



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

**Amedee O. “Dick” Richards, Jr. Council Chamber
1424 Mission Street, South Pasadena, CA 91030**

Thursday, November 18, 2021 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

The South Pasadena Cultural Heritage Commission Meeting for November 18, 2021, will be conducted as an in-person hybrid meeting from the Council Chambers, Amedee O. “Dick” Richards, Jr., located at 1424 Mission Street, South Pasadena, and on Zoom.

Please be advised that pursuant to the Executive Order(s), and to ensure the health and safety of the public, staff, and commissioners as the Council Chambers will be open to the public for the meeting and members of the public may attend and/or participate in the in-person meeting, all are kindly reminded to follow Los Angeles County Public Health and CDC regulations and guidelines that are in place and may be posted.

The In-Person Hybrid meeting will be conducted live in the City Council Chambers and on Zoom. The Meeting will be available:

- In Person: City Council Chambers, 1424 Mission Street; and
- Via Zoom: <https://us02web.zoom.us/j/86941293199>

See weblink: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

Public Comments and participation may be made as follows:

- Written Comment submitted by no later than meeting day, 12:00 PM deadline, via email or voicemail
- In Person at the Meeting: City Council Chambers, 1424 Mission Street.
- Via Zoom by “raising hand” (see Public Comment Section below for instructions.)

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

1. Go to the Zoom website and Join meeting 869 4129 3199; or
2. Click on the following unique Zoom meeting link:

<https://us02web.zoom.us/j/86941293199>

CALL TO ORDER: CHC Chair Rebecca Thompson

ROLL CALL: Conrado Lopez, Kristin Morrish, William Cross, Mark Gallatin, Vice-Chair, and Rebecca Thompson, Chair

COUNCIL LIAISON: Evelyn G. Zneimer

STAFF PRESENT: Angelica Frausto-Lupo, Community Development Director
Margaret Lin, Deputy Director, Community Development Department
Alexandra Madsen, Contract 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 COMMENT AND SUGGESTIONS (Public Comments are limited to 3 minutes)

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

- Option 1: Participate in-person at the City Council Chambers; or
- Option 2: Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item; or
- Option 3: Email public comment(s) to PlanningComments@southpasadenaca.gov. Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate: 1) Name (optional), and 2) Agenda item you are submitting public comment on. Submit by no later than 12:00 p.m., on the day of the Cultural Heritage Commission meeting.

NOTE: Pursuant to State law, the Planning Commission and Cultural Heritage Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Planning Commission and Cultural Heritage Commission or staff may briefly respond to

statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

PUBLIC HEARING

1. **1123 Donaldo Court/Project No. 2423-COA – a Certificate of Appropriateness** for a proposed one-story, 790 square-foot addition to an existing one-story, 1,046 square-foot single-family residence located at 1123 Donaldo Court.

Recommendation

Approve the Certificate of Appropriateness, subject to conditions of approval.

ADMINISTRATION

2. **Comments from City Council Liaison**
3. **Comments from Commissioners**
4. **Comments from Subcommittees**
5. **Comments from Staff**

ADJOURNMENT

6. **Adjourn to the Cultural Heritage Commission regular meeting scheduled for December 16, 2021 at 6:30 PM.**

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

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

Agenda related documents provided to the Planning Commission and the Cultural Heritage Commission are available for public review on the City's website. Additional documents, when presented to the Planning Commission and the Cultural Heritage Commission, will also be uploaded and available on the City's website. The meeting will be broadcast live on the City's website via Zoom, and a recording of the meeting will be available on the website within 48 hours of adjournment.

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.

11/15/21

Date



Elaine Serrano,
Administrative Secretary



Cultural Heritage Commission Agenda Report

ITEM NO. 1

DATE: November 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Angelica Frausto-Lupo, Community Development Director

PREPARED BY: Alexandra Madsen, Preservation Planner

SUBJECT: **Project No. 2423-COA – Certificate of Appropriateness for a 790-square-foot addition to an existing single-story, 1,046 square-foot single-family residence located at 1123 Donaldo Court (Assessor’s Parcel Number: 5318-013-064).**

Recommendation

Staff recommends that the Cultural Heritage Commission approve the project, subject to conditions (**Attachment 1**).

Background

Constructed in 1927, the 1,046 square-foot single-family residence with a detached 329 square-foot detached garage is included in the Inventory of Cultural Resources as a contributor to the Donaldo Court Cluster Historic District (eligible historic district) (see **Figures 1-4**). A key contributor to the district, the house is designed in the Spanish Colonial Revival style and retains its key character-defining features. The character-defining features of the property include:

- Asymmetrical composition;
- Smooth stucco siding;
- Cross-gabled roof with red tile cladding;
- Front entry porch with squared wood columns and shed roof;
- Round terracotta vents at gable ends;
- Tapered chimney;
- Wood-framed windows in a variety of configurations;
- Arched window openings/surrounds;
- Original front wood door and surround with keystone;
- Original side wood gate and wing wall; and
- Northern courtyard with brick wall and flagstones.

Over the years, several alterations and improvements have been made to the property. According to Sanborn Fire Insurance Maps and historical aerial photographs, the building was expanded to the north to create a courtyard and a detached garage was built sometime between 1930 and 1937. Additional alterations included regular service and repairs such as, but not limited to, replacement of a gravity furnace and service to the electrical and plumbing systems.

Project Description

The applicant is requesting approval of a Certificate of Appropriateness to add 790 square-feet of habitable space and interior reconfigurations to the 1927 residence. The residence is a 1927 Spanish Colonial Revival-style home located in the eligible Donaldo Court Cluster Historic District, which is included in the City’s Inventory of Cultural Resources as a locally eligible historic district.

The project would add a master bedroom, two bathrooms, and a family den and remodel the interior of the existing home. The proposed addition is located on the west elevation at the rear of the house and is stepped in along its south elevation so that it would not be visible from the street. The existing home and proposed addition are both single-story, and the addition’s roofline is slightly lower than the original gable. The addition would have a gable roof to match the existing house.

The exterior wall will be sheathed in stucco finish and painted to match the existing finish. Wood-framed windows are proposed for all new windows on the addition, which match window types found on the historic home. New doors will include wood single and French doors that match existing doors at the property. The design of the new addition is visually subordinate and complementary to the architectural style of the house.

Additional project details, including a detailed narrative describing the historic residence and proposed modifications are included in this report as **Attachment 2**. The original building permits are included in this report as **Attachment 3**, and architectural drawings and plans are included as **Attachment 4**.

General Plan and Zoning Consistency

General Plan Consistency

The General Plan land use designation of the project site is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6.0 units per acre. The proposed project does not involve a subdivision of the existing lot and an accessory dwelling is not counted toward the density of the site; therefore, it is consistent with the General Plan.

With implementation of the recommendations noted below and compliance with the conditions of approval, the project will comply with the Goals and Policies of the General Plan as follows:

- Goal 8: “To harmonize physical change to preserve South Pasadena’s historic character, scale, and “small town atmosphere”.”
 - Policy 8.1: “Encourage new development to respect South Pasadena’s heritage by requiring that it “respond to context” – distinctiveness of the locality and region as well as the scale and special circumstances of the fabric of the site’s immediate surroundings; require that it be compatible with the traditions and character of the City, and minimize adverse impacts on the privacy and access to light and air of its neighbors”.
 - Policy 8.4: “Development should be encouraged to reflect concern for the well-being of all citizens – for residents, workers, visitors, neighbors, and passerby – and improve the environment of the public. New development should be accommodating, inspiring, inviting, and enduring and should embody the cultural values of the community”.
 - Policy 8.5: “Promote a greater public awareness of the architectural, urban design and cultural heritage of the City”.

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- Goal 10: “To preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena’s established residential neighborhoods by preventing “mansionization” of dwellings in residential neighborhoods.
 - Policy 10.1: To “ensure that remodeling or infill development in established residential neighborhoods is harmonious in scale and building form with its context and that “mansionization” is both avoided and prevented”.

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 and accessory structures. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City’s design standards and guidelines. Pursuant to Section 36.220.050 Development of Small Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040, 36.220.050, and 36.350.200 were applied to the proposed project. Table 2 lists the project’s conformance with applicable development standards.

Residential Single Family (RS Zone) Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage (Section 36.220.050 (F))	50% (3,359 sq. ft. max allowed)	22% 1,493 sq. ft.	34% 2,282 sq. ft.
Floor Area Ratio (FAR)	35% (2,351 sq. ft. max. allowed)	17% 1,163 sq. ft.	29% 1,953 sq. ft.
Building Height	35 ft.	17 ft. 1.5 in.	Unchanged -proposed addition will be lower than existing building height.
On Site Parking for Dwellings with a Detached Garage (36.220.050 (G))	For ADU Conversions – No replacement parking required	2 uncovered spaces; 2 covered spaces	2 uncovered spaces
Front Setback (Section 36.220.050 (B))	20 ft. or 15 ft. for houses with a front porch	21 ft. 6.5 in.	Unchanged
Side Setbacks (House)	10% of lot width, with 4 ft. minimum	9 ft. 1 in. on north side and 14 ft. 7 in. on south side	5 ft. 7.5 in. on north side and unchanged on south side

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Standard	Requirement	Existing	Proposed
Rear Setback (House)	20 ft.	56 ft. 4 in. (house)	29 ft. 11 in.
Distance Between Structures (Garage & House)	10 ft. minimum	26 ft. 1 in.	12 ft. 1 in.
Garage Front Setback	10 ft. from the front of main structure	68 ft. 7 in.	Unchanged
Garage Side & Rear Setbacks	5 ft. minimum from both side and rear property lines	0 ft. south side setback*, 11 ft. 7 in. rear setback	Unchanged

*Legal non-conforming garage side yard setback. No setback is required for the conversion of an existing structure.

Replacement parking is not required for the primary dwelling unit when the existing garage is converted to make room for an accessory dwelling unit. Furthermore, no parking is required for an ADU if the accessory dwelling unit is within an historic district or potential historic district.

Landscaping

In accordance with landscaping standards in Section 36.330.30 (A)(1) and (2) of the SPMC, a landscaping plan is required for new development, or significant expansion or redevelopment of an existing use. Significant expansion is defined in Section 36.330.30 (A)(1) as an increase of 25% or more in the ground floor footprint of a single-family dwelling. Since the ground floor footprint is proposed to increase by 59%, a landscape plan is required.

Sheet 1-1 of the submitted architectural plans set provides information on existing and proposed landscaped areas and concrete pavement. The existing concrete driveway will be slightly widened in the rear part to reach the proposed rear addition to the house. The only existing tree on the property will remain.

Design Review

Project Design Elements

The proposed project is one story, modest in scale, and located at the rear of the house. The addition is situated to the west and north of the historic home and is stepped-in from the original volume so that it is not visible from the public-right-of-way and is discernible but compatible with the original house. The addition's roof incorporates a gable end similar to that at the front of the house; however, this gable is slightly lower than the original to break the mass and distinguish the volume from the original house. The addition's roof therefore complements but does not compete with or overwhelm the original historic house. To the north, the addition slightly extends beyond the original building but is obscured from public view by its depth from the street, the original mass of the building, and the wood gate.

The addition has been designed to retain and compliment the character-defining features of the house. Smooth stucco will be used for the exterior cladding of the modest one-story addition and wood-frame windows will match existing in materials and overall design. The rear-elevation addition will incorporate wood French doors to emulate the French doors that are currently located along that elevation. The addition's roof has round terracotta vents and barrel tiles to match the existing roof.

The project also includes some alterations to the south elevation's side porch. The porch's character-defining features, including shed roof upheld by wood columns, will be retained while the porch is slightly expanded to provide access to the front yard. This includes new steps leading eastward that match the original steps, removal of a low wing wall, and installation of a small wood gate. The wood gate has been designed to match an original gate to the south of the property, which provided access to the driveway.

The architectural plans included in **Attachment 4** show that the proposed addition is compatible in size and scale with the historic residence and is not visible from the public right-of-way. The design was reviewed in accordance with the City of South Pasadena Design Guidelines for Historic Homes and the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

City of South Pasadena Design Guidelines for Historic Properties

As codified in Municipal Code Section 2.65, the City of South Pasadena *Design Guidelines for Alteration & Additions to Historic Residences* are to be considered in the issuance of all Certificates of Appropriateness. As stated on page 9, of the Design Guidelines for historic resources, the guidelines are based on the *Secretary of the Interior's Standards for Treatment of Historic Properties*. They are intended to foster the preservation and rehabilitation of the character-defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features.”¹

The Design Guidelines include a section focused on characteristics common to Spanish Colonial Revival inspired styles (p.12-13).

Historic District Characteristics and Project Compatibility

The 1927 Spanish Colonial Revival style residence at 1123 Donaldo Court is a contributor to the eligible Donaldo Court Cluster Historic District. Consisting of ten contributing properties, with shared planning features, the Donaldo Court Cluster Historic District is composed of primarily one-story Spanish Colonial Revival style residences. The Donaldo Court Cluster Historic is modest in size and located in the central region of South Pasadena. The proposed project is located at the rear elevation of the contributing property, and as such, very little indirect impact will be made to the historic district overall. The one-story massing and modest footprint of the addition make it compatible with the character and scale of the historic district.

Architectural Style

The residence displays the characteristics of the Spanish Colonial Revival style. The materials, finishes, detailing, and size/mass of the addition are all compatible with this style. At just one story with a slightly lower roof, the addition retains the original proportional scale of the historic home. The new addition would also incorporate the clay tile cladding, round gable vents, and wood-frame windows as seen on the historic home. The addition roof will mirror the gable form and pitch of the original roofline but be slightly lower and diminutive in size.

¹ City of South Pasadena, Planning and Building Department. January 2009. *Part II: Design Guidelines for Alteration & Additions to Historic Residences*, p 9. Prepared by Architectural Resources Group, Pasadena, California.

Scale and Massing / Setback / Building Placement / Orientation on Parcel

The one-story massing of the addition makes it compatible with the character and scale of the historic district. Because of its location on the rear elevation, its single-story height, and its siting to the northwest of the residence, the addition is visually subordinate to the original building. The addition is stepped-out along the north elevation and is stepped-in along the south elevation, in order to differentiate the addition from the original home and obscure it from public view. This step-out and step-in balance out the addition at the rear elevation, and the volume of the historic house remains discernible. The proposed project is compatible in scale and mass and clearly visually subordinate to the historic residence.

Secretary's Standards

The *Secretary of the Interior's Standards* define rehabilitation as the process of returning a property to a state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its history, architectural, and cultural values.

The proposed project retains the character-defining features and materials of the historic home while adding a Standards-compliant addition to the rear elevation. The project described in the narrative and architectural drawings complies with the *Secretary's Standards for Rehabilitation*.

Required Cultural Heritage Findings

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

- 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);**

Constructed in 1927, the 1,046 square-foot single-family residence is a contributor to the Donaldo Court Cluster Historic District. A key contributor to the district, 1123 Donaldo Court retains the key character-defining features of the Spanish Colonial Revival style.

The existing land use and density complies with the General Plan Designation of "Low Density Residential" because the existing use is a single-family residence with an *accessory* dwelling unit which fits within the low-density land use criteria. The proposed project has been designed to retain and preserve the character-defining features of the house. Most existing windows and doors will be repaired and remain in place. New windows and doors will be made of wood and compatible to existing windows and doors. The overall design of the house will remain intact.

The proposed addition is in-keeping with the design guidelines for scale, massing, and building placement. The one-story addition is a simple rear addition that is distinct from, but compatible with, the original residence. As a result of these findings, the project will be consistent with the historic character of the historic district and surrounding neighborhood and is consistent with the General Plan.

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- 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 and enjoyment of the neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards because the use and density of the project will remain in compliance with zoning and the General Plan; and the addition to the single-family home is limited to the rear of the property. As a result, the project can be found to accommodate the residential activities on site without interfering with the use and enjoyment of neighboring, existing, or future developments. In addition, the project will not alter the driveway curb cut on Donaldo Court. Consequently, the project will not create adverse pedestrian or traffic hazards.

- 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; and**

The proposed project has been designed to retain and preserve the character-defining features of the house. The proposed addition is in agreement with the City's design guidelines in terms of massing, alterations, and building placement. Located at the back of house, the will not be visible from the street. As a result, the project can be found to be compatible with the existing character of the surrounding 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, will provide a desirable environment for its occupants and neighbors because the project will enhance the existing character of the Spanish Colonial Revival style home and meet the needs of the current residents. The proposed project will preserve and complement the character-defining features of the house.

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 Spanish Colonial Revival-style 1927 single-family residence is a contributor to the Donaldo Court Cluster District. The proposed project has been designed to retain and preserve the character-defining features of the house.

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

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

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

The project, including the residence's rear addition and alterations, are consistent with the *Secretary of Interior's 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.
Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Consistent.
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.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	Consistent.
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Consistent.
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.	Consistent.
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.	Consistent.

