



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION**

**AGENDA
REGULAR MEETING
THURSDAY, JUNE 15, 2023 AT 6:30 P.M.**

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

South Pasadena Cultural Heritage Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

The Meeting will be available:

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

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

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

CALL TO ORDER:	Chair	Mark Gallatin
ROLL CALL:	Chair	Mark Gallatin
	Vice-Chair	Conrado Lopez
	Commissioner	William Cross
	Commissioner	Jeremy Ding
	Commissioner	Kristin Morrish
COUNCIL LIAISON:	Mayor Pro Tem	Evelyn G. Zneimer

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

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

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

Option 1:

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

Option 2:

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

Option 3:

Email public comment(s) to PlanningComments@southpasadenaca.gov.

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

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

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

PUBLIC COMMENT**1. Public Comment – General (Non-Agenda Items)****CONSENT CALENDAR ITEM****2. Minutes from the Regular Meeting of November 17, 2022****CONTINUED ITEM**

3. **1716 Wayne Avenue, Project No. 2481-COA** – A Certificate of Appropriateness to add a 702.5 square-foot, two-story additions to an existing 1,902 square-foot two-story single-family residence located at 1716 Wayne Avenue (APN: 5321-010-003). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a categorical exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

This item was continued from the regularly scheduled May 18, 2023 CHC meeting.

Recommendation

Continue this item to the July 20, 2023 Cultural Heritage Commission meeting.

PUBLIC HEARING

4. **250 Saint Albans Avenue, Project No. 2538-NID/DRX** – A request for a Notice of Intent to Demolish a 1,605-square-foot single-family dwelling and a two-car garage located at 250 Saint Albans Avenue (APN: 5311-010-042). Projects submitted to the Planning Division that include the demolition of buildings constructed at least 45 years prior to date of the application are required to be evaluated by the Cultural Heritage Commission to determine if the property could potentially meet national, state, or local criteria for historic designation. In accordance with the California Environmental Quality Act (CEQA), the project qualifies for the Categorical Exemption under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 (New Construction or Conversion of Small Structures).

Recommendation

Find the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15303. Determine that the structure located at 250 Saint Albans Avenue does not meet the national, state, or local criteria for historic designation and the project may proceed through the City's development application process.

5. **1121 Milan Avenue, Project No. 2546-COA** – A Certificate of Appropriateness to add a 369 square-foot first floor addition and a 334 square-foot second floor addition to an existing two-story, 2,352 square-foot single-family residence for the property located

at 1121 Milan Avenue (APN: 5318-018-044). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation

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

ADMINISTRATION

6. Comments from City Council Liaison
7. Comments from Commissioners
8. Comments from Subcommittees
9. Comments from Staff

ADJOURNMENT

10. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for July 20, 2023 at 6:30 PM.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

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

ACCOMMODATIONS

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

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

6/8/2023

Date

matt chang

Matt Chang, Planning Manager

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, November 17, 2022 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. COUNCIL CHAMBERS
1424 MISSION STREET
AND
VIA ZOOM TELECONFERENCE

ROLL CALL

The meeting convened at: 6:32 pm

Commissioners Present: Mark Gallatin (Chair), Conrado Lopez (Vice-Chair), William Cross and Kristin Morrish

Council Liaison: Evelyn G. Zneimer

Staff Present: Angelica Frausto-Lupo (Community Development Director), Alison Becker (Deputy Community Development Director), Matt Chang (Planning Manager), Susana Martinez (Associate Planner) and Mackenzie Goldberg (Assistant Planner)

Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.

APPROVAL OF AGENDA

Approved, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross, Vice-Chair Lopez and Chair Gallatin visited the site listed under Item 4 of the agenda, 618 Magnolia Street.

PUBLIC COMMENT

1. Public Comments – General (Non-Agenda Items)

Solana Cordon, a senior at South Pasadena High School and an Ambassador Girl Scout for South Pasadena Girl Scout Troop 04661, appeared in Chambers to request the Commission support her Girl Scout Gold Award project, *Gracias Latino Voices of South Pasadena*, by providing a space to exhibit her project.

CONSENT CALENDAR ITEMS

2. Minutes from the Regular Meeting of October 15, 2020.

Commissioner Cross and Chair Gallatin requested be amended with two corrections: the reference to the firm Greene and Greene should be corrected from *Green and Green* to *Greene and Greene*, and the reference to *Mr. and Mrs. David Denny* should be corrected to *Mr. and Mrs. Davis Denny*.

Vice-Chair Lopez motioned, seconded by Commissioner Morrish, to approve the minutes, as amended.

Approved, 4-0.

3. Minutes from the Regular Meeting of November 19, 2020.

Vice-Chair Lopez motioned, seconded by Commissioner Morrish, to approve the minutes.

Approved, 4-0.

PUBLIC HEARING

- 4. 618 Magnolia Street, Project No. 2515-COA – A Certificate of Appropriateness** to demolish 520 square feet of the side and rear of an existing single-family residence to add 1,270 square feet to the first floor; add 1,286 square feet to the second floor; demolish an existing 216 square foot shed for the property located at 618 Magnolia Street.

Recommendation:

Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

Presentation:

Associate Planner Martinez presented a PowerPoint presentation.

Questions for Staff:

Commissioner Cross inquired about the proposed elimination of the eastern driveway and repair of the curb cut and driveway entrance.

Commissioner Morrish asked for confirmation that the lengthy Conditions of Approval had been reviewed with the Applicant.

