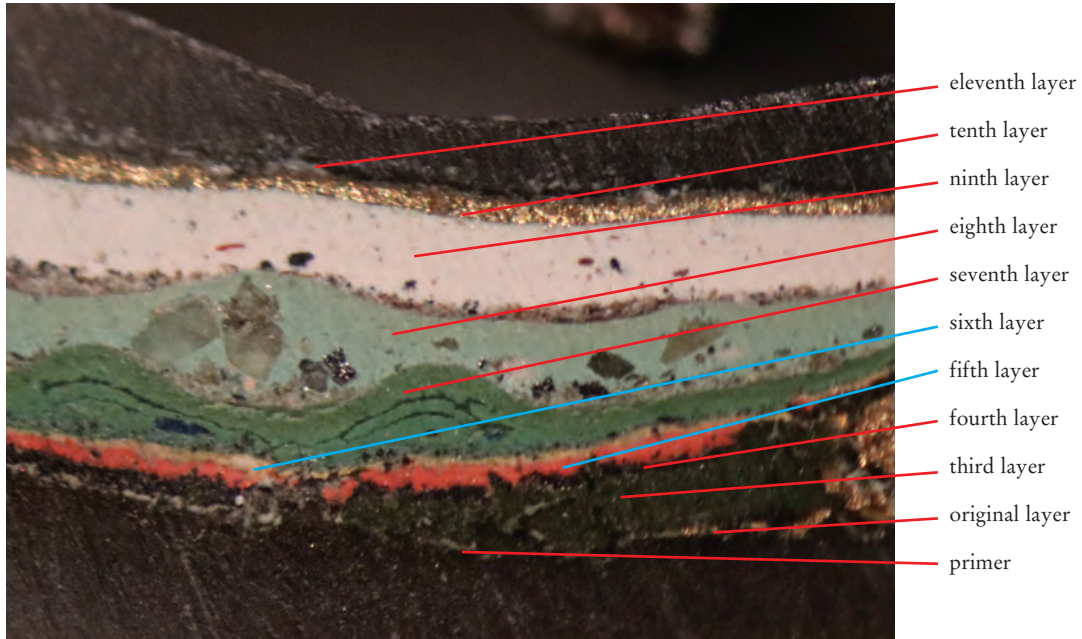
COMMERCIAL COLOR

Dunn Edwards Loch Ness DE5748

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SAMPLE #2 Blade Sign Border



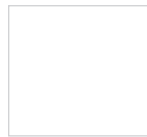
PLEASE NOTE:

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GOLD LEAF



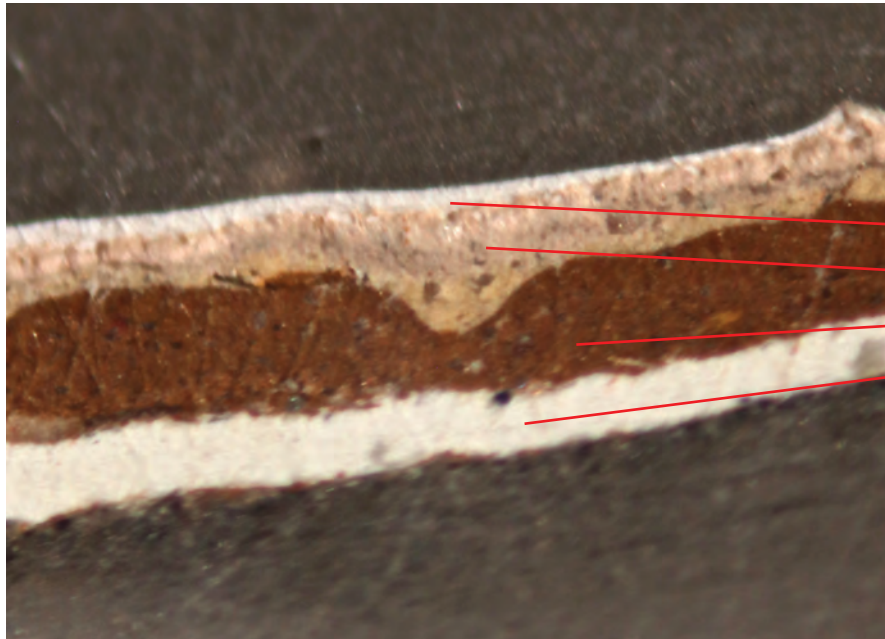
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SAMPLE #3 Front Facade Plaster Detail Medallion