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Consistency with Secretary of the Interior Standards	
Standard	Staff's Recommended Consistency Determination
Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Consistent. No archeological resources are known to exist on the site.
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.	Consistent.
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.	Consistent.

Mandatory Findings for a Certificate of Appropriateness

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.
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.
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 project is consistent with the *Secretary's Standards for Rehabilitation*.

Project Specific Findings for a Certificate of Appropriateness:

The Commission shall make at least three (3) of the findings listed below and staff recommends the Commission make the Findings in **bold**.

1. The project removes inappropriate alterations of the past;
N/A

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2. **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 historic residence and the surrounding historic district. The one-story addition is located in the rear of the property and incorporates compatible building materials, finishes, and detailing as the historic property. Therefore, the proposed addition would be harmonious and compatible with surrounding homes and the neighborhood.

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; (*Staff Recommendation*)**

The addition is stepped in from the original volume of the historic house along the south elevation and slightly stepped out (but obscured from public view by the courtyard) along the north elevation. The roofline of the addition is slightly lower than that of the original residence. These factors provide a clear distinction between the historic and new elements.

4. The project restores original historic features in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties;

N/A

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; (*Staff Recommendation*)**

The project will add substantial new living space while preserving the single-story character of the streetscape. The proposed addition creates a master bedroom, two bathrooms, and a family den in the rear of the building while maintaining the house's original form and appearance. Therefore, the proposed alterations would be harmonious and compatible with surrounding homes and neighborhood.

6. **The project enhances the appearance of the [residence or building] without adversely affecting its original design, character, or heritage;**

Project complies with this finding.

7. **The project will not adversely affect the character of the Historic District in which the property is located; and/or**

Project complies with this finding.

8. **The project will be compatible with the appearance of existing Improvements on the Site and the new work will be compatible with the massing, size, scale, and Character-Defining Features to protect the Historic Integrity of the property and its environment;**

Project complies with this finding.

9. **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).

Project is consistent with the *Secretary’s Standards*.

10. Relocation as an alternative to Demolition of the Cultural Resource is appropriate...
N/A

Demolition of the Cultural Resources is appropriate because of one or all of the following...
N/A

In the case of a structure that poses an Imminent Threat and is unsafe to occupy...
N/A

Environmental Analysis

This project qualifies for a categorical exemption from any California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 Existing Facilities and Section 15331, and Class 31 Historical Resource Restoration/Rehabilitation. 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 and not located in an environmentally sensitive area. Class 31 exemption includes projects limited to maintenance, repair, stabilizations, 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.

Staff Recommendation

Staff recommends that the Cultural Heritage Commission approve the project, subject to conditions (**Attachment 1**).

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 the project as is or with additional condition(s) added; or
2. The Cultural Heritage Commission can Continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.

Next Steps

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

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 and posting of the same agenda and reports on the City's website. A public hearing was published in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

Public Comment

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

Attachments

1. Conditions of Approval
2. Project Narrative
3. Building Records
4. Architectural Plans

Figure 1: Project Location

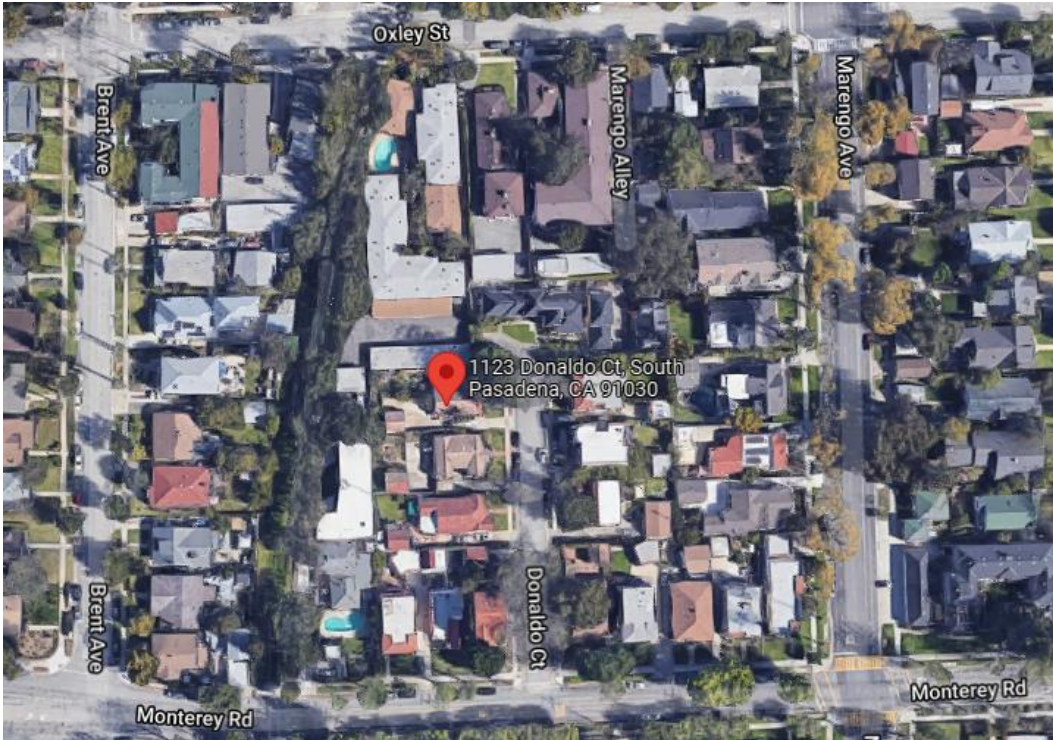


Figure 2: Street View



Figure 3: Sanborn Fire Insurance Map, 1910-1930

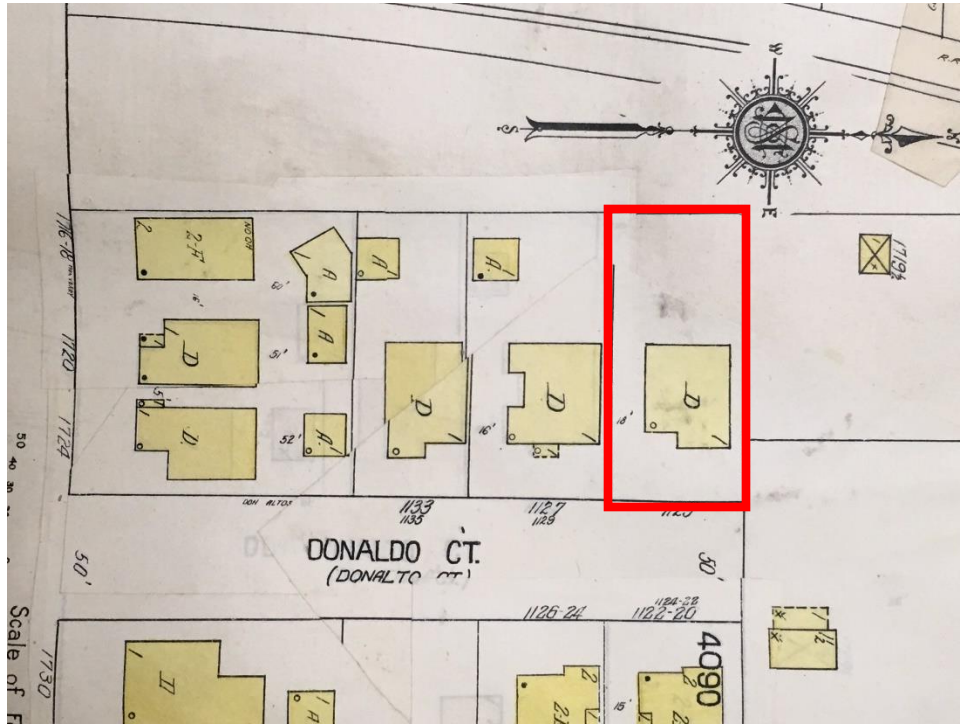
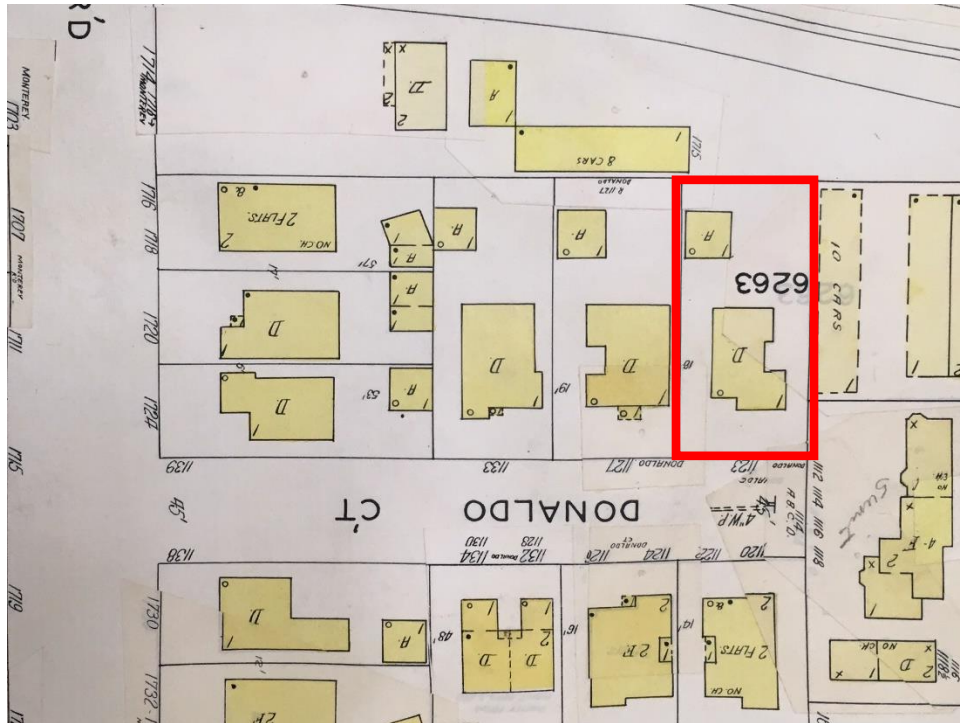


Figure 4: Sanborn Fire Insurance Map, 1930-1950



ITEM NO. 1

ATTACHMENT 1
Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness
PROJECT NO. 2423-COA
1123 Donaldo Court (APN: 5318-013-064)

DEVELOPMENT REQUIREMENTS

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

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on November 18, 2021:
 - a. **Certificate of Appropriateness** for 790 square-foot home addition to a one-story single-family home included in the Inventory of Cultural resources as a contributor to the Donaldo Court Cluster (eligible historic district).
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the properties involved with the Certificate of Appropriateness.
- P4. 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.
- P5. 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.
- P6. 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 City Planning Commission concerning this use.

Notes on Construction Plans

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

- P7. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets,

ITEM NO. 1

shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include, but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.

- P8. The hours of all construction activities 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.

Prior to issuance of a Building Permit

- P9. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.

DEPARTMENT OF PUBLIC WORKS:

- PW1. None provided.

BUILDING AND SAFETY DIVISION:

General conditions for existing building and proposed addition:

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Converted structure to ADU shall be in compliance with current codes for residential units. You may check the FAQ <https://www.dropbox.com/s/7xpqxefbmk8jeqm/B-005-ADU%20FAQs.pdf?dl=0> prior preparing the plans.
- B3. The provisions of California Energy Code shall not apply to qualified historical buildings. Lighting in qualified historic buildings shall comply with the applicable requirements in section 140.6(a)3Q.
- B4. The provisions of section 8-503 of the California Historical Building Code may be used to comply with escape or rescue windows and doors requirements for qualified historical structure.
- B5. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B6. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B7. Park Impact Fee to be paid at the time of permit issuance.
- B8. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B9. A separate address required. An application to assign address and unit numbers shall be filed with Public Works Department prior to plan check submittal.

ITEM NO. 1

B10. Project shall comply with the CalGreen Residential mandatory requirements.

Fire Department:

- FD1. F1. Required Code References: 2019 South Pasadena Municipal Code (SPMC); 2019 California Fire Code (CFC); 2019 California Building Code; NFPA standards, Title 19 applicable NFPA and related fire standards.
- FD2. Fire Sprinklers are required. Submit plans to City for approval.
- FD3. General. Automatic Sprinkler systems shall comply with this section (CFC 903.1)
- FD4. Sprinkler required. Approved automatic sprinkler systems in new buildings and structures shall be provide in the locations described in Sections 903.2.1 through 903.2.12. (CFC 903.2).
- FD5. Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provide throughout all buildings with a Group R fire area (CFC 903.2.8).
- FD6. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD7. Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7 (CFC 903.3.5).
- FD8. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction (CFC 507.1).
- FD9. Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B (CFC 507.3).
- FD10. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
 - 1) An addition of over 750 square feet to any building or structure which creates a fire area large enough that if the existing building or structure plus proposed work were being built new today, an automatic sprinkler system would be required under this code;
 - 2) Any addition to an existing building which has fire sprinklers installed;
 - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire area large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
 - 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;
 - 5) An automatic sprinkler system shall be installed throughout any existing Group R

ITEM NO. 1

Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

- FD11. ADU's: Fire sprinkler will be required in ADU, only if primary home is sprinklered.
- FD12. Address Identification. New and existing buildings shall have *approved* address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Special Provisions related to Roof Types.

- FD13. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD14. Exception: Any re-roofing shall provide Class A roof material for the entire roof when the aggregated reroofing for the same building during any consecutive twelve months exceeds fifty percent of the existing roof. (14.4 SPMC).

Smoke Alarms.

- FD15. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
 - 2) In each room used for sleeping purposes.
 - a) Exception: Single- or multiple-station smoke alarms in Group I-1 shall not be required where smoke detectors are provided in the sleeping rooms as part of an automatic smoke detection system (CFC 907.2.11.2).
 - 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD16. Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).

Multiple-Purpose Alarms

- FD17. Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.
- FD18. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During

ITEM NO. 1

Construction and Demolition” of the 2019 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:

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

FD19. A set of plans must remain on the job site at all times. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.

FD20. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

FD31. Any water meter inquires please contact South Pasadena Water Department (SPWD) at (626) 403 7370.

GENERAL COMPLIANCE ITEMS/REQUIREMENTS AND INFORMATION

The following items are noted for the applicant's information. These items are generally required for all projects by City ordinances, other local agencies, and state or federal agencies. PLEASE NOTE: This list is not comprehensive. The project is subject to all applicable standards, fees, policies, rules, and regulations for South Pasadena and many other agencies, including but not limited to Los Angeles County, and state and federal agencies.

Building Division

1. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
2. Park Impact Fee to be paid at the time of permit issuance.
3. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
4. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
5. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided
6. Project shall comply with the CalGreen Residential mandatory requirements.
7. Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings without automatic residential fire sprinkler protection shall comply with Table R302.1(1&2)
8. No work or construction materials will be permitted to encroach into adjacent property without written approval from the affected property owner.

ITEM NO. 1

ATTACHMENT 2

Project Narrative

Project Narrative

Project Address: 1123 Donaldo Crt
South Pasadena, CA

Project Architect: Bilden Corp.
408 S. Pasadena Ave., unt 4
Pasadena, CA

This Project is a master suite addition to the primary structure (single family residence) and conversion of the existing 2 car garage to ADU.

The addition is located in the rear of the property and shifted to the north that makes it almost invisible from the street. The new roof has the same pitch and configuration and the shift breaks it from the existing roof to avoid formation of a massive roof. Roof tile is selected to be clay mission "s" that has the same look and feel as the existing. Stucco texture will match the existing texture that will help to blend with the existing. Windows and doors will be wood like the existing windows and will have stile and rail similar to the existing door and window system. Back windows of the existing house are largely double hung and the proposed windows will have an operating system to be consistent with the existing. The entire house will be painted in colors consistent with the style of the existing house.

Garage will not be altered and will keep all existing materials and details including garage door hardware and the exterior light fixture

All efforts were made to stay within the same architectural style, scale and character of the existing house and the neighborhood, which is the goal of the Standards and Design Guidelines.