Chair Gallatin and staff discussed the Design Guidelines regarding deteriorated historic features being repaired rather than replaced, a second story addition on an existing single-family single-story structure, the historic significance, if any, of the 1946 porch in its own right; and the hodgepodge of window types and materials, the existing shed slated for demolition, and the permit history indicating plumbing and electrical permits for a compressed natural gas system and concern whether that infrastructure was still in place.

Applicant's Presentation:

Patrick Szurpicki, Principal Architect and Owner of Studio Build, introduced himself and a prerecorded PowerPoint presentation.

Questions for Applicant:

Chair Gallatin remarked that it was a very handsome looking project and apparent that great care was taken in the design decisions.

Architect Szurpicki provided more in-depth information on the condition of windows.

Chair Gallatin and Architect Szurpicki discussed several of Chair Gallatin's concerns, including: a lengthy stretch of wall with no opening or administrations or articulation to break it up on the east elevation; a small

area at the front on the existing west elevation where raised planters are being proposed; and replacement of some of the paved area on the three sides of the ADU structure with additional softscape.

Public Hearing:

There were two letters included in the agenda packet in favor of the project. There were no public comments in the Chamber or on Zoom.

Applicant's Rebuttal:

Architect Szurpicki remarked that the Applicant started this process about informally about eleven (11) months ago. They submitted their formal application over six (6) months ago and are very excited about the project and with the homeowners and the ability to do projects like this.

Chair Gallatin inquired about the second story addition being subordinate to the original historic home.

Architect Szurpicki explained that they were really trying frame the historic characteristics of a Craftsman home. It's a small home. There are not a lot of redeeming qualities to what it was, but we know that there are some nice proportions to keeping the front and pushing back.

Chair Gallatin thanked the homeowners, Mr. and Mrs. Su, for their patience and welcomed them to the community here in South Pasadena.

Commissioner Discussion:

Commissioner Morrish thought it was a very well-designed house and agreed with Chair Gallatin about the second story, but she thinks the explanation is perfectly appropriate and it makes a lot of sense that they've made it a livable house for their family. The remarked on the walls that the Chair brought up because there are some very long walls that aren't broken up at all.

Vice-Chair Lopez commended the architects and the owners because it's a very complete presentation and thanked the applicant for their patience.

Commissioner Cross remarked that he is fine with this project as submitted. Although the walls look like they're very expansive in the back without windows, it is a great distance from the street. From the street view, a movie company could shoot that very well and it would look great.

Chair Gallatin echoed some of the comments of the commissioners with respect to those two long blank walls. He understood what they were trying to achieve on the interior floor plan and suggested awning windows or clerestory windows, which would still provide more light. He also suggested maybe considering skylights, which are allowed as long as they are not visible from the public right-of-way. Aside from the couple of comments about the walls and so forth, it's a really nice project.

Decision:

Commissioner Morrish motioned, seconded by Vice-Chair Lopez, to approve the project as submitted. The Commission would condition that the Public Works Department Condition Number 14 be clarified, and that they specify the parkway improvements directly in front of this house.

Roll Call:

Commissioner Cross	Approve
Commissioner Morrish	Yes
Vice-Chair Lopez	Yes
Chair Gallatin	Yes

Motion carried, 4-0.

DISCUSSION

5. 1010 Mission Street – Mills Act Request.

Recommendation:

Form a subcommittee to review the Mills Act request.

Commissioner Morrish recused herself from this item and left the Chambers.

Presentation:

Assistant Planner Goldberg presented a PowerPoint presentation. The property manager and historic consultant for the project attended the meeting over Zoom and were available for questions.

Questions for Staff:

Vice-Chair Lopez inquired if an extensive renovation done on that property in the past 10 years, five years, when the other restaurant was there.

Chair Gallatin recalled seismic improvements were made, which could be evidenced in the photos of anchor bolts.

Assistant Planner Goldberg remarked that a COA was given around 2012. The property was Crossings Restaurant.

Commissioner Cross and Vice-Chair Lopez each expressed interest to join the subcommittee.

Decision:

Chair Gallatin motioned, seconded by Vice-Chair Lopez, that the Mills Act subcommittee for this project consist of Vice-Chair Lopez and Commissioner Cross.

Ayes: 3

Nays: 0

Motion carried, 3-0.

Commissioner Morrish rejoined the meeting.

6. Certified Local Government (CLG) Report.

Recommendation:

Discussion with the Commission for the preparation of the Annual Report.

Staff Presentation:

Planning Manager Chang presented the item and explained that as part of the CLG reporting requirement, each City, each year, must submit an annual report to the State Office of Historical Preservation (OHP) to ensure the local government keeps track of our local preservation programs and also ongoing preservation efforts. Although staff will be completing the forms of the report, they require information from the Commissioners, including their resume, dates and types of meetings and trainings attended.

He explained that after the meeting, staff will email the actual PDF document to the Commission for review and completion. The deadline for submission is March 31st of next year.

ADMINISTRATION

7. Comments from Council Liaison:

Council Liaison Zneimer had no comments.

8. Comments from Commissioners:

Planning Manager Chang remarked that Associate Planner Sandra Robles met with Vice-Chair Lopez and Commissioner Cross yesterday and visited the house for the proposed Landmark application. The next step is that staff will bring the Landmark applicant back to this Commission for a recommendation. Staff is looking probably at the January Cultural Heritage Commission meeting to bring the Landmark application for the Commission's consideration.

Commissioner Cross reported that the restoration was just splendid on that house. There's no question in his mind that it qualifies for a Landmark designation. It was built in 1959.

Vice-Chair Lopez commented that he was looking forward to visit the property. It is an incredible structure.