fourth layer
third layer
original paint layer
first layer

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MUNSELL COLOR

hue = 7.00YR

value = 4.0

chroma = 3.3



Light Reflection Value 12

COMMERCIAL COLOR

Dunn Edwards Rodeo DEA163

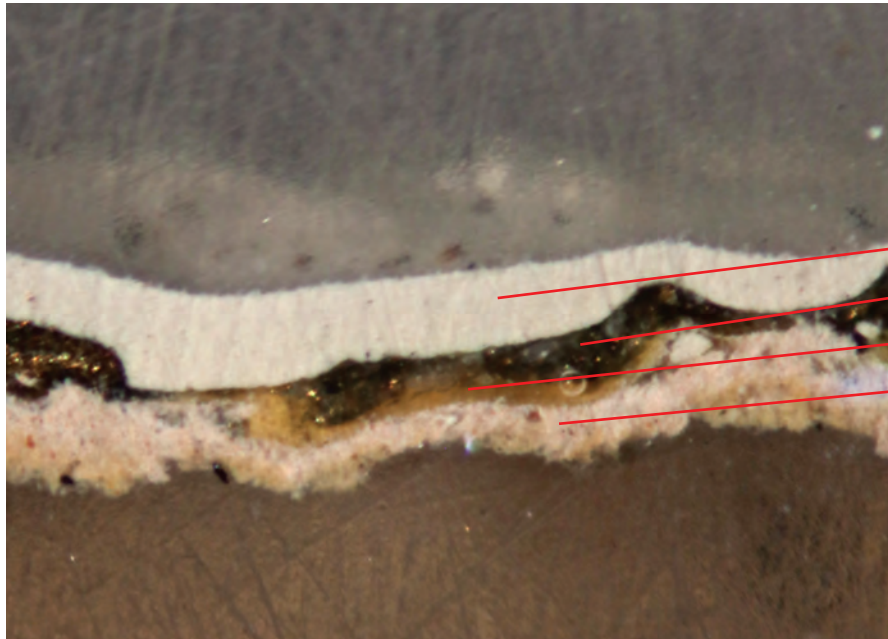
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8-11

SAMPLE #4 Front Facade Plaster Detail Fleur-de-lis



fourth layer

third layer

second layer (size)

first layer

PLEASE NOTE:

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MUNSELL COLOR

hue = 6.93YR

value = 8.1

chroma = 2.3



Light Reflection Value 61

COMMERCIAL COLOR

Dunn Edwards English Scone DE6108

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8-12

SAMPLE #5 Front Second Level Stucco



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MUNSELL COLOR

hue = 6.93YR

value = 8.1

chroma = 2.3



Light Reflection Value 61

COMMERCIAL COLOR

Dunn Edwards English Scone DE6108

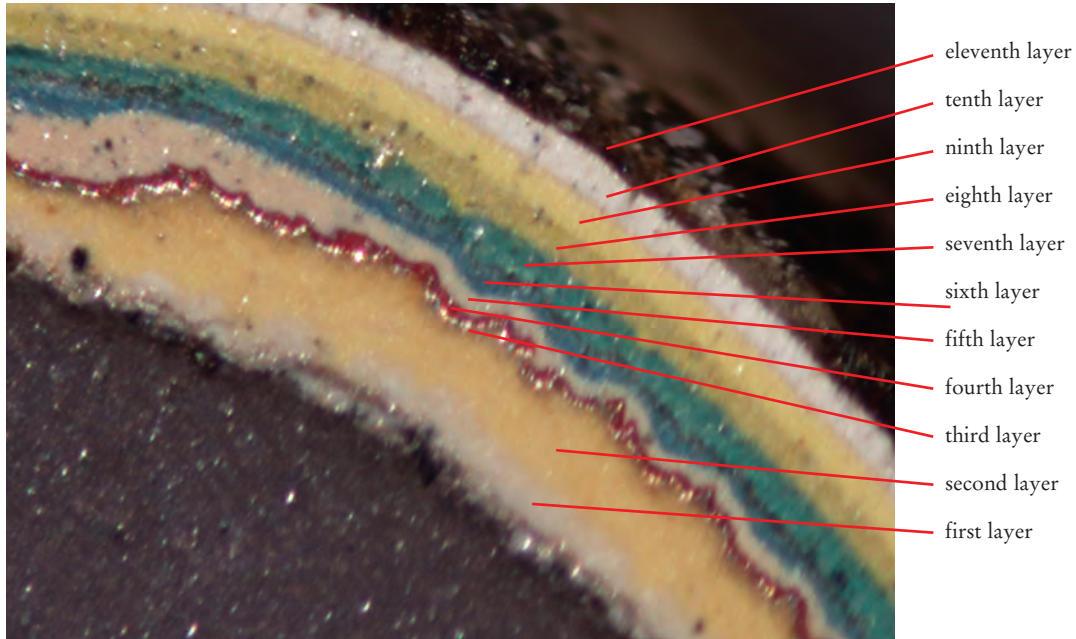
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SAMPLE #6 Vertical Band of the Marquee