ITEM NO. 1

ATTACHMENT 3

Building Records

1123 DONALDO COURT

ITEM NO. 1

Lot 19 & N. 16' Lot 18, Tract 6986

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

ITEM NO. 1

LOCATION 1123 DONALDO COURT
 LOT 19^{1/2} FOR 18 BLOCK _____ TRACT 6986
 OWNER PETE POOLE

TRENCH	FRAME	WIRING	RGH. PLMB.	SEWER	FIN PLMB.	FIN. BLDG.	ELEC. FIX.
DATE	NUMBER	CLASSIFICATION	CONTRACTOR			ESTIMATED COST	
9-22-27	5857	BUILDING	W. W. BLAKESLEE			4000	00
10-12-27	8944	ELECT. WIRING	HUGHES ELECT.				2.70
12-12-27	9003	ELECT. FIXTURES	FEIRCE ELECT.				1.70
10-11-27	7478	PLUMBING	C & M			500	00
10-11-27	3348	SEWER	✓				1.00

Form 502-500 8-24-26 Mock 1123 DONALDO COURT

JOB CARD

Address: 1123 Donaldo Ct. Date: 7-14-52

Owner: L. Saylor

Contractor: John Feil

Permit Number: 27588 Fee: 1.25

Job: range

Rough Inspection _____ Final Inspection 7-14-52

Inspector

Inspector

Inspector

Inspector

500 6-52 M

ITEM NO. 1

ATTACHMENT 4
Architectural Plans



408 s. pasadena avenue #4
pasadena, ca 91105
855-550-2453
www.bildencorp.com

Building Data

Lot Size	6,718.75
Existing floor area	1046 sq.ft.
Existing front porch	69.6 sq.ft.
Existing side porch	47.64
Existing 2 car garage	329.26 sq.ft.
New Addition	790.26 sq. ft.
Total floor area	1,836.26 sq.ft

FAR Requirements

FAR allowed	0.35
FAR existing	0.17 (including front & side porches)
FAR proposed	0.29 (including front & side porches)
Lot Coverage	
Lot Coverage allowed	40%
Lot Coverage existing	22.2 % (including front & side porches)
Lot Coverage proposed	34% (including front & side porches)

ADU (conversion of 2 car garage)

Lot coverage			
description	existing sq.ft.	additional sq.ft.	Proposed Total (existing to remain + new)
1. 1st floor of primary structure (footprint-including attached garage & attached structures, such as porches and decks)	1163.24	790.26	1953.50
2. Detached accessory structures (including detached garage buildings, covered gazebos etc)	329.26	0	329.26
3. Total square footage (add 1 through 3)	1492.50	790.26	2282.76
4. Lot size	6,718.75		6,718.75
5. Total Lot Coverage (divide Item 3 by item 4)	0.22		0.34

Floor Area Ratio			
description	existing sq.ft.	additional sq.ft.	Proposed Total (existing to remain + new)
1. 1st floor (excluding garage up to 500 sq. ft.)	1046	790.26	1836.26
2. 2nd floor	0	0	0.00
3. 3rd floor	0	0	0.00
4. Area of livable space in basement	0	0	0
5. Total square footage	1046.00		1836.26
6. Lot size	6,718.75		
7. Total FAR (divide item 5 by item 6)	0.16		0.27

Height		
description	Existing height # stories/feet	proposed height # stories/feet
A. Detached ADU	n/a	n/a
B. Attached ADU (New Construction proposed)	n/a	n/a
C. Conversion ADU (within existing structure)	13'-6"	

Property information:

APN #:	5318013064
Legal description:	tract no 6986 n 16 ft of lot 18 and all of lot 19
Zoning:	RS
Historic Status:	Donaldo Court Cluster
Year Built	1927
Historic Architectural Style	Spanish Colonial Revival

Sheet index	
a0.0	cover sheet
a1.0	existing/demolition site plan
a1.1	proposed site plan
a2.0	existing/demolition plan
a2.1	proposed floor plan
a2.2	proposed roof plan
a3.0	existing/proposed elevations
a3.1	existing/proposed elevations
a3.2	existing/proposed elevations
a3.3	existing/proposed elevations
a3.4	existing/proposed elevations
a8.0	schedules
l1.1	landscape plan

Project Scope of work

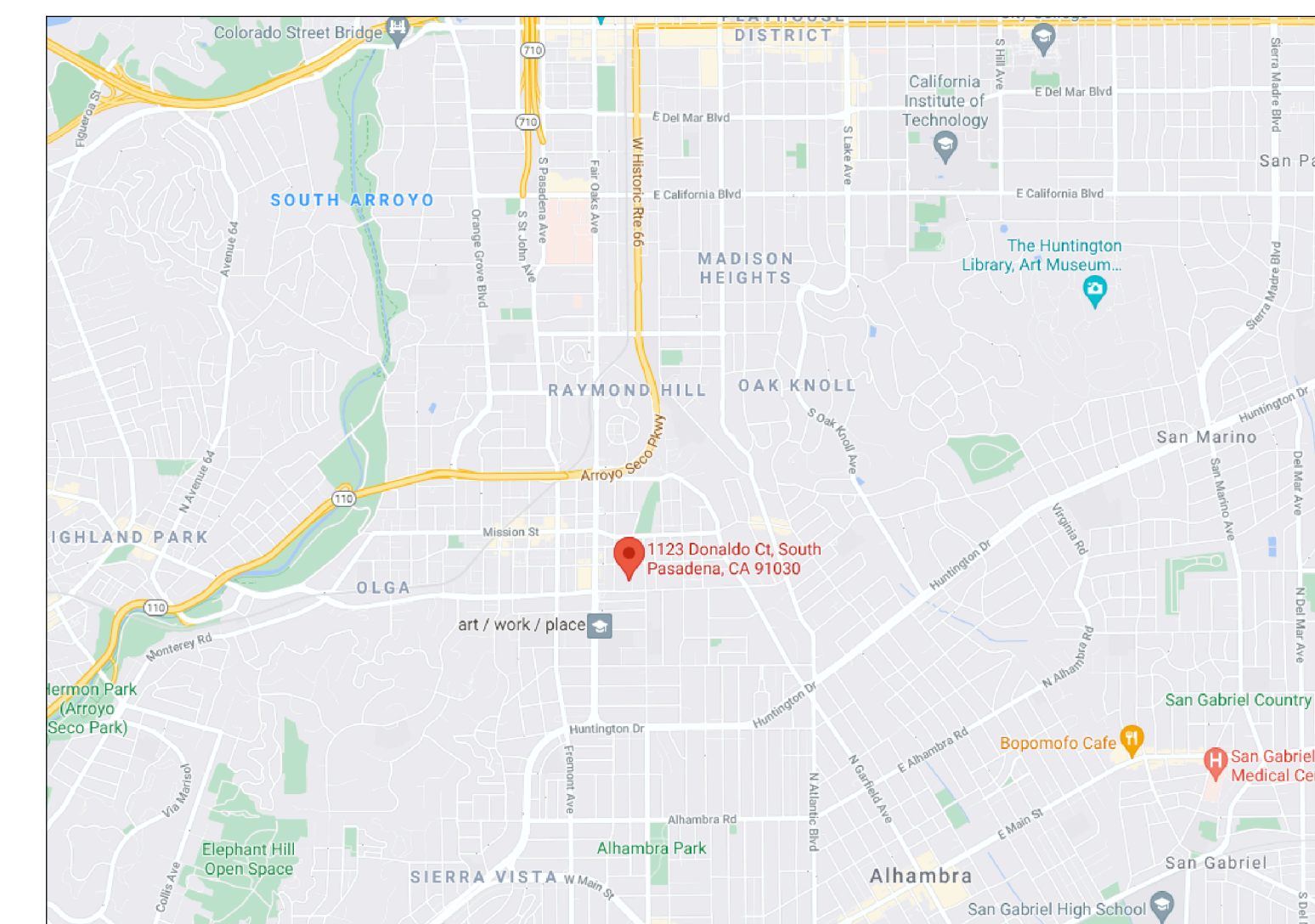
- Addition to main house**
- Addition of master bedroom w/ master closet and master bathroom in backyard on the ground level
 - third bathroom addition
 - Addition of den on the ground level
 - remodel of the existing kitchen
 - convert (e) bathroom to powder room
 - new laundry room in existing house
 - closet addition to existing bedrooms
- Conversion of existing 2 car garage to ADU**
- all existing exterior finishes to remain
 - new opening on north wall
 - building of new bathroom in existing garage envelope

Note:
This project **does not** propose complete demolition of any building on this property

Donaldo Court Cluster

description

All of the residences in this small, quaint grouping just east of busy Fair Oaks Avenue were built between 1926 and 1939. Most were designed in the Spanish Colonial Revival style popular during that period. Unity of age is reinforced by unity of site, scale, massing, and architectural style. Set on a small, dead-end street north of Monterey Road, Donaldo Court consists of 8 one- and two-story, single-family and multi-family residences considered all contributors to the district. The dwellings are sited in the customary manner, respecting a common setback from the street and from their neighbors. Detached garages are at the rear of each lot and are reached by side driveways from the street. Sidewalks separate the front lawns from the easements and street. A canopy over the short street is created by mature trees, which line both sides of the street. Landscaping is full and mature, and includes magnolias, palms, jacarandas, and oak trees. Cobblestones once paved Donaldo Court, but were removed and the street resurfaced approximately two years ago.



scale 3"=1'-0"

Project Address:

1123 Donaldo Cr.
South Pasadena, CA 91030

Project Name:

Addition to a single family residence

Project Owner:

Lauren Chang & Dan Malencon
1123 Donaldo Cr.
South Pasadena, CA 91030

Project Architect:

Bilden Corp.
408 S. Pasadena Ave
Pasadena, CA 91105
ph: 626-703-8367
email: armenh@bildencorp.com

project

addition and remodel
1123 Donaldo Ct.
South Pasadena,
CA 91030

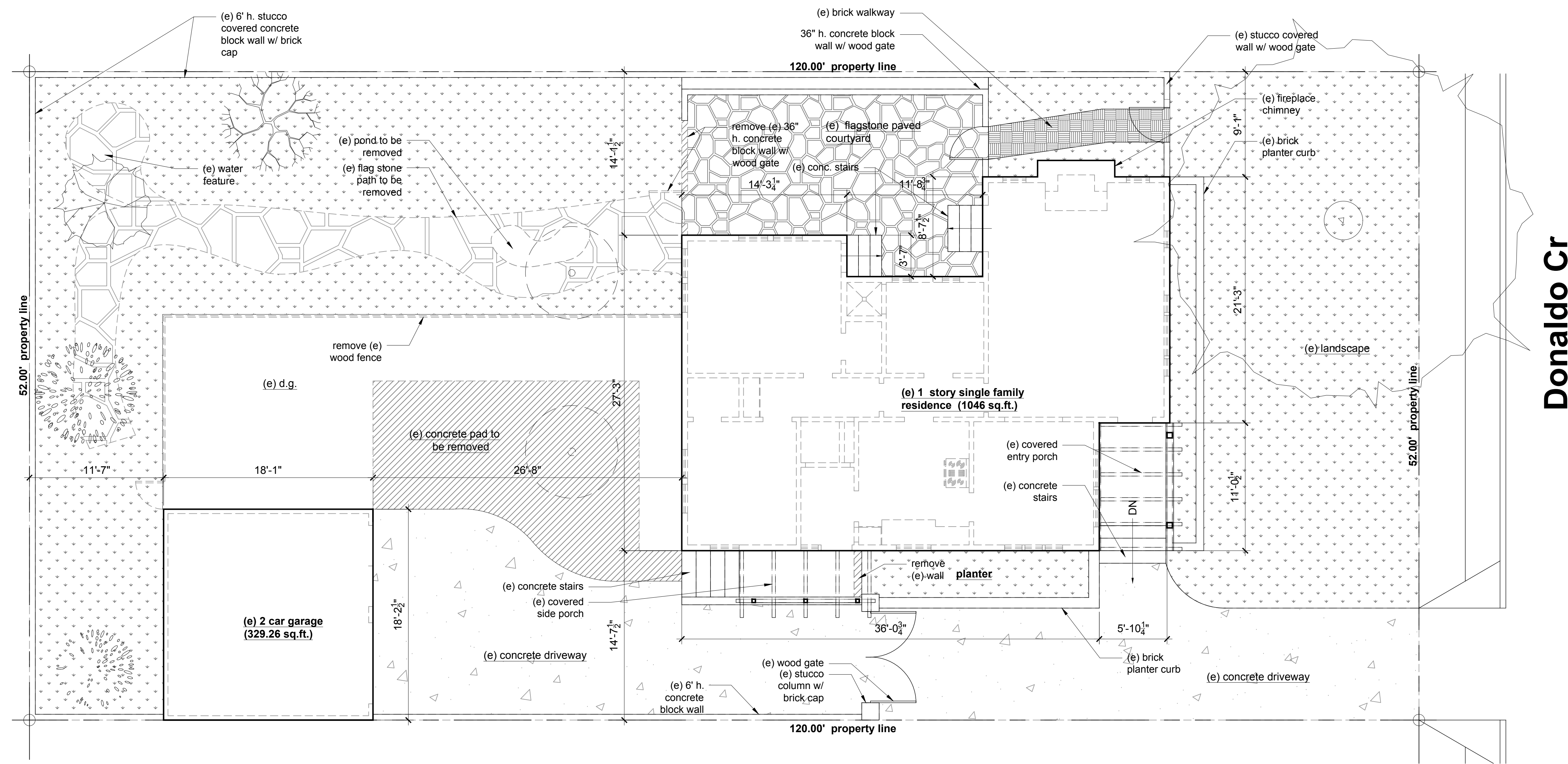
consultant

issued for

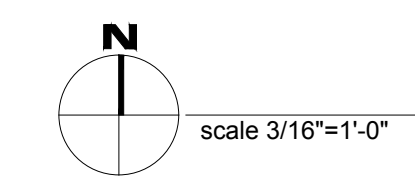
revision: _____ date: _____
COA _____ xx.xx.2021