9. Comments from Subcommittees:

None.

10. Comments from South Pasadena Preservation Foundation (SPPF) Liaison:

Chair Gallatin shared that the SPPF, in conjunction with the LA Conservancy and the Pasadena Heritage Foundation submitted an application to the National Trust for Historic Preservation for a nomination for their America's 11 Most Endangered Places List and the application covers the Caltrans homes with the former 710 Freeway Corridor in the three cities of Pasadena, South Pasadena and LA. It is the first round submittal. He explained that there is absolutely no monetary award attached to it. It is the publicity that is important - an opportunity to highlight threatened historic resources not just locally here, but nationally.

11. Comments from Staff:

Community Development Director Frausto-Lupo shared updates on several items:

Recruitment – She reported that Leah Demarest joined us on November 24 as the new Senior Management Analyst for Housing Programs. The Planning Technician will be joining the team on November 28. And she was thrilled to introduce Deputy Director Alison Becker.

Deputy Director Alison Becker expressed her delight to join the South Pasadena team and thanked the Commission for welcoming her.

Director Frausto-Lupo – Update regarding the Housing Element. A Comment Letter was received from the California Department of Housing and Community Development (HCD) on October 28th. They will be meeting with HCD tomorrow morning for clarification on a few areas.

Chair Gallatin wished staff and his fellow Commissioners a very happy and safe Thanksgiving next week and hopefully enjoying that with your families.

ADJOURNMENT

The meeting adjourned at 8:04 pm to the next regular meeting of the Cultural Heritage Commission on December 15, 2022 at 6:30 pm.

APPROVED,

Mark Gallatin
Chair, Cultural Heritage Commission

Date



Community Development
Department

Memo

DATE: June 15, 2023

TO: Cultural Heritage Commission (CHC)

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

PREPARED BY: Braulio M. Madrid, Associate Planner

RE: Item 3. Project No. 2481-COA located at 1716 Wayne Ave (APN:
5321-010-003)

This item was continued from the regularly scheduled May 18, 2023 CHC meeting. The applicant has met with the CHC subcommittee to obtain feedback and needs additional time to work on the revised design.

Staff is recommending continuing this item to the next regularly scheduled CHC meeting on July 20, 2023.



Cultural Heritage Commission Agenda Report

ITEM NO. 4

DATE: June 15, 2023

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

PREPARED BY: Braulio Madrid, Associate Planner

SUBJECT: **Project No. 2538-NID/DRX is a request for a Notice of Intent to Demolish a 1,605-square-foot single-family dwelling and a two-car garage located at 250 Saint Albans Avenue (APN: 5311-010-042). A project that includes the demolition of buildings that are 45 years or older, are required to be evaluated to determine if the two structures located on the subjected property could potentially meet the national, state, or local criteria for historic designation. Finding project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3) and 15303.**

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3) and 15303.
2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structures located at 250 Saint Albans Ave. do not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

BACKGROUND

The subject site is an irregular-shaped, 7,558-square-foot lot located on the north of Saint Albans Ave, east of Blair Ave (see **Image 1** on the following page to view the aerial). The property was property was originally constructed 1953 and had a bedroom addition after 1962. Other miscellaneous permits such as retaining walls and reroof permits are on record. **Images 2 and 3** on the following page, are pictures of the home, as it appears today.

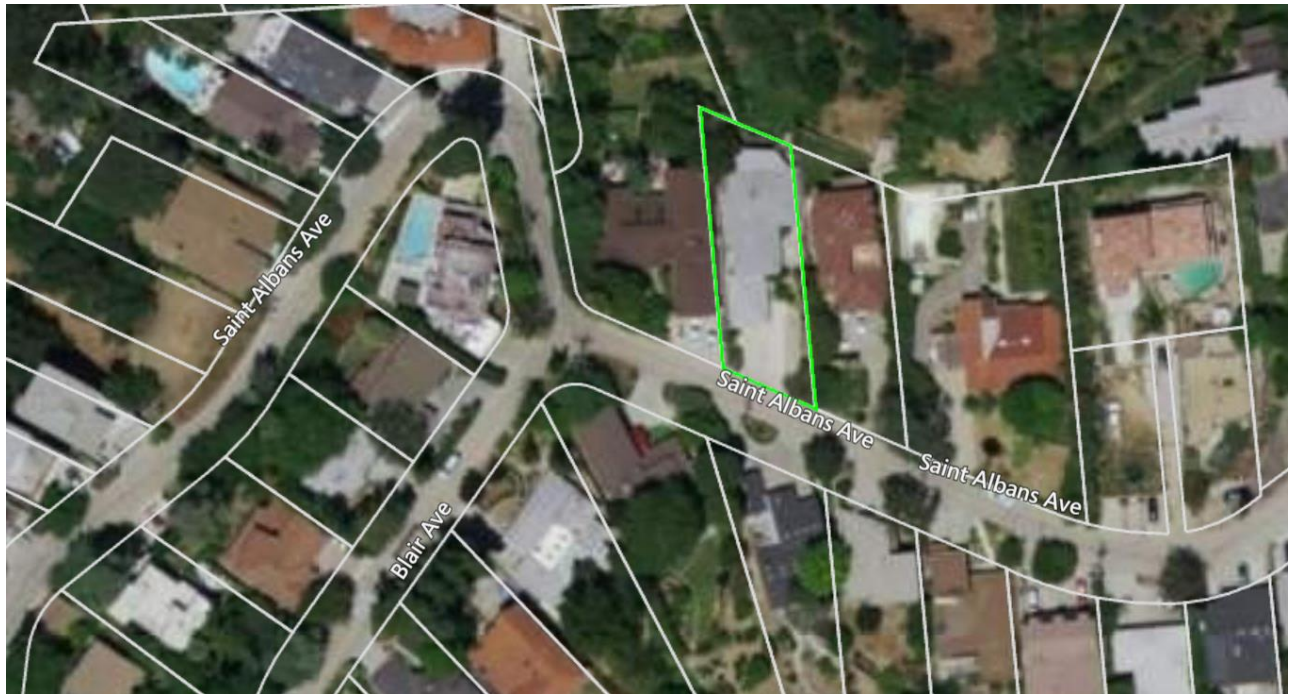


Image 1: Aerial of 250 Saint Albans.