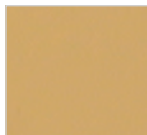


PLEASE NOTE:

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MUNSELL COLOR

hue = 3.19Y
value = 8.7
chroma = 5.0

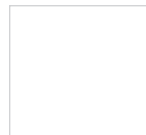


Light Reflection Value 72

COMMERCIAL COLOR

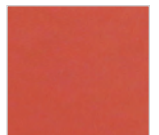
Dunn Edwards Sun Kissed DE5352

Silver Leaf



MUNSELL COLOR

hue = 5.13R
value = 3.9
chroma = 9.5



Light Reflection Value 11

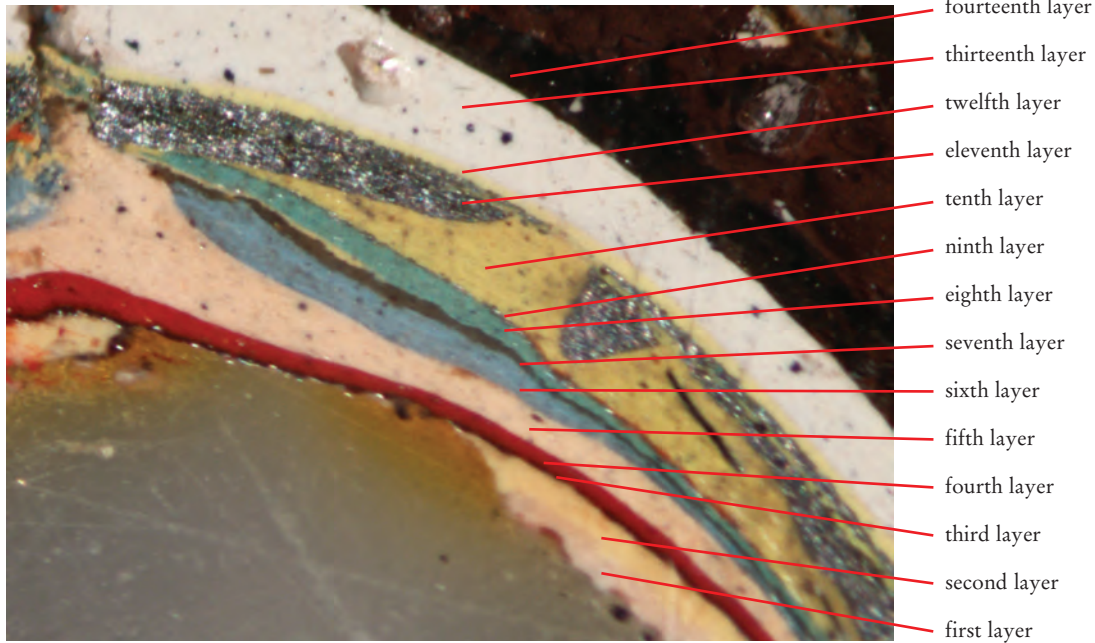
COMMERCIAL COLOR

Dunn Edwards Scarlet Past DEA150

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SAMPLE #7 Horizontal Band of the Marquee

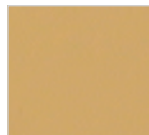


PLEASE NOTE:

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MUNSELL COLOR

hue = 3.19Y
value = 8.7
chroma = 5.0

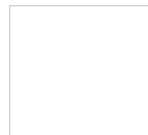


Light Reflection Value 72

COMMERCIAL COLOR

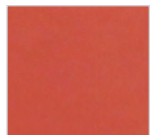
Dunn Edwards Sun Kissed DE5352

Silver Leaf



MUNSELL COLOR

hue = 5.13R
value = 3.9
chroma = 9.5



Light Reflection Value 11

COMMERCIAL COLOR

Dunn Edwards Scarlet Past DEA150

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