n/a
cover sheet
ao.0

1/2 hr. fire rated wall 3

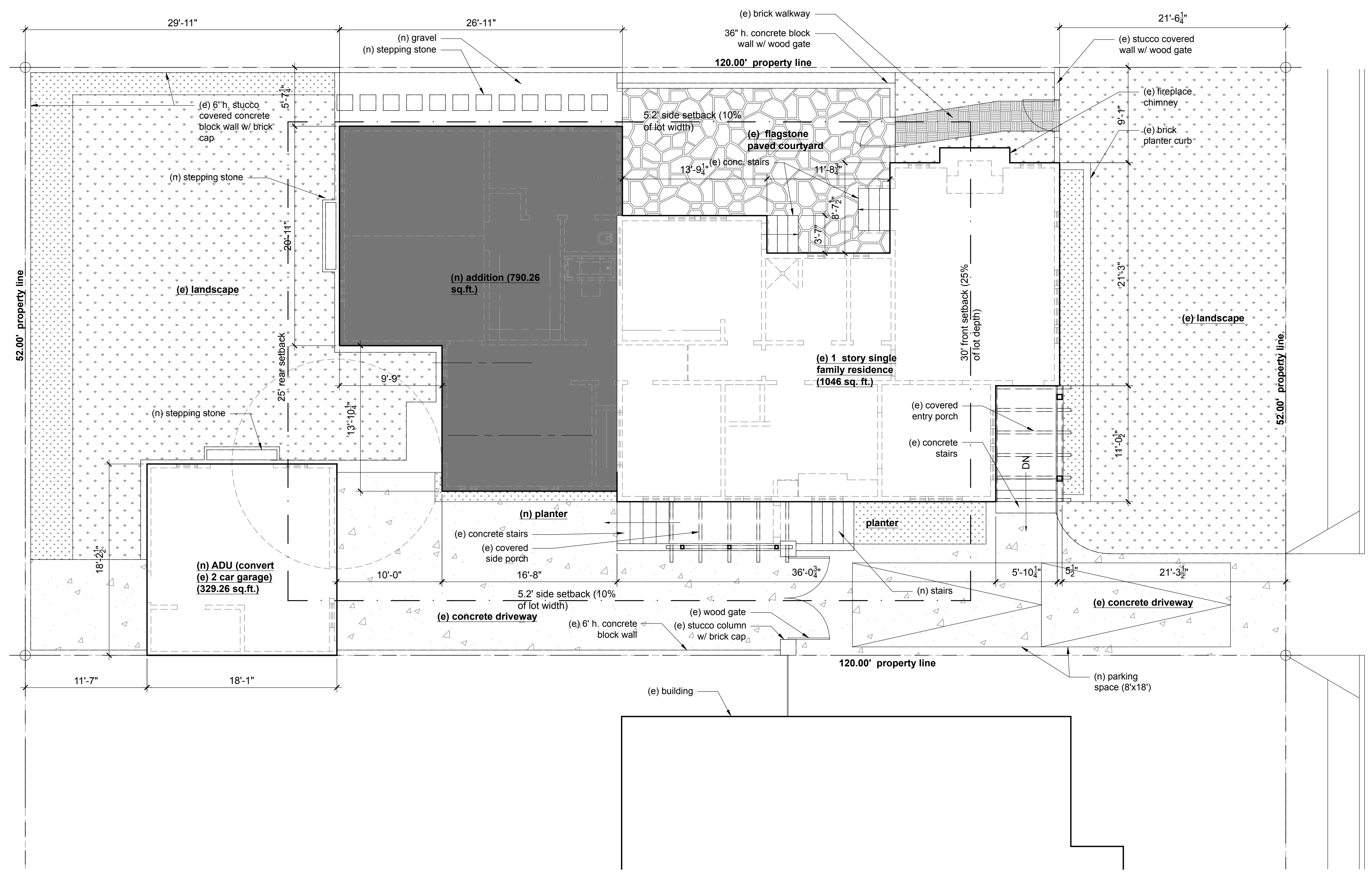


Donaldo Cr

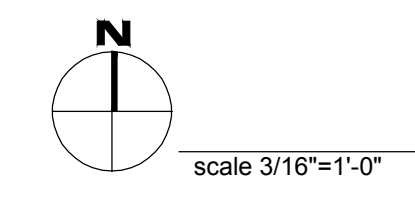


existing site plan 1

Note: for landscape and hardscape calculations see Landscape plan I1.1



Donaldo Cr



proposed site plan 1

Note: for landscape and hardscape calculation see Landscape plan L.0

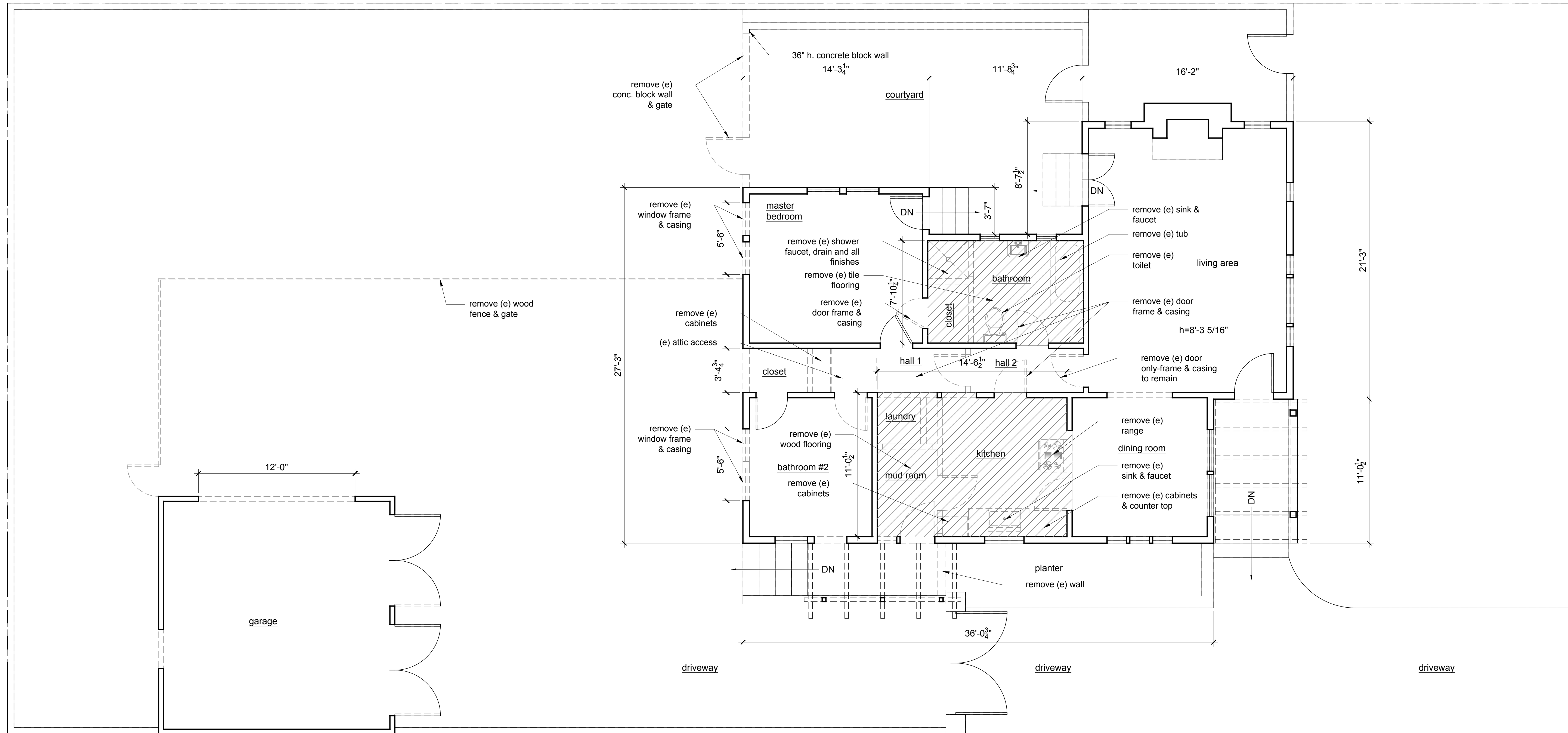
project

addition and remodel
1123 Donaldo Ct.
South Pasadena,
CA 91030

consultant

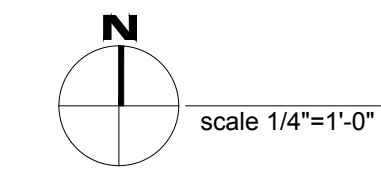
issued for

revision:	date:
COA	xx.xx.2021



demolition notes

2. Safe off all electrical, plumbing, and utilities prior to demolition. Provide appropriate termination or re-routing to all utilities impacted by demolition.
 3. Dispose of all waste materials in accordance with applicable codes and regulations. Provide documentation as required.
 4. Smoke detectors are to remain active.
 5. Fire extinguisher to be located onsite and remain during the entire duration of construction including demolition.
 6. Remove all partitions, walls, doors, windows, cabinets and other materials as shown.
 7. Remove all existing plumbing fixtures, fittings and drains as shown and cap.
 8. Remove all electrical outlets, light fixtures and switches within the scope of demolition.
 9. Make all openings in existing framing, etc. to allow for proper installation of new structural elements shown in the structural drawings. Reframe as required to match existing or as specified in the structural drawings.
 10. Provide temporary shoring for all existing walls, floor and roof framing as required, in the vicinity of demolition and new building elements shown in the plans to allow for proper installation of new elements and new elements into existing ones.
- removed down to existing substrate.
12. Save and protect all structures finishes adjacent to & outside of construction vicinity.



existing floor plan 1

1/4" : 1'-0"
existing floor plan
a2.0

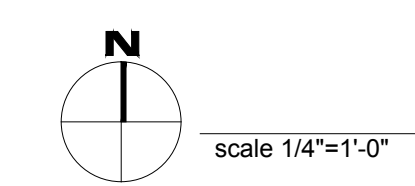
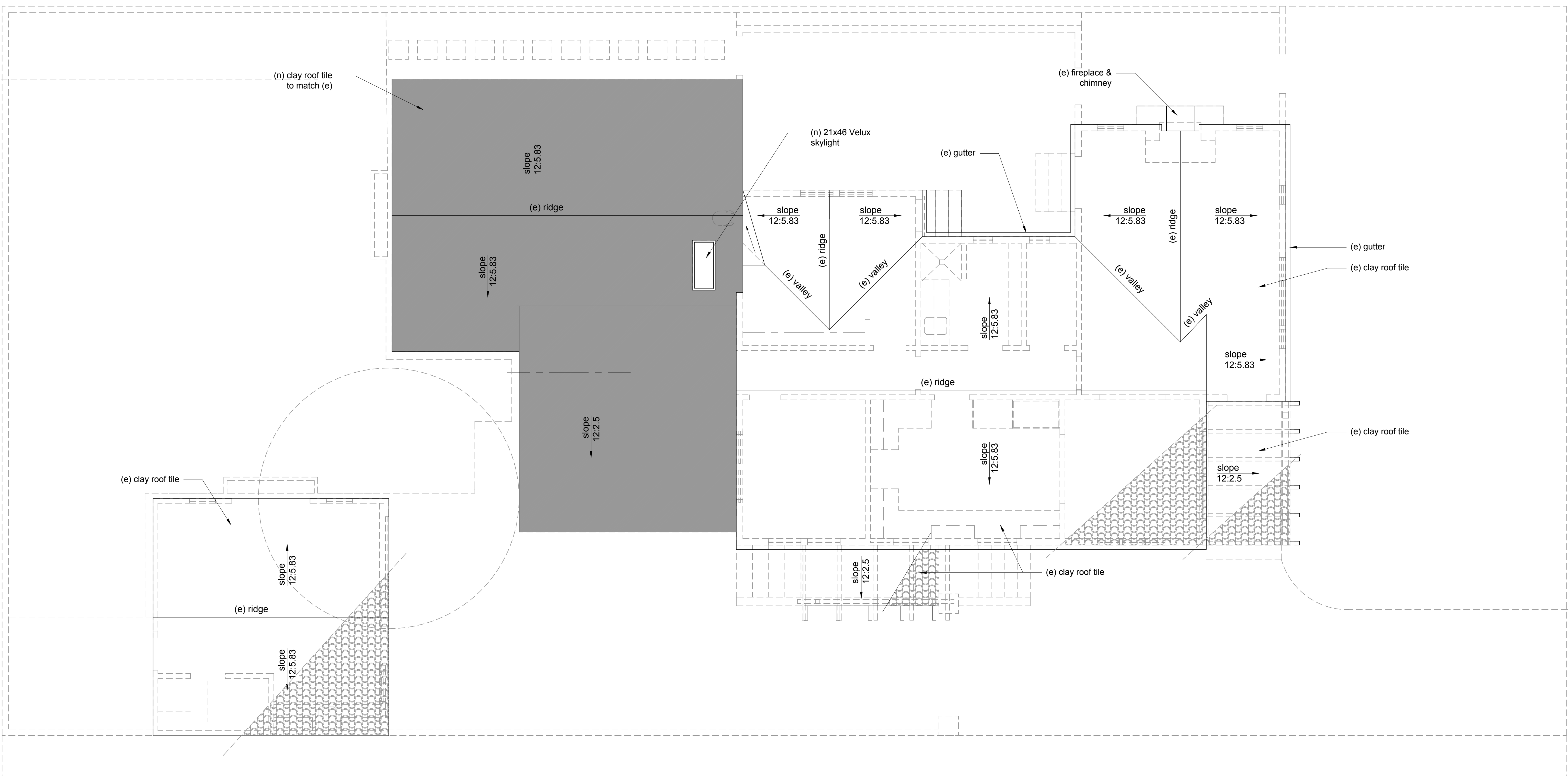
project