Image 2: Front of Property (by SWCA Environmental Consultants).



Image 3: Side of Property (by SWCA Environmental Consultants).

PROJECT DESCRIPTION

The applicant is requesting a Notice of Intent to Demolish for a 1,605 sq. ft. house and a 653 sq. ft. garage located at 250 Saint Albans Avenue. The project included a request for a Design Review Permit (DRX) to build a new 2,637 sq. ft. home with a 760 sq. ft. garage. Projects that include the demolition of buildings over 45 years are required to be evaluated to determine if the property could potentially meet national, state, or local criteria for historic designation. If the Cultural Heritage Commission determines that the demolition of the two structures would not result in an impact of a historic or cultural resource, the project may proceed to the Design Review Board for review and determination of the proposed new single-family home.

HISTORIC RESOURCE EVALUATION REPORT ANALYSIS

The City Council commissioned the first comprehensive historic resources survey in 1991. The purpose of the survey was to develop an inventory of historic resources and to provide a foundation of their recognition in all future planning processes. The *Historic Resources Inventory: Inventory of Addresses* was adopted by the City Council on November 30, 1994, which included all properties and historic districts eligible for local, state, or federal designation at the time. The survey was updated in 2002. A Citywide

Historic Context Statement was adopted in 2014. The project site has not been identified as a Cultural Resource in any of the previously prepared surveys.

In accordance to the South Pasadena Municipal Code (SPMC), Section 2.65(e)(3), any structure over 45 years old that proposes demolition and is not identified as a historic or cultural resource requires the preparation of an intensive-level Historic Resource Evaluation (HRE) report. The structures on the subject property are over 45 years old and are slated for demolition, as such, an intensive-level HRE was prepared by a City-selected architectural historian consultant, SWCA Environmental Consultants, to evaluate the property and determine if the property is a historic and cultural resource prior to its demolition.

The Historic Resource Evaluation report, included as **Attachment 1**, includes research on the property, a survey of the built environment, and an evaluation the subject property for inclusion in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of South Pasadena Landmark designation.

NRHP and CRHR Criteria

The project is subject to review under the CRHR law, which is modeled after the federal law. The CRHR is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. A cultural resource is evaluated under four criteria to determine its historical significance, the HRE report makes the following determinations for each criterion:

Criterion 1: Is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage.

HRE Finding: *Although the subject property falls in the category of postwar residential settlement in Monterey Hills, the property represents a single in-fill home in an existing neighborhood. The property does not reflect a significant housing development or tract, nor does it represent the work of a significant homebuilder or designer.*

Criterion 2: Is associated with the lives of persons important in our past.

HRE Finding: *On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property had a significant association with the city, region, state, or nation.*

Criterion 3: 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.

HRE Finding: *The property at 250 Saint Albans Avenue does not meet*

*local eligibility criteria 1, 8, or 9 as;
(Criterion 1) the property does not hold character, interest or value as part of the heritage of South Pasadena.;
(Criterion 8) it is not 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.;
(Criterion 9) and it does not have a unique location or singular physical characteristic that represents an established and familiar visual feature of a neighborhood.*

Criterion 4: Has yielded, or may be likely to yield, information important in prehistory or history.

HRE Finding: *The property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or residential development.*

City of South Pasadena Landmark Designation Criteria

The criteria for designating historic and cultural resources at the local level in the City of South Pasadena are enumerated under Section 2.63(b) of the SPMC. At least one of the following criteria must be met for a property to be determined eligible for listing as a Landmark in the City of South Pasadena, and the property must retain integrity of location, design, setting, materials, workmanship, feeling, and association:

Criterion 1: Its character, interest, or value as part of the heritage of the community.

HRE Finding: *The property type is ubiquitous throughout South Pasadena and the United States during the mid-twentieth century; it does not embody interest or value as part of the heritage of the community.*

Criterion 2: Its location as a site of a significant historic event.

HRE Finding: *Research did not demonstrate that the property is directly associated with any significant events in history.*

Criterion 3: Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the City, state, or United States.

HRE Finding: *Research did not demonstrate that the property is directly associated with any persons or groups who significantly contributed to the culture or development of the City, state, or national level.*

Criterion 4: Its exemplification of a particular architectural style or an era of history of the City.

HRE Finding: *The style of the building does not exemplify a particular architectural style of an era of history of the City.*

Criterion 5: Its exemplification of the best remaining architectural type in a neighborhood.

HRE Finding: *The broader residential core of South Pasadena includes a variety of Modernist buildings; the undistinguished craftsman style home would unlikely to qualify as the best example of architectural type.*

Criterion 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.

HRE Finding: *The building is a modest, unexemplary representation of a craftsman style home. No well know or recorded owner, architect, or builder. Original permit indicated the contractor was a day laborer.*

Criterion 7: Its embodiment of elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship.