addition and remodel
1123 Donaldo Ct.
South Pasadena,
CA 91030

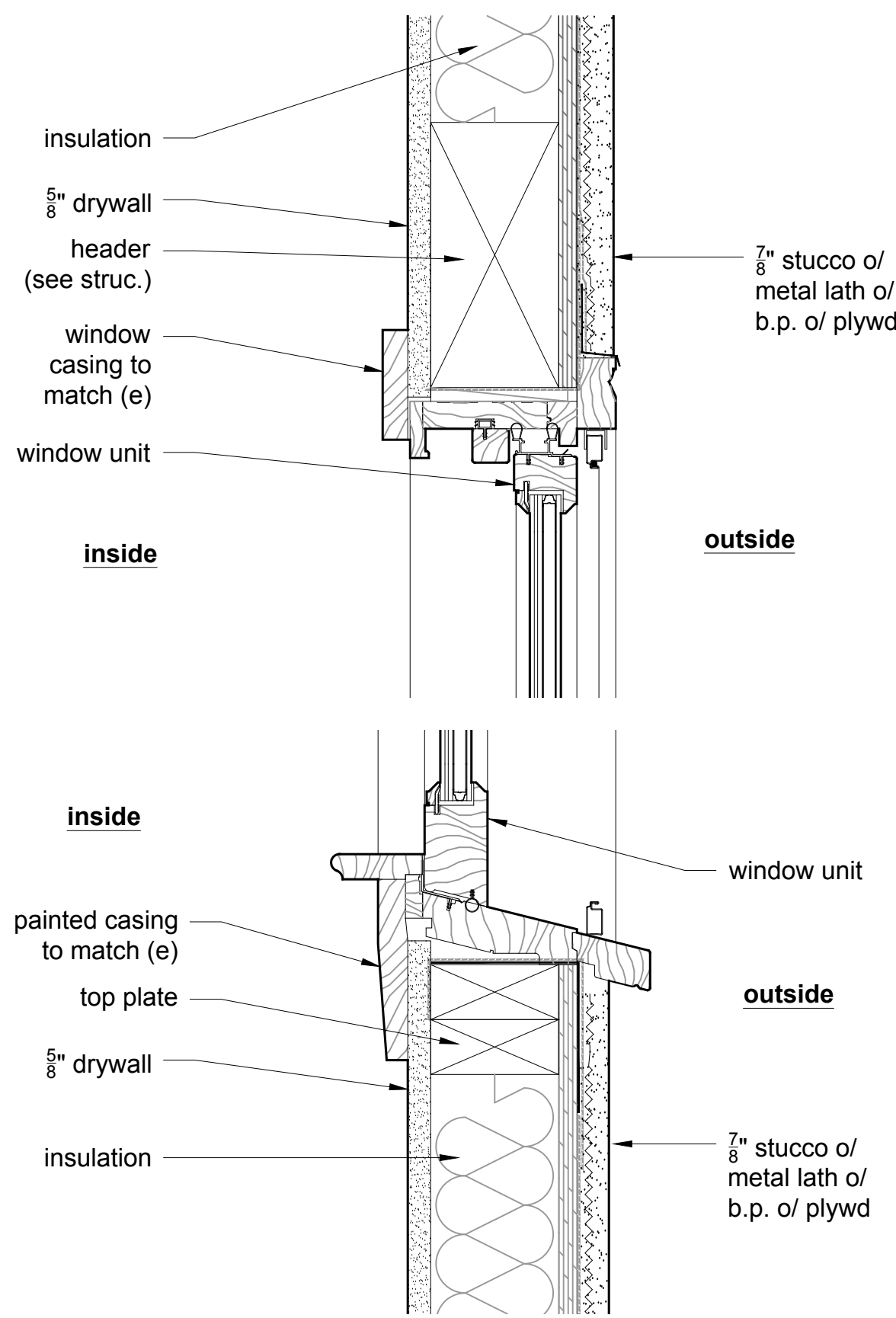
consultant

issued for

revision: COA date: xx.xx.2021

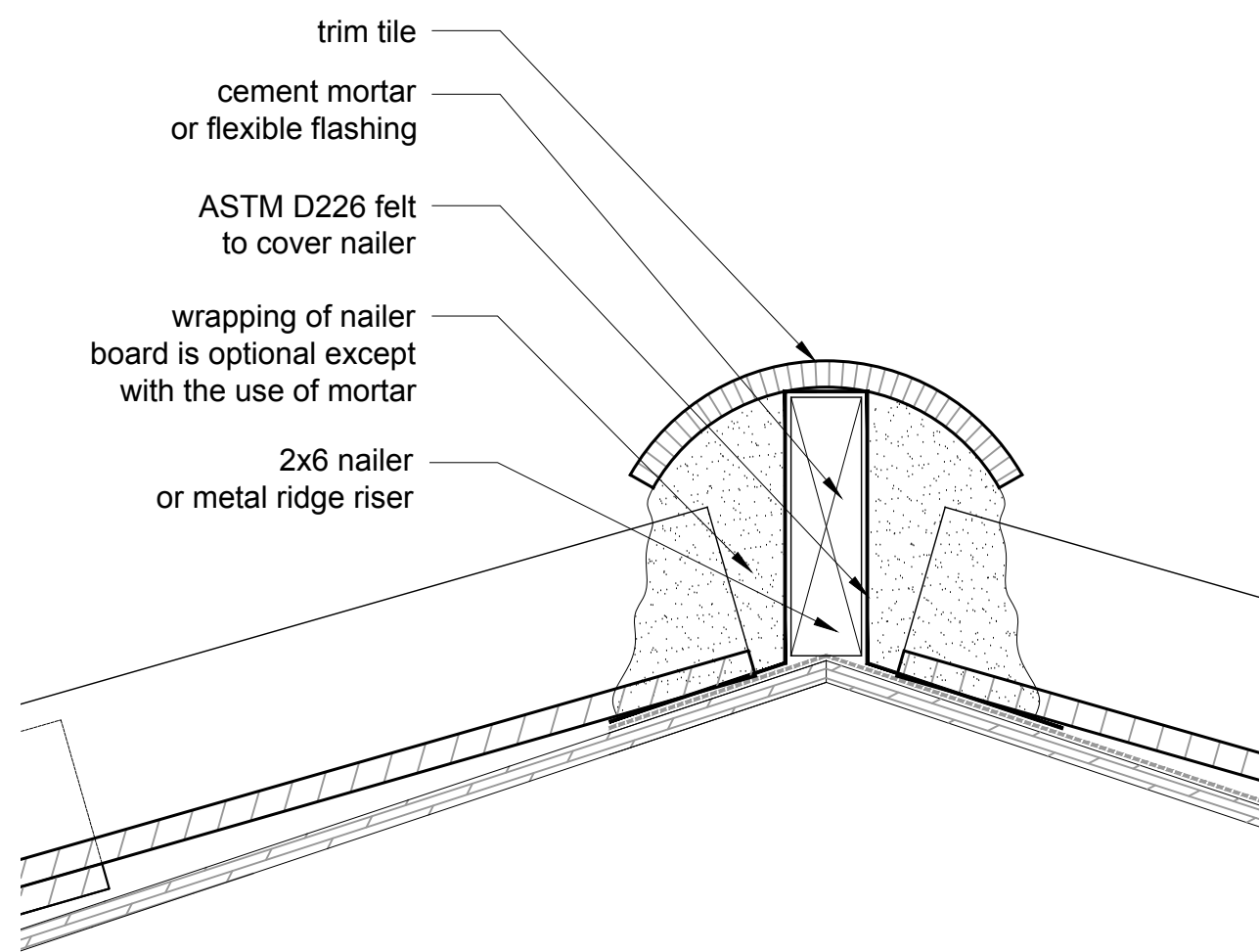


proposed roof plan 1



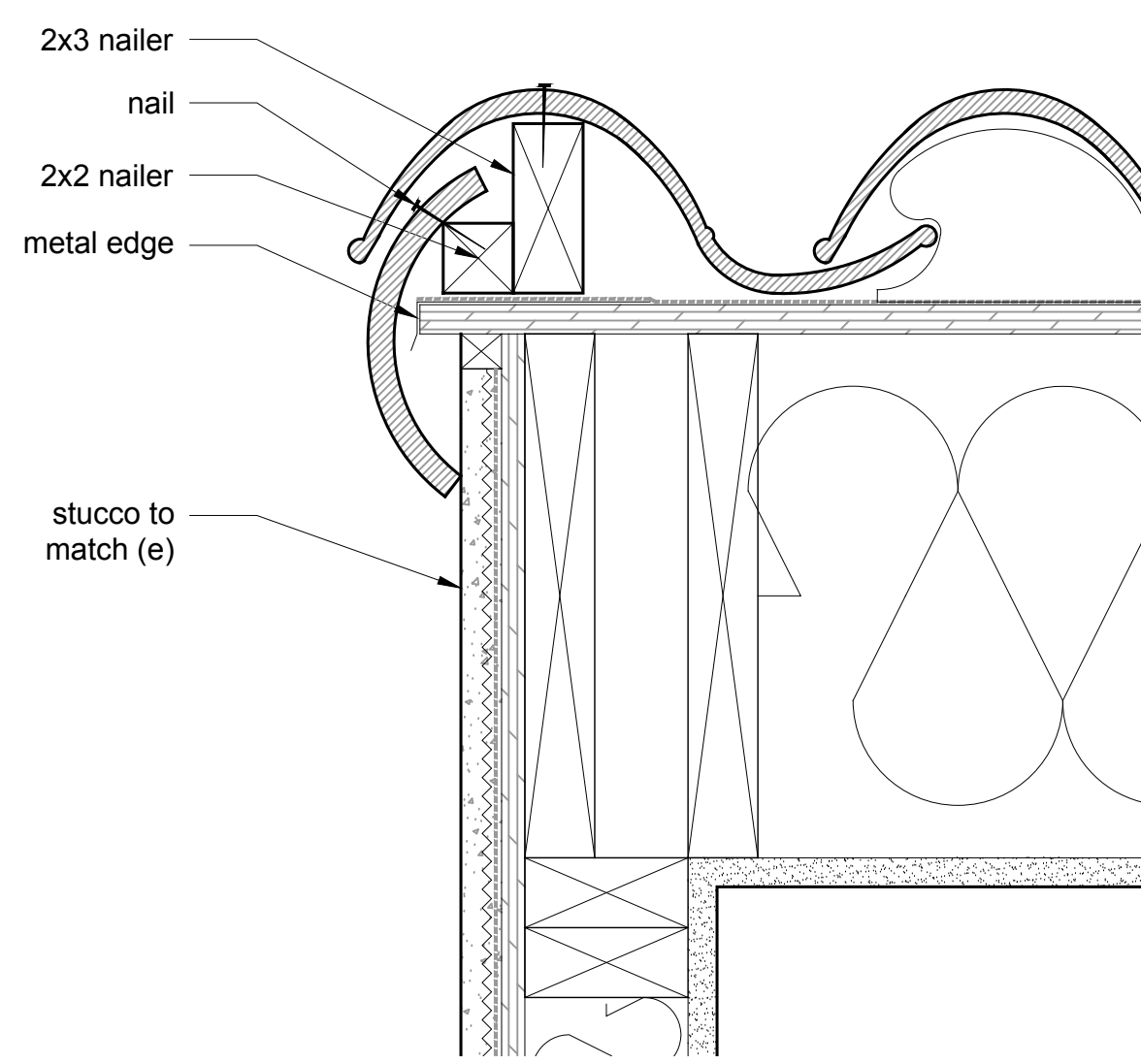
typical window head & sill detail 4

scale 3"=1'-0"



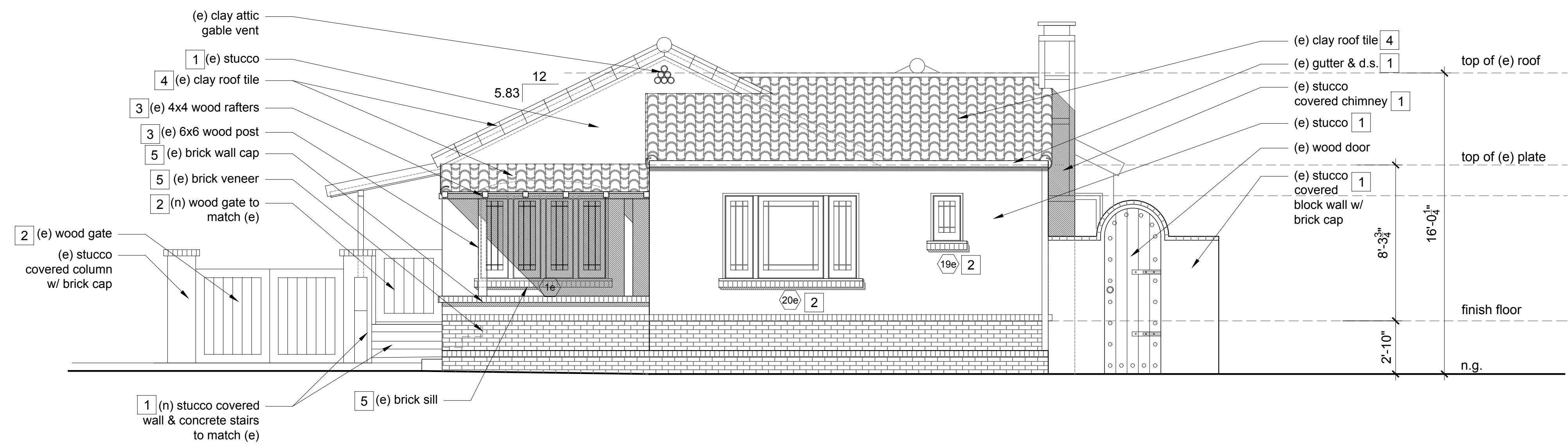
typical roof ridge detail 5

scale 3"=1'-0"



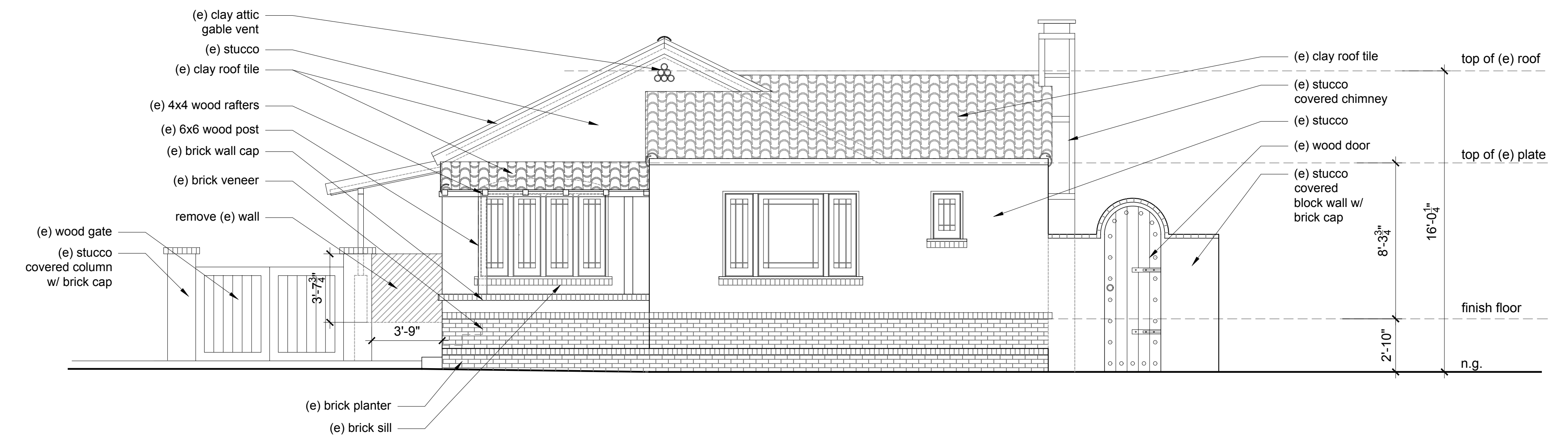
typical gable/eave detail 6

scale 3"=1'-0"



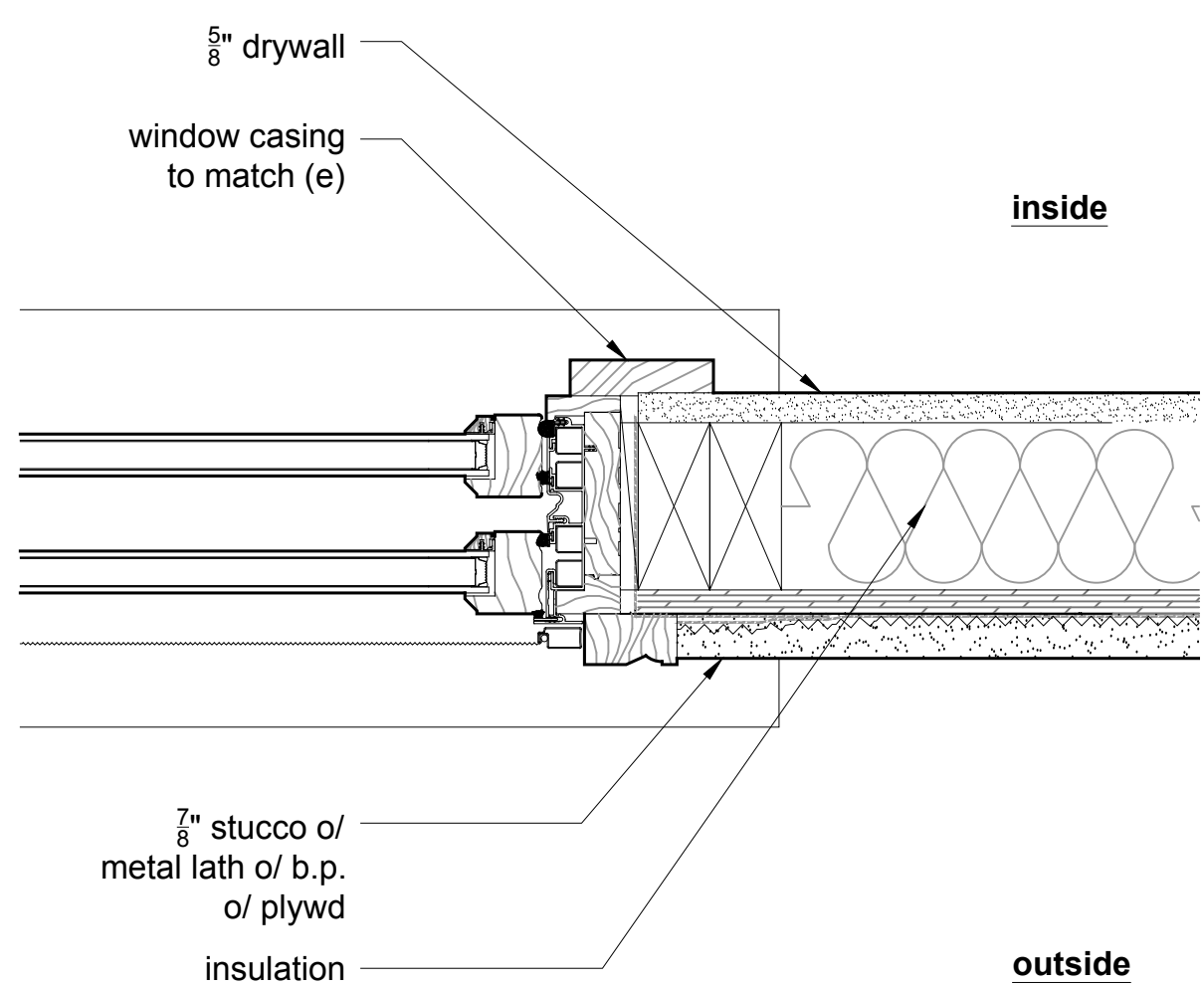
proposed east (street) elevation 1

scale 1/4"=1'-0"



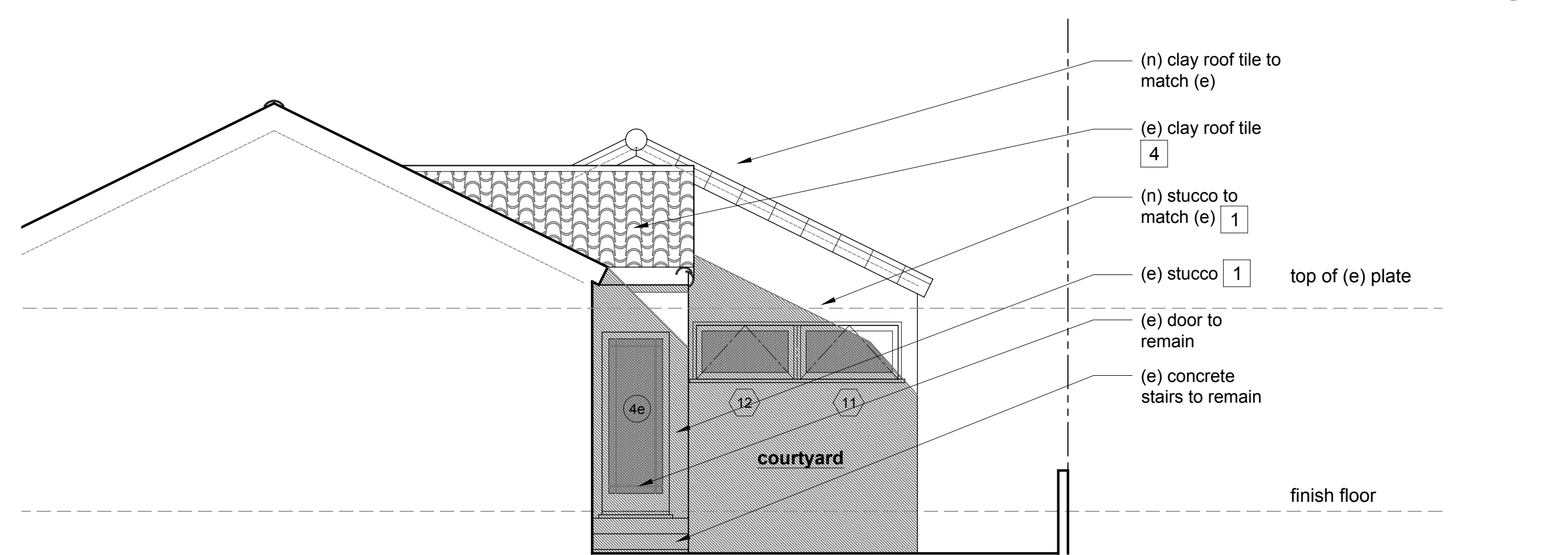
existing east (street) elevation 2

scale 1/4"=1'-0"



typical window jamb detail 3

scale 3"=1'-0"



Proposed east (courtyard) elevation 2.1

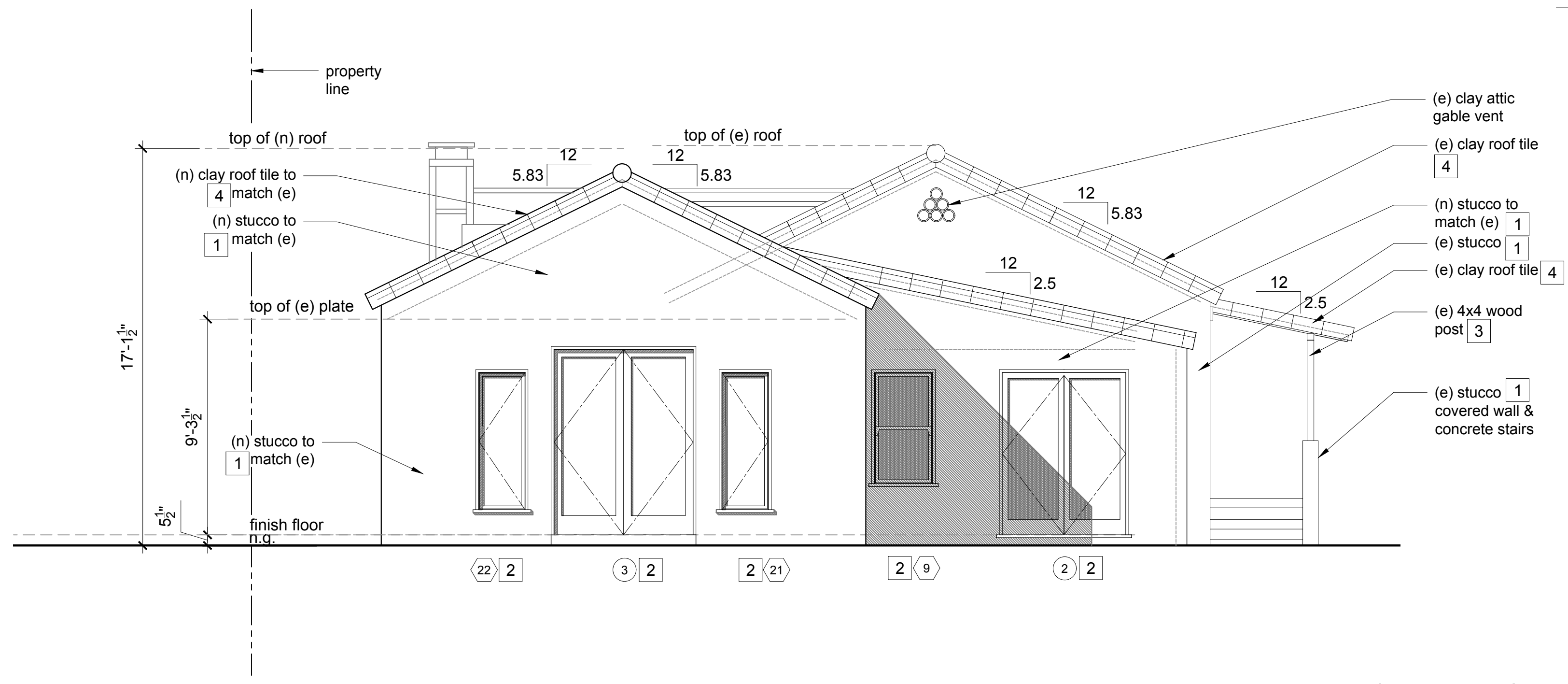
scale 1/4"=1'-0"

408 s. pasadena avenue #4
 pasadena, ca 91105
 855-550-2453
 www.bildencorp.com

project
 addition and remodel
 1123 Donaldo Ct.
 South Pasadena,
 CA 91030

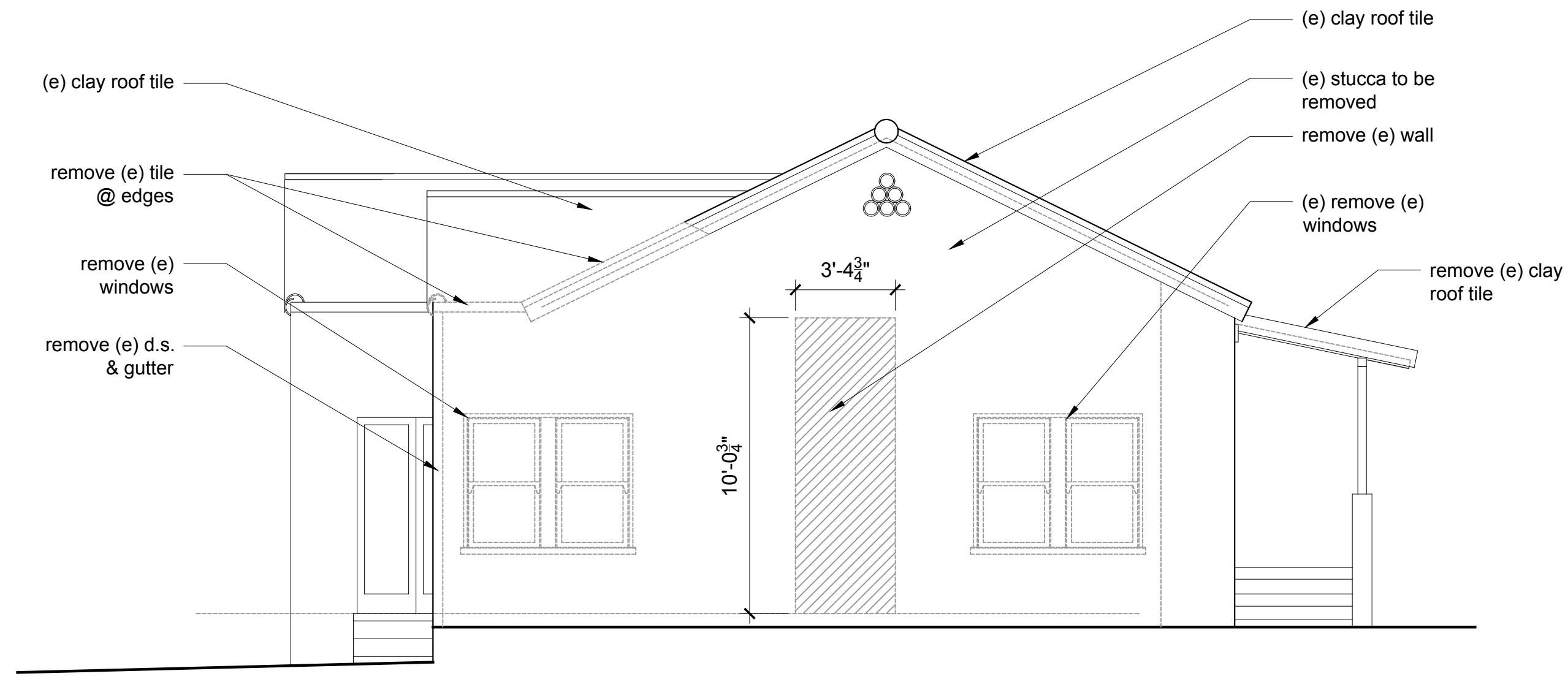
consultant

issued for
 revision: COA date: xx.xx.2021



proposed west elevation 1

scale 1/4"=1'-0"



existing west elevation 2

scale 1/4"=1'-0"

1/4" : 1'-0"
 exterior elevations

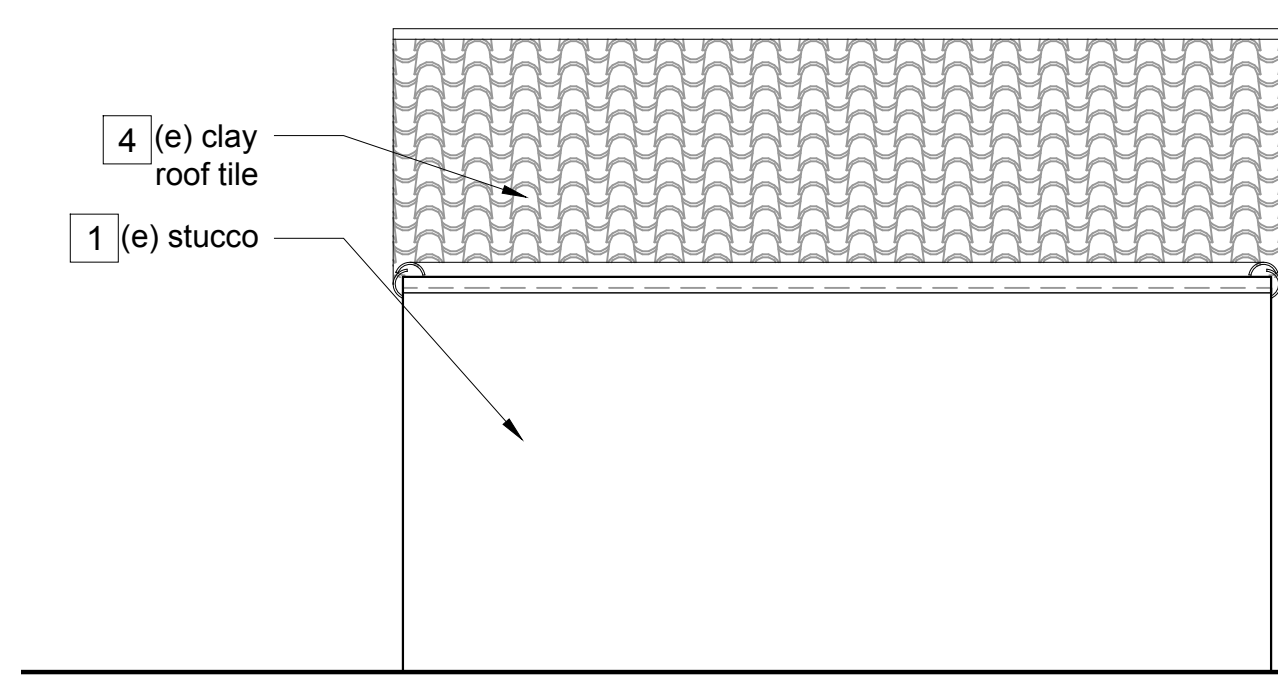
a3.2

408 s. pasadena avenue #4
pasadena, ca 91105
855-550-2453
www.bildencorp.com

project
addition and remodel
1123 Donaldo Ct.
South Pasadena,
CA 91030

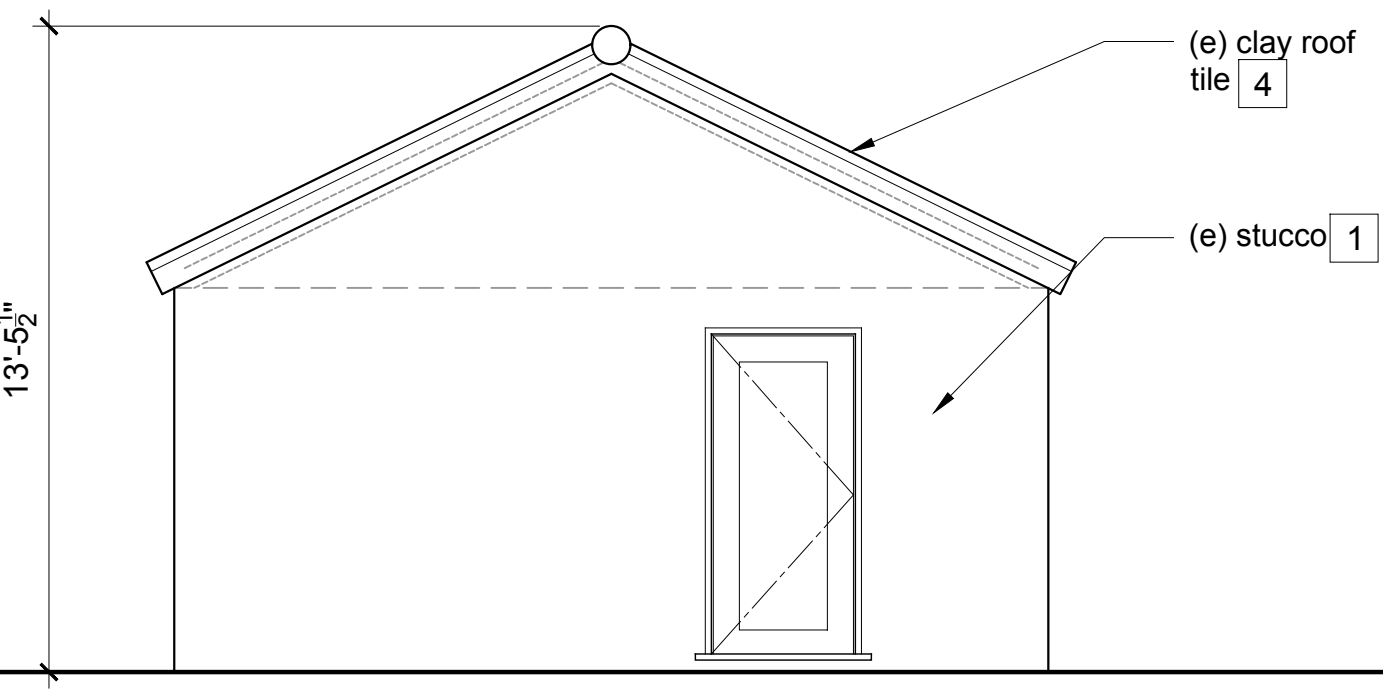
consultant

issued for
revision: COA date: xx.xx.2021



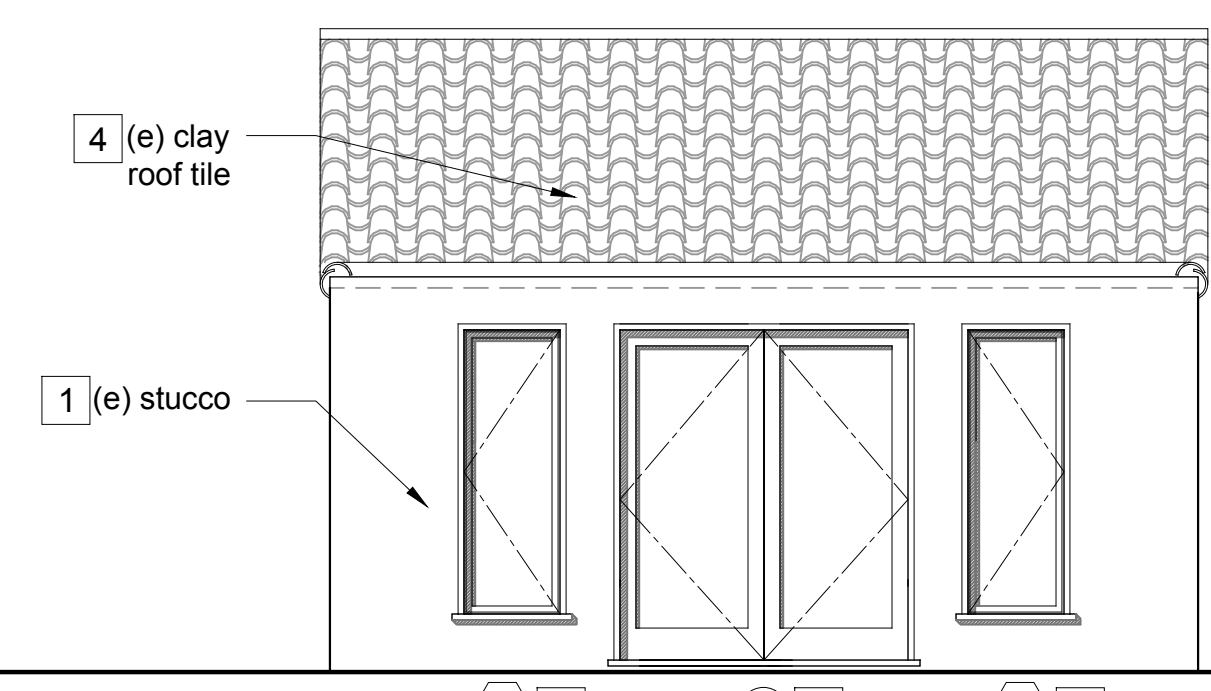
ADU south elevation 4

scale 1/4"=1'-0"