HRE Finding: *The single-family home used conventional materials and do not embody elements of outstanding attention or architectural design.*

Criterion 8: It is either a part of or related to a square, park, or other distinctive area which should be developed or preserved according to a plan based on a historic, cultural, or architectural motif.

HRE Finding: *The subject property is not part of or related to a square, park, or other distinctive area.*

Criterion 9: Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

HRE Finding: *The immediate vicinity includes a variety of residential building types, ages, and uses. The property does not stand out within the context of the setting.*

Criterion 10: Its potential for yielding information or archeological interest.

HRE Finding: *The property was redeveloped with an addition in the 1960s and is not likely to yield information of archaeological interest.*

Criterion 11: In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

HRE Finding: *Reconnaissance investigation of the surrounding*

neighborhood does not suggest that the property would contribute to an existing or potential historic district.

HRE Report Conclusion

The HRE report for the single-family residence at 250 Saint Albans Ave concludes that the subject property is lacking significance, as such, the property is recommended ineligible for listing in the NRHP or CRHR and is recommended ineligible for Landmark designation at the local level.

Based on the report's findings, the subject property is not eligible for national, state, or local designation, as such, the project would not result in a substantial adverse change to historic and cultural resources. Staff recommends that the Cultural Heritage Commission (CHC) concur with the HRE report's findings and allow the project to proceed through the development application process. If the CHC clears the property from having any historic and cultural significance, the project may proceed to the Design Review Board for review and determination.

ENVIRONMENTAL ANALYSIS

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 – New Construction or Conversion of Small Structures.

STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3), and 15303.
2. Staff recommends that the Cultural Heritage Commission (CHC) make a determination that the structures located at 250 Saint Albans Avenue do not meet the national, state, or local criteria for historic designation and the proposed project may proceed through the City's development application process.

ALTERNATIVES TO CONSIDER

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

1. The Cultural Heritage Commission may continue the project to address comments discussed; or
2. The Cultural Heritage Commission can determine that the structures located on

the subject property are potentially eligible at the federal, state, or local level and the property shall be added to the City's Inventory of Cultural Resources and the provisions of SPMC, Section 2.65(e), Procedures for a Certificate of Appropriateness, shall apply to the proposed demolition. If any such resources are potentially affected by a project, the City shall require preparation of the appropriate CEQA documentation.

PUBLIC NOTICING

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 on June 2, 2023, and individual property mailings to those within 300 feet of the project site mailed on June 1, 2023.


NEXT STEPS

If the Cultural Heritage Commission determines that the project is not eligible for historic designation, 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. If no appeal is filed, the applicant will proceed with the development application process where the Design Review Board is the deciding body.

If the Cultural Heritage Commission determines that the subject property merits consideration for historic designation, the decision can be appealed by any person affected by the decision to the City Council within 15 days from the date of decision.

ATTACHMENTS

1. Historic Resource Evaluation Report
2. Draft Elevations and Demolition Plan



Historic Resources Evaluation
Report, 250 Saint Albans Ave.,
South Pasadena, California

June 2023

PREPARED FOR:

**City of South Pasadena | Planning & Building
Department
1414 Mission Street
South Pasadena, California 91030**

PREPARED BY:

**SWCA Environmental Consultants
Contact: Debi Howell-Ardila, MHP
320 North Halstead Street, Suite 120
Pasadena, California 91107**

**HISTORIC RESOURCES EVALUATION REPORT,
250 SAINT ALBANS, SOUTH PASADENA, CALIFORNIA**

Prepared for

**City of South Pasadena
Community Development Department**
1414 Mission Street
South Pasadena, California
Attn: Braulio M. Madrid

Prepared by

Debi Howell-Ardila, MHP,
Senior Team Lead, Architectural History

SWCA Environmental Consultants
320 N. Halstead Street, Suite 120
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(626) 240-0587
www.swca.com

SWCA Project No. 78179

June 2023

EXECUTIVE SUMMARY

This historic resource evaluation (HRE) report was prepared by SWCA Environmental Consultants (SWCA) at the request of the City of South Pasadena Community Development Department (City) for the property at 250 Saint Albans (Assessor's Parcel Number 5311-010-042) (subject property). The subject property consists of a one- and two-story single-family residence and garage, constructed between 1948 and 1949. This report was completed to determine the historical resource status of the subject property and to facilitate compliance with Article IVH of the City of South Pasadena Municipal Code (known as the "Cultural Heritage Ordinance") and the California Environmental Quality Act (CEQA).

According to project information provided by the City, the proposed project involves demolition of the residence and garage, both of which are more than 45 years of age. Because the proposed project includes demolition, an intensive-level Historic Resources Evaluation Report (HRER) is required as part of the entitlements process for the project, in accordance with Municipal Code Section 2.65(e)(3).

Current Historical Resource Status

Based on previous evaluations and surveys, the residence 250 Saint Albans is not currently a qualifying historical resource. The property is not listed in the California Built Environment Resources Directory, South Pasadena Inventory of Historic Resources (Inventory), or Register of Cultural Landmarks (Register). In addition, the property was not identified in the City's previous historic resources surveys, including the 2017 update, nor does it fall within a designated or eligible historic district.

Methodology

This intensive-level HRE was based on research, literature review, and a site inspection to weigh the subject property's potential eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and/or South Pasadena Register or Inventory. Archives and collections consulted for this study included the Los Angeles Public Library, South Pasadena Public Library, and other online archives and sources. Census, voter registration, and civil records on file with Ancestry.com were also consulted. Previous City studies consulted for this evaluation included the 2014 *South Pasadena Citywide Historic Context Statement* and the 2015/2017 South Pasadena Historic Resources Survey.