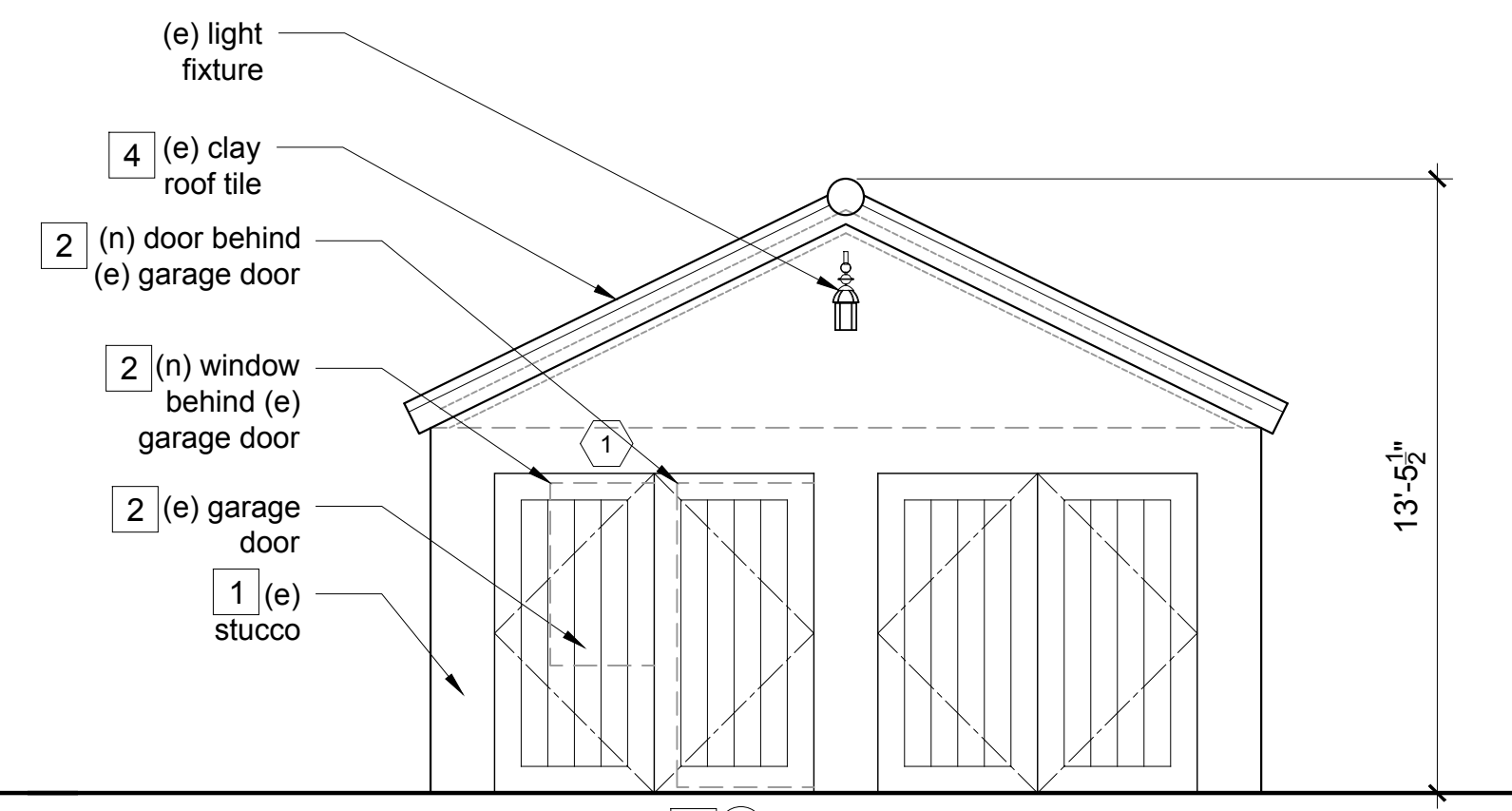
ADU west elevation 3

scale 1/4"=1'-0"



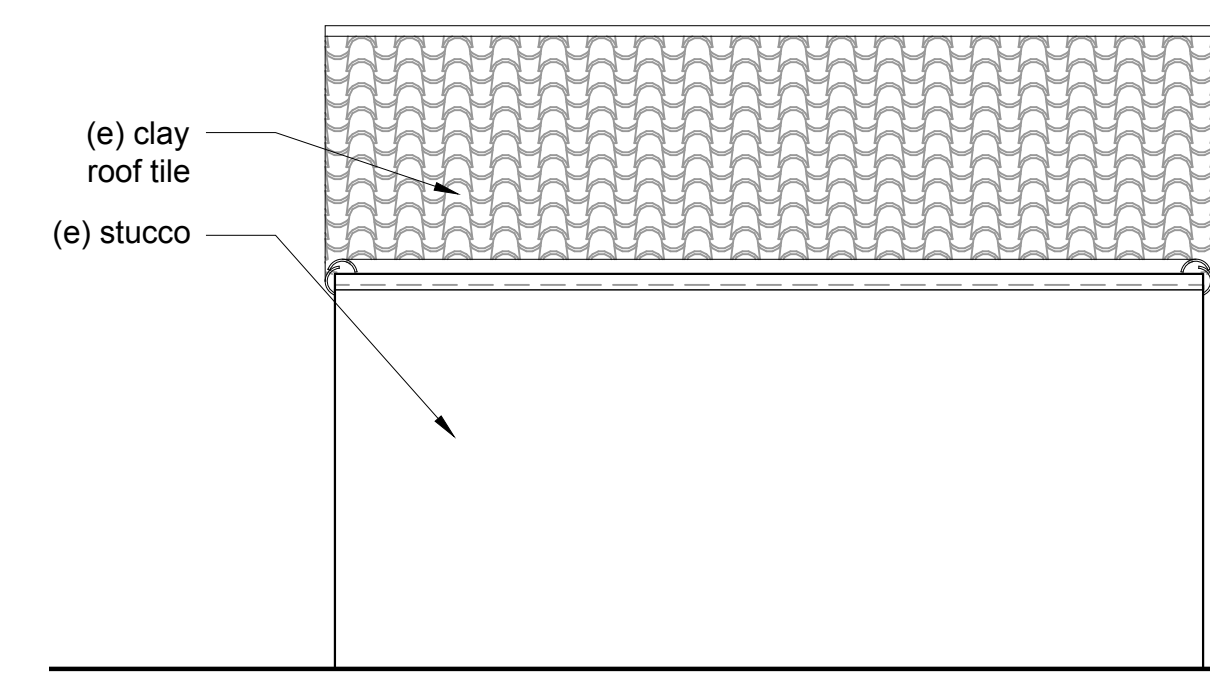
ADU north elevation 2

scale 1/4"=1'-0"



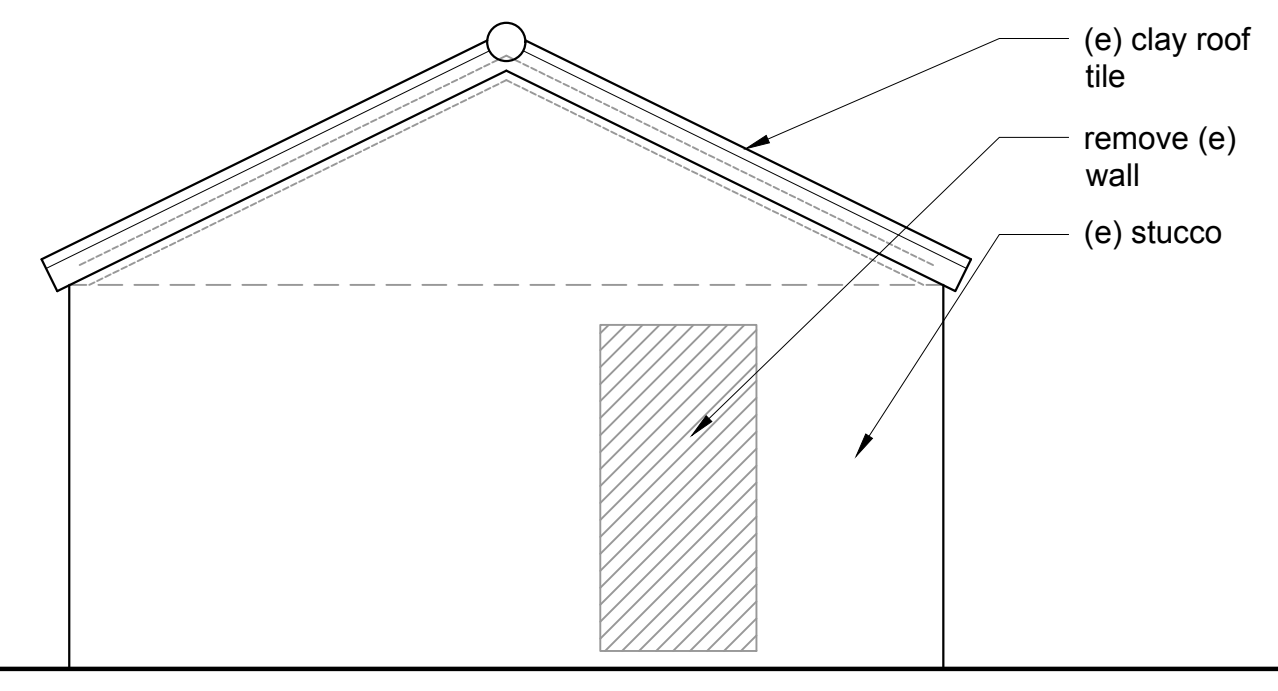
ADU east elevation 1

scale 1/4"=1'-0"



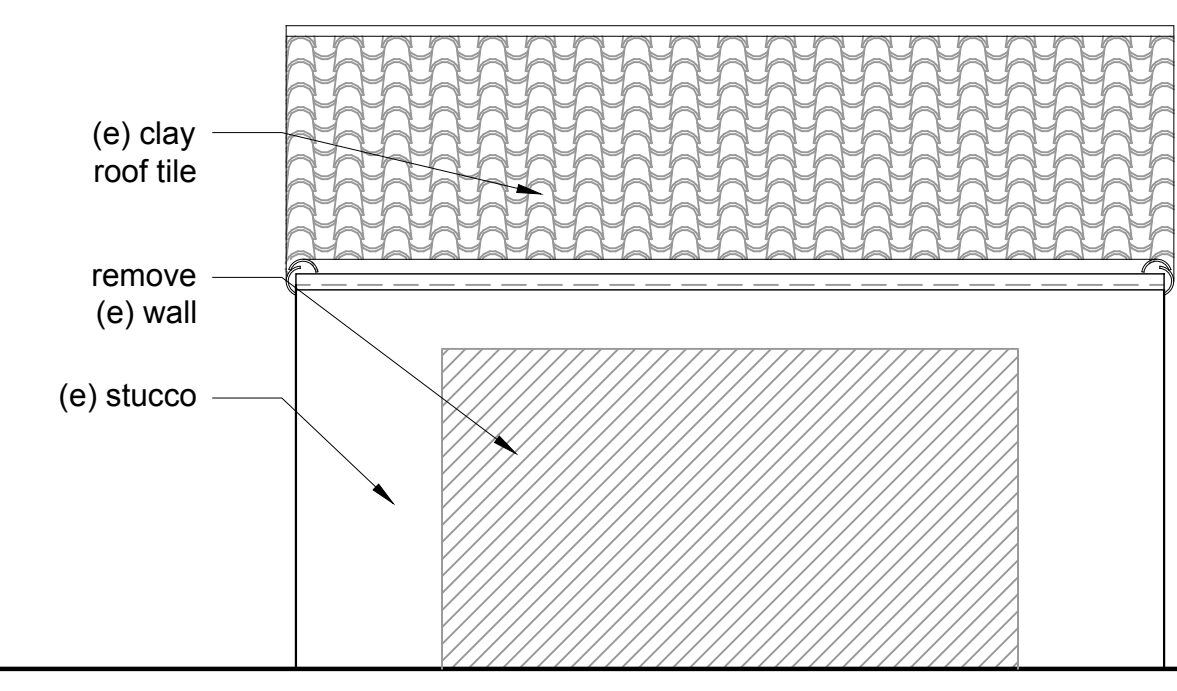
ADU south elevation 4

scale 1/4"=1'-0"



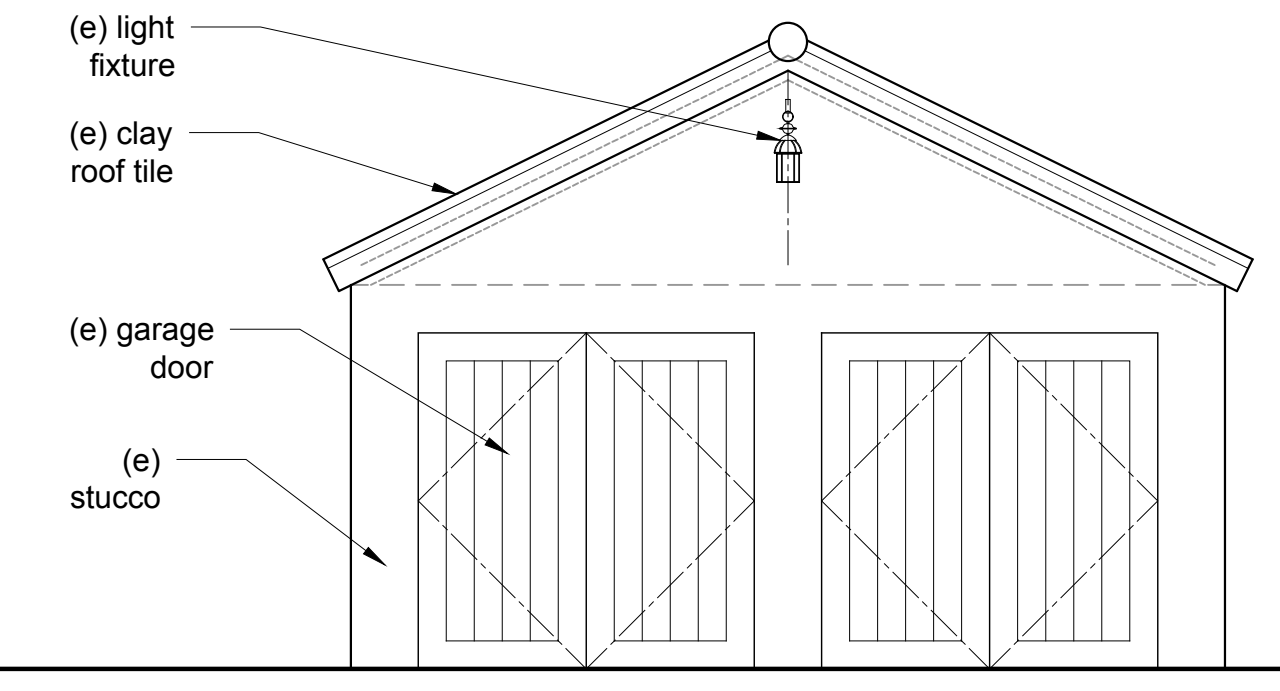
ADU west elevation 3

scale 1/4"=1'-0"



ADU north elevation 2

scale 1/4"=1'-0"



ADU east elevation 1

scale 1/4"=1'-0"

1/4" : 1'-0"
ADU exterior elevations

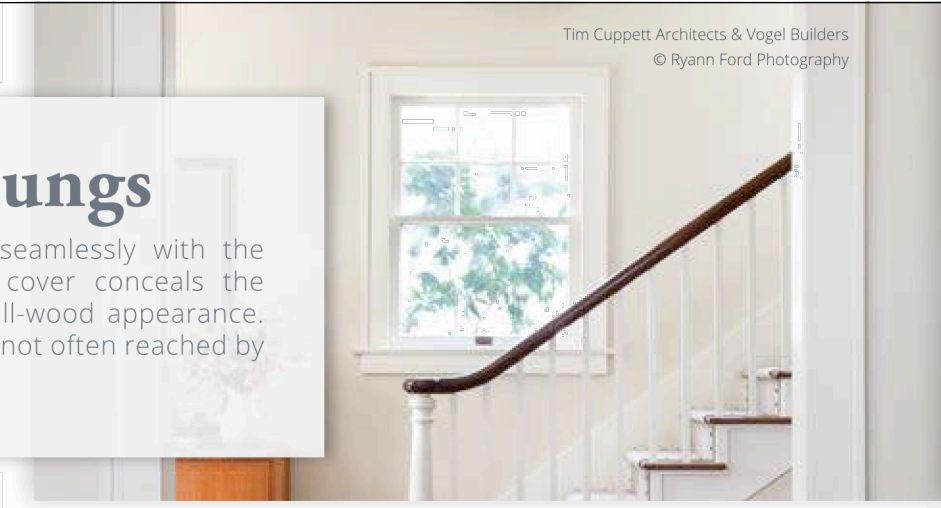
a3.4

Sterling Double Hungs

Sterling double hungs are made to blend seamlessly with the grandest décor. A patented interior wood cover conceals the jambliner, while giving the windows a rich, full-wood appearance. The lock system boosts performance to a level not often reached by double hung windows.

Patents: 7,296,381 | 7,448,164 | 8,196,355 | 8,429,856

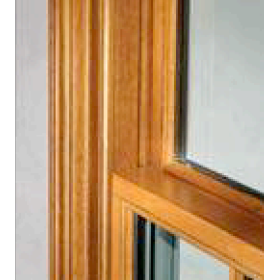
Tim Cuppet Architects & Vigel Builders
© Ryan Ford Photography



Sterling Double Hung Standard Features

- ▶ 1-3/4" thick sash
- ▶ Overall jamb width is 4-9/16" *base box width is 4-9/16"*
- ▶ Frame thickness is 3/4" at side jambs and head
- ▶ Sill thickness is 1-3/16", slope is 14°
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mullied units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ Exterior wood parts are treated
- ▶ Exterior frame and sash are latex primed
- ▶ Wood interior head parting stop
- ▶ Clay-colored heavy duty Signature sash lock with a dual positioning lever allows sash to be unlocked, operated and tilted in from one location
- ▶ Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- ▶ Concealed balance system
- ▶ Patented wood-wrapped jambliner closure on the interior (unless interior is prefinished white or primed, then jambliner will be white) and a primed, extruded aluminum jambliner closure on the exterior hides balance system
- ▶ Pine-veneered head and seat boards; unique narrow mullions on bay units

NOTE: All measurements are nominal.



Wood-wrapped jambliner closure on the interior (shown) and a primed, extruded aluminum jambliner closure on the exterior hide the PVC jambliners.



Heavy duty sash lock with dual positioning lever allows sash to be unlocked, operated, and tilted in from one location.

Hardware

- ▶ Pick-resistant Signature or Spoon sash lock with a concealed locking system and tilt latches. Available in Clay (standard), White, Beige, Bright Brass, Antique Brass, Satin Nickel, Bright Chrome[®], Brushed Chrome[®], Antique Nickel, Rustic Umber or Matte Black.
- ▶ Curved, square, or traditional style sash lift handles for ease of use. Available in Clay, White, Beige, Bright Brass, Antique Brass, Satin Nickel, Bright Chrome[®], Brushed Chrome[®], Antique Nickel, Rustic Umber, Oil-Rubbed[®] or Matte Black.
- ▶ Custodial lock to prohibit unauthorized operation (see picture).
- ▶ Universal design crank handle hardware kit offers ease-of-use for people with physical limitations. Available in White (not pictured).

* Brushed Chrome finishes are only available on Signature sash locks and curved sash lift handles.

* The Oil-Rubbed finish is not available on curved sash lift handles. This is a living finish, which means that it will change appearance over time with use.



Sterling Double Hung Options

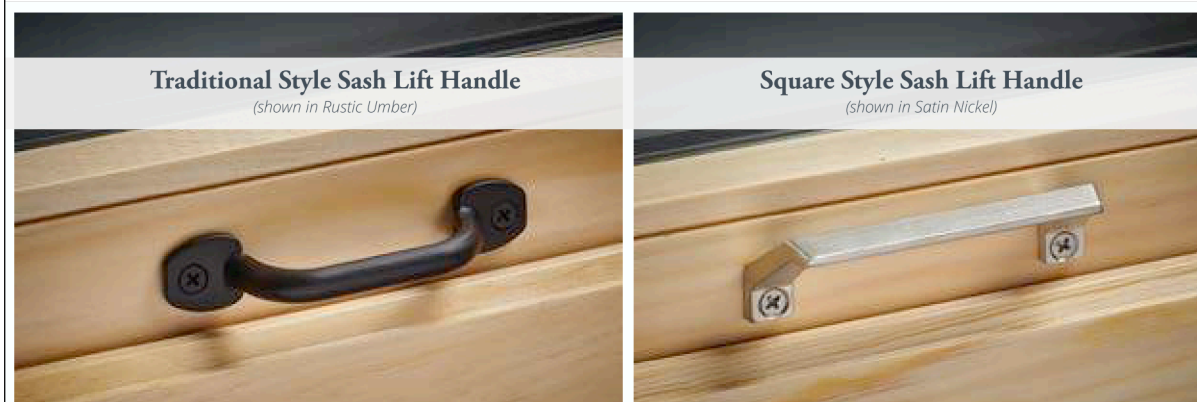
- ▶ Glass (pg. 186)
 - ▶ LoE-180
 - ▶ LoE1-340
 - ▶ LoE1-366
 - ▶ ThermoPlus™ LoE
 - ▶ Neat[®]
 - ▶ Triple pane
 - ▶ Tempered or laminated
 - ▶ Other options standard to the industry

- ▶ Divided Lites (pgs. 185-186)
 - ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/8", 1-3/4", 2-1/4", or 4-1/2" bars
 - ▶ True divided lites with 5/8" LoE² insulating glass and 1-1/8" bars
 - ▶ Grilles-in-the-air-space
 - ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

- ▶ Screens
 - ▶ Full or half screens with aluminum frames and options for BetterVue[®] or UltraVue[®] fiberglass screen mesh or aluminum screen mesh in either aluminum or charcoal colors; frames will match the exterior color of the unit
 - ▶ Retractable screen kit (pg. 188)
 - ▶ Retractable screen covers available as beveled (standard) or square
 - ▶ StormGuard combination storm/screen units

- ▶ Exterior Finishes (pg. 183)
 - ▶ K-Kron II exterior paint finish

NOTE: All measurements are nominal.



Heritage Series | 71

window schedule (main house addition)

window #	WxH	material	operation	frame type	pane type	lites	simulated lites	exterior finish	visible from the street	keep existing frame & sill?	bedroom?	energy efficient?	tempered?	window within 18" of floor/ 40" of door
1e	6'-8" x 4'-5"	wood	outswing/fix/fix/outswing	block	single	divided- real 7/8"	no	paint	yes	yes	no	no	no	no
2e	5'-0" x 4'-5"	wood	outswing/fix/outswing	block	single	divided- real 7/8"	no	paint	yes	yes	no	no	no	no
3e	3'-0" x 3'-5"	wood	double hung	block	single	n/a	no	paint	no	yes	no	no	no	no
4	2'-8" x 3'-2"	wood	double hung	block	double	n/a	no	paint	no	no	no	yes	no	no
5	2'-6" x 4'-5"	wood	double hung	block	double	n/a	no	paint	no	no	yes	yes	no	no
6e	2'-6" x 4'-5"	wood	double hung	block	single	n/a	no	paint	no	yes	yes	no	no	no
7	1'-8" x 4'-5"	wood	double hung	block	double	n/a	no	paint	no	no	no	yes	no	no
8	1'-8" x 4'-5"	wood	double hung	block	double	n/a	no	paint	no	no	no	yes	no	no
9	2'-6" x 4'-9"	wood	fix	block	double	n/a	no	paint	no	no	no	yes	yes	yes
10	2'-0" x 3'-0"	wood	double hung	block	double	n/a	no	paint	no	no	no	yes	yes	no
11	3'-7" x 2'-0"	wood	awning	block	double	n/a	no	paint	no	no	no	yes	no	no
12	3'-7" x 2'-0"	wood	awning	block	double	n/a	no	paint	no	no	no	yes	no	no
13e	2'-6" x 4'-5"	wood	double hung	block	Single	n/a	no	paint	no	yes	yes	no	no	no
14e	2'-6" x 4'-5"	wood	double hung	block	Single	n/a	no	paint	no	yes	yes	no	no	no
15e	1'-6" x 2'-11"	wood	double hung	block	Single	n/a	no	paint	no	yes	no	no	no	no
16e	1'-6" x 2'-11"	wood	double hung	block	Single	n/a	no	paint	no	yes	no	no	no	no
17e	2'-0" x 6'-0"	wood	outswing	block	Single	divided- real 7/8"	no	paint	no	yes	no	no	no	yes
18e	2'-0" x 6'-0"	wood	outswing	block	Single	divided- real 7/8"	no	paint	no	yes	no	no	no	yes
19e	1'-6" x 2'-6"	wood	outswing	block	Single	divided- real 7/8"	no	paint	yes	yes	no	no	no	no
20e	7'-0" x 4'-5"	wood	outswing/fix/outswing	block	Single	divided- real 7/8"	no	paint	yes	yes	no	no	no	no
21	2'-0" x 5'-11"	wood	casement outswing	block	double	n/a	no	paint	no	no	yes	yes	yes	yes
22	2'-0" x 5'-11"	wood	casement outswing	block	double	n/a	no	paint	no	no	yes	yes	yes	yes

#e existing windows

proposed windows

door schedule (main house addition)

door #	WxH	material	operation	frame type	pane type	lites	simulated lites	exterior finish	visible from the street	keep existing frame & sill?	energy efficient?	tempered?
1e	3'-0" x 6'-8"	wood	single hinged	block	single	n/a	no	paint	yes	yes	no	no
2	5'-4" x 7'-0"	wood	pair of outswing	block	double	n/a	no	paint	no	no	yes	yes
3	6'-0" x 8'-0"	wood	pair of inswing	block	double	n/a	no	paint	no	no	yes	yes
4e	2'-6" x 6'-8"	wood	single hinged	block	single	divided- real 7/8"	no	paint	no	yes	n/a	n/a
5e	4'-0" x 6'-8"	wood	double hinged	block	single	divided- real 7/8"	no	paint	no	yes	n/a	n/a
6	2'-8" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a
7	2'-8" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a
8	2'-8" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a
9e	2'-6" x 6'-8"	wood	fix	block	n/a	n/a	no	paint	no	yes	n/a	n/a
10	9'-4" x 6'-8"	wood	bi-pass	block	n/a	n/a	no	paint	no	no	n/a	n/a
11e	2'-5" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	yes	n/a	n/a
12	5'-0" x 6'-8"	wood	bi-pass	block	n/a	n/a	no	paint	no	no	n/a	n/a
13	1'-6" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a
14	2'-8" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a
15	7'-5" x 6'-8"	wood	double bi-folding	block	n/a	n/a	no	paint	no	no	n/a	n/a
16	3'-0" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a
17	2'-8" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a
18	2'-8" x 6'-8"	wood	single hinged	block	n/a	n/a	no	paint	no	no	n/a	n/a

#e existing door

proposed door

main house addition schedules 1

no scale

window schedule (ADU garage conversion)

window #	WxH	material	operation	frame type	pane type	lites	simulated lites	exterior finish	visible from the street	keep existing frame & sill?	bedroom?	energy efficient?	tempered?	window within 18" of floor/ 40" of door
1	2'-3" x 4'-0"	wood	fix	block	double	no	no	paint	yes (behind (e) garage doors)	no	no	yes	yes	yes
2	2'-0" x 5'-11"	wood	casement outswing	block	double	no	no	paint	no	no	no	yes	yes	yes
2	2'-0" x 5'-11"	wood	casement outswing	block	double	no	no	paint	no	no	no	yes	yes	yes

door schedule (ADU Garage conversion)

door #	WxH	material	operation	frame type	pane type	lites	simulated lites	exterior finish	visible from the street	keep existing frame & sill?	energy efficient?	tempered?
1	3'-0" x 6'-8"	wood	single hinged	block	double	n/a	no	paint	yes (behind (e) garage doors)	no	yes	yes
2	6'-0" x 7'-0"	wood	pair of inswing	block	double	n/a	no	paint	no	no	yes	yes
3	3'-0" x 6'-8"	wood	single hinged	block	double	n/a	no	paint	no	no	yes	yes
4	2'-8" x 6'-8"	wood	pocket	block	n/a	n/a	no	paint	no	no	n/a	n/a

ADU (garage conversion) schedules 2

no scale

ITEM NO. 1

BILDEN

408 s. pasadena avenue #4
pasadena, ca 91105
855-550-2453
www.bildencorp.com

project

addition and remodel
1123 Donaldo Ct.
South Pasadena,
CA 91030

consultant

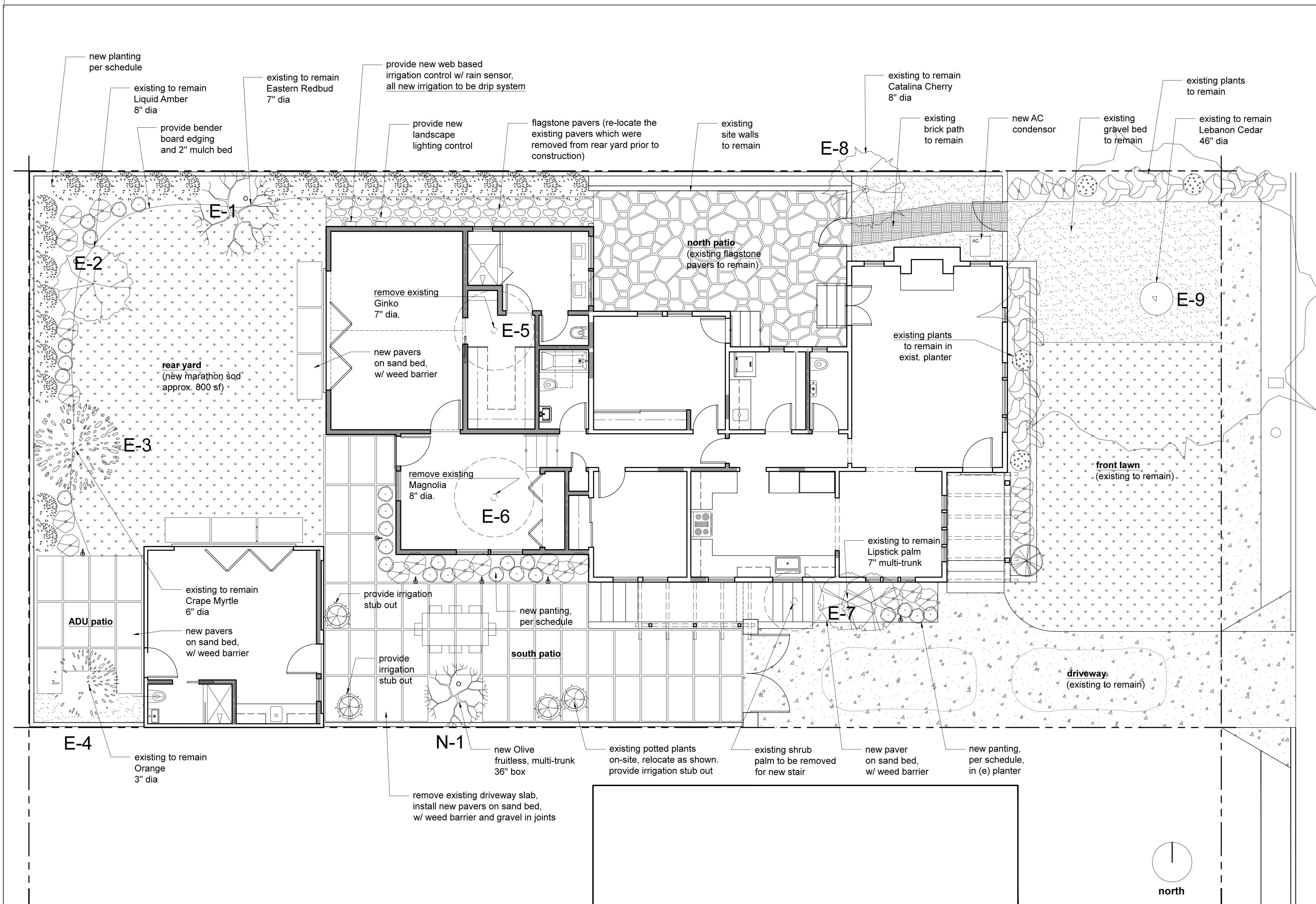
issued for

revision: date:
COA xx.xx.2021

1/4" : 1'-0"

schedules

a8.0



EXISTING TREE SCHEDULE

number:	E-1
species:	Eastern Redbud
dia:	7"
height:	16'
condition:	good
status:	to remain
number:	E-2
species:	Liquid Amber
dia:	8"
height:	18'
condition:	good
status:	to remain
number:	E-3
species:	Crape Myrtle
dia:	6"
height:	14'
condition:	good
status:	to remain
number:	E-4
species:	Citrus - Orange
dia:	3"
height:	10'
condition:	good
status:	to remain
number:	E-5
species:	Ginkgo
dia:	7"
height:	14'
condition:	good
status:	to be removed
number:	E-6
species:	Magnolia
dia:	8"
height:	16'
condition:	good
status:	to be removed
number:	E-7
species:	Lipstick Palm
dia:	7" multi-trunk
height:	18'
condition:	to remain
number:	E-8
species:	Catalina Cherry
dia:	8"
height:	18'
condition:	good
status:	to remain
number:	E-9
species:	Lebanon Cedar
dia:	40"
height:	40'
condition:	good
status:	to remain

NEW TREE SCHEDULE

number:	N-1
species:	Olive - fruitless
size:	36" box
form:	multi-trunk

NEW PLANT SCHEDULE

	Podocarpus gracilior 25 @ 15 gallon
	Lantana 'Spreading Sunset' - orange red 17 @ 1 gallon
	Lavender 'Phenomenal' 25 @ 1 gallon

Landscape Lighting:

symbol	type	quantity	model	specification	color	lamp
⊖	Path Light	6	Corona 718B	CL-718B-AB-L-EDT3-2W	antique bronze	2700K, 2w LED
○	Up / Accent	4	Corona 517B	CL-517B-AB-L-EDT3-2W	antique bronze	2700K, 2w LED

hardscape / landscape calculations:

Site area (lot size): 6,719 SF

	area	% of site area
Building area	2,249 SF	33%
Hardscape	1,937 SF	29%
Landscape	2,533 SF	38%

landscape notes:

- Demo trees and plants in area of new construction.
- Verify soil conditions. Add amendments and break up compacted soil where necessary.
- New irrigation shall be a drip system. Irrigation control shall include rain sensor and remote / web based interface.
- Gravel pathways shall have an appropriate weed barrier. Size and color of gravel TBD, provide samples for review.
- Plants to be laid out (in containers) per plan, by installer. Owner / Architect will review prior to final planting.
- Plants shall be maintained and monitored for health for one year from completion of install. Dead or unhealthy plants shall be replaced.

scale: 3/16"=1'-0"

landscape plan