This report was completed by SWCA Architectural History Team Lead, Debi Howell-Ardila, MHP. Ms. Howell-Ardila is an award-winning preservation professional with 17 years of experience; she is also a former Cultural Heritage Commissioner in South Pasadena, a role she held between 2012 and 2018. Ms. Howell-Ardila meets and exceeds the Secretary of the Interior's Professional Qualifications Standards for history and architectural history. A resume for Ms. Howell-Ardila follows this report as Appendix A.

Findings

Based on this evaluation, 250 Saint Albans does not appear eligible for the NRHP, CRHR, or South Pasadena Register or Inventory. Research did not reveal that the property has an association with a significant pattern of development or event, or with an individual important in the history of the city, region, state, or nation. The property is not a distinctive or outstanding example of an architectural style or work of a master; it represents a utilitarian example of postwar residential design. The property does not appear to exemplify a rare building or construction type, nor is it the last property type of its kind.

The property does not meet other local criteria for eligibility either individually or as a contributor to a historic district.

Therefore, the subject property at 250 Saint Albans is not a historical resource pursuant to CEQA.

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1. INTRODUCTION

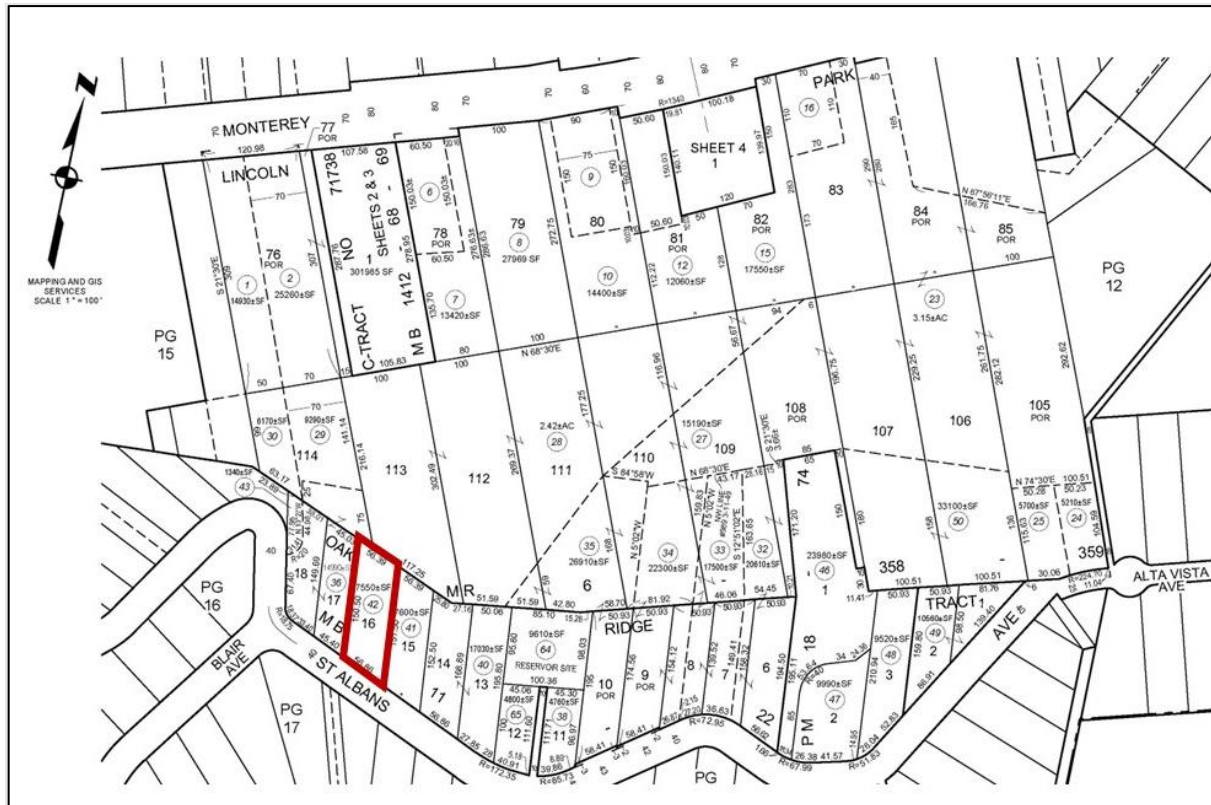
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Figure 1. Subject property location, assessor's parcel map



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

Previous Historic Resource Surveys and Inventories

City of South Pasadena Inventory of Cultural Resources, 1991 and 2001-2003

Prepared in 1991 and 2001-2003, the South Pasadena Inventory of Cultural Resources was created to ensure that cultural resources are recognized and proactively managed in the City's planning process. The inventory includes all properties and historic districts eligible for local, state, or federal designation. It also includes properties designated on the NRHP and CRHR. The Inventory of Cultural Resources, which focused primarily on properties constructed up to 1945, was adopted by the South Pasadena City Council in 1994 and incorporated in Chapter 5, "Historic Preservation Element," of the City's General Plan.

The 2001-2003 survey update was also incorporated in the Inventory and adopted by the City Council. All properties included on the Inventory of Cultural Resources qualify as historical resources pursuant to CEQA.

The subject property was not included or identified as an eligible property in the 2001-2003 survey.

City of South Pasadena Historic Resources Survey, 2015/2017

Completed between 2015 and 2017, the South Pasadena Citywide Historic Resources Survey provided an update to the Inventory of Cultural Resources. The project objective was applying the City's 2014 thematic, Multiple Property Documentation (MPD) format historic context statement to refine and expand on previous survey results.

The survey update also included resources that were of-age but had never been evaluated—namely, properties constructed between 1935 and 1972. Phase 1 examined the north-south corridor identified as the Area of Potential Effects for the Caltrans State Route 710 Environmental Impact Report. Phase 2 of the survey included properties constructed between 1935 and 1972. Phase 3 re-surveyed properties on the Inventory of Cultural Resources.

At the conclusion of survey work, findings were summarized in a Historic Resources Survey Report (HRG 2017) and a consolidated and updated Inventory of Cultural Resources.

The subject property was not included or identified as an eligible property in the 2015-2017 survey.

South Pasadena Citywide Historic Context Statement, 2014

The *South Pasadena Citywide Historic Context Statement* provides a thematic framework for consistent and comparative evaluations.¹

In order to guide historic resource evaluations, the *South Pasadena Citywide Historic Context Statement* includes a built environment chronology of the City and contexts/themes of significance for evaluating properties. Registration requirements, including character-defining features and integrity thresholds, are included to ensure consistency in all assessments.

The historic context statement describes themes of significance and architectural styles from the pre-World War II era in South Pasadena. The applicable Context, "Mid-20th Century Growth (1945-1972)," and themes are applied in this evaluation in Section 5.

¹ Historic Resources Group. 2014. *Final Administrative Report, South Pasadena Citywide Historic Context Statement*. Prepared for City of South Pasadena Planning and Building Department. Available at: <https://www.southpasadenaca.gov/home/showpublisheddocument/7332/636721709083330000>.

2. REGULATORY FRAMEWORK

This section identifies the federal, state, and local laws, statutes, guidelines, and regulations that govern the identification and treatment of historic resources.

Federal

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.

The NHPA also established a mechanism to certify local governments to carry out the historic preservation goals of this national legislation. The City of South Pasadena belongs to this program as a "Certified Local Government," as overseen by the State of California Office of Historic Preservation.

National Register of Historic Places

The NRHP was established by the 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" (CFR 36 CFR 60.2). 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/may yield, information important in prehistory /history.

In addition to meeting these criteria, a property must retain historic integrity, which is defined in National Register Bulletin 15 as the "ability of a property to convey its significance."² The National Park Service recognizes seven qualities or aspects that, when considered together, define historic integrity.

To retain historic integrity, a property will always possess several, and ideally most, of the seven aspects, which are defined as follows:

1. **Location:** the place where the historic property was constructed or where the historic event occurred

² National Park Service (NPS). 1990. *National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation*, p. 44. Washington, D.C.: U.S. Department of the Interior, National Park Service.

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:** direct link between an important historic event or person and a historic property

State

The policies of the NHPA are implemented at the state level by the State of 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 Built Environment Resources Directory 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

Created in 1992 and implemented in 1998, the CRHR is, according to PRC Sections 21083.2 and 21084.1, "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR.

The CRHR criteria are closely based on those of 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 a master or possesses high artistic values

Criterion 4: It has yielded/may likely yield, information important in history/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.³

³ For more information, see State of California, Office of Historic Preservation, 2011, "Technical Assistance Series #6, California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)." Available at: <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>. Accessed 31 August 2022.

California Environmental Quality Act

CEQA requires a lead agency to analyze whether historical 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 historical resource is a project that may have a significant effect on the environment. Answering this question is a two-part process: first, the determination must be made as to whether the proposed project involves historical resources. Second, if historical resources are present, the proposed project must be analyzed for a potential substantial adverse change in the significance of the resource.

According to CEQA Guidelines Section 15064.5, for the purposes of CEQA, 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 significant 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. As noted previously, resources whose historic integrity 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).

In terms of substantial adverse change to historical resource, 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.

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.⁴ If a project meets the *Secretary’s Standards*, the project can qualify for a potential categorical exemption from CEQA.⁵

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

⁴ 14 California Code of Regulations {CCR} Section 15126.4.

⁵ 14 CCR Section 15331.

Guidelines are not “prescriptive but are intended to promote responsible preservation practices.”⁶ The standards offer recommendations for maintaining, repairing, and replacing historic features.

The *Secretary’s Standards* also provide guidance on additions and 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 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.

Secretary’s Standards compliance begins with the identification and documentation of the “character-defining,” or historically significant, features of the historical resource.

According to Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, identifying character-defining features consists of a

⁶ Weeks, K.D., and A.E. Grimmer. 2001. *Secretary of the Interior’s Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior. Available at: <http://www.nps.gov/tps/standards/rehabilitation/rehabilitation-guidelines.pdf>. Accessed July 11, 2022.

three-step process.⁷ Step 1 involves assessing the physical aspects of the building exterior as a whole, including its 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, sequences of spaces, finishes and materials.

Local

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.

⁷ Nelson, L.H., FAIA. 1982. *Preservation Briefs #17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*. U.S. Department of the Interior, National Park Service. Available at: <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>. Accessed July 11, 2022.

3. PROPERTY DESCRIPTION AND SITE HISTORY

Located next to South Pasadena's Monterey Hills neighborhood, 250 Saint Albans Avenue consists of a one- to two-story single-family residence and garage constructed in 1948. The property displays a utilitarian style, with no applied ornamentation.

Occupying a narrow, rectangular, hillside parcel, the house steps back from the street, from south to north, in the following progression: first, a concrete driveway, auto court, and one-story garage in the southern portion of the parcel, and extending north is the residence, which is raised on four concrete steps framed by a metal railing. The residence rests on a concrete foundation and consists of a one-story side-gabled wing connected to a two-story wing extending toward the back of the hillside lot.

The residence is roughly L-shaped in plan and capped with a hipped- and side-gabled roof clad in composition shingles. A brick-clad chimney rises from the roof near the west elevation. The roof line terminates primarily in shallow overhanging eaves, with the exception of the south-wing of the house, which exhibits wide overhanging, boxed eaves. From the public right-of-way, the property appears to be one-story in mass; the two-story portion of the house is located toward the rear elevation, which abuts the sharp slope of the hillside to the north.

The residence is sheathed in horizontal shiplap wood siding. Fenestration generally consists of aluminum-framed windows with thin metal frames in a variety of configurations, including sliding and fixed windows.

Elevated on two concrete steps, the main entrance is located on the east elevation of the home. It consists of a plain wood door flanked by thin, rectangular recessed side lights. The entrance is sheltered beneath the wide overhanging roof eave and accessed via two concrete steps with a simple metal-post railing. The two-story mass of the house is most evident on the west elevation, which displays a series of simple, aluminum-framed sliding windows along the ground/basement story, and smaller vinyl-framed windows with simple surrounds.

A low, shed-roof addition extends from the west elevation, sheltering a shallow staircase to a secondary entrance. The home makes use of the sloping hillside lot by tucking the ground floor along the west and north elevations slightly below grade. The north elevation is not visible from the public right-of-way but appears from the aerial photographs to include a

The garage consists of painted brick/cinder-blocks with rounded corners, capped with a hipped roof and exposed rafter tails. The garage is a separate structure from the house; at the northwest corner, it has a modest connection point in the form of a small extension of the roof line, from the garage to the house. Wall openings in the garage include the main garage door, a wood pedestrian door with a boarded-up light, as well as several other smaller windows covered with plywood.

The following photographs document the existing conditions, features, and setting of the subject property.

Figure 2. Southeast (façade) elevation, showing driveway and auto court, garage, entrance stairs, and residence



Figure 3. Detail of east/southeast elevation, showing shiplap wood siding, both wide and shallow overhanging eaves, and main entry porch and door



Figure 4. Detail of entry patio, door, fenestration, and roof-line treatment, east/southeast elevation



Figure 5. West elevation, showing two-story mass and partial basement-level ground story in the northern portion of the house



Figure 6. Neighborhood setting, view of Saint Albans Avenue from subject property auto court, facing southwest



Figure 7. Garage, south elevation



Figure 8. Connection point, small roof extension between garage and house, west elevation



Overview of Construction Chronology

According to a chain of title obtained from EDR, the residence at 250 Saint Albans Avenue was constructed in 1948/1949. Permit records reflect typical maintenance and upgrade projects, including re-roofing and electrical/plumbing repairs. In 1962, a new bedroom and bath was added to the property.

Table 1 provides an overview of available building permits for the subject property; Figure 9 and Figure 10 provide a visual overview of the property’s development history, as shown on Sanborn Fire Insurance maps.

Table 1. Building Permits, 250 Saint Albans Avenue

Date	Permit #	Owner	Contractor/Design Professional	Description (Estimated Cost)
07/16/1948	18843	R.T. DeMille	R.S. Frandsen	Construction of two-car garage (\$1,200)
12/10/1948	19951	R.T. DeMille	Not listed	Construct 5-room dwelling and detached 2-car garage (\$11,284)
10/06/1950	24444	R.T. DeMille	Owner	Install hot house (\$300)
07/11/1952	27587	R.T. DeMille	Owner	Install roof over patio (\$250)
08/22/1962	49957	William Swetnam	N/A	Add bedroom and bath to single-family residence (\$4,810)
09/16/1968	Not listed	William Swetnam	Arthur E. Isensee, Glendora	Construction of retaining wall and garden wall (\$140)
02/03/1984	005786	Nita Swetnam	Robert Lee, Engineer, Arcadia	Construction of 4-6" by 64' long retaining wall (\$5,000)
6/17/1988	006471	Nita Swetnam	N/A	Re-roof (\$1,600)
11/1/1995	017520	Nita Swetnam	William J. Dalziel, contractor, Omer Bilge, engineer	Add new grade beam and three caissons (\$18,000)
5/20/2012	029144	Nita Swetnam	American Roofing, Burbank	Re-roof (\$3,100)

Figure 9. Sanborn Fire Insurance Map, 1930; subject property not extant. The map shows the curving, hillside roads of Saint Albans and Warwick Avenues, with the residential parcels already platted but with scarce development at this stage.



Source: Environmental Data Resources, 2023

Figure 10. Sanborn Fire Insurance Maps, 1950 (left) and 1963 (right)



Source: Environmental Data Resources, 2023

Ownership History

Information presented in this section was drawn from the combined collections of Ancestry.com, including voter registration, census, birth/death, and marriage records and city directories, unless otherwise noted.

According to available information, including a chain of title report obtained from EDR, the original owners/residents of the 250 Saint Albans were Roderick Terry De Mille and his wife Esther Isabelle. Roderick De Mille owned and resided in the home from 1947 until 1959. A native of New York, De Mille was born in 1891; he passed in 1974. He was a long-time resident of South Pasadena, having moved to the city in the mid-1920s.

As of 1926, Roderick De Mille resided at 214 Monterey Road with his first wife, Sarah. After Sarah passed away in 1947, the year he purchased the subject property, De Mille remarried his second wife Esther in 1949. Available records show that De Mille was employed as a commercial artist; sources did not indicate the name of the companies he worked for nor the tenure or timeline of this employment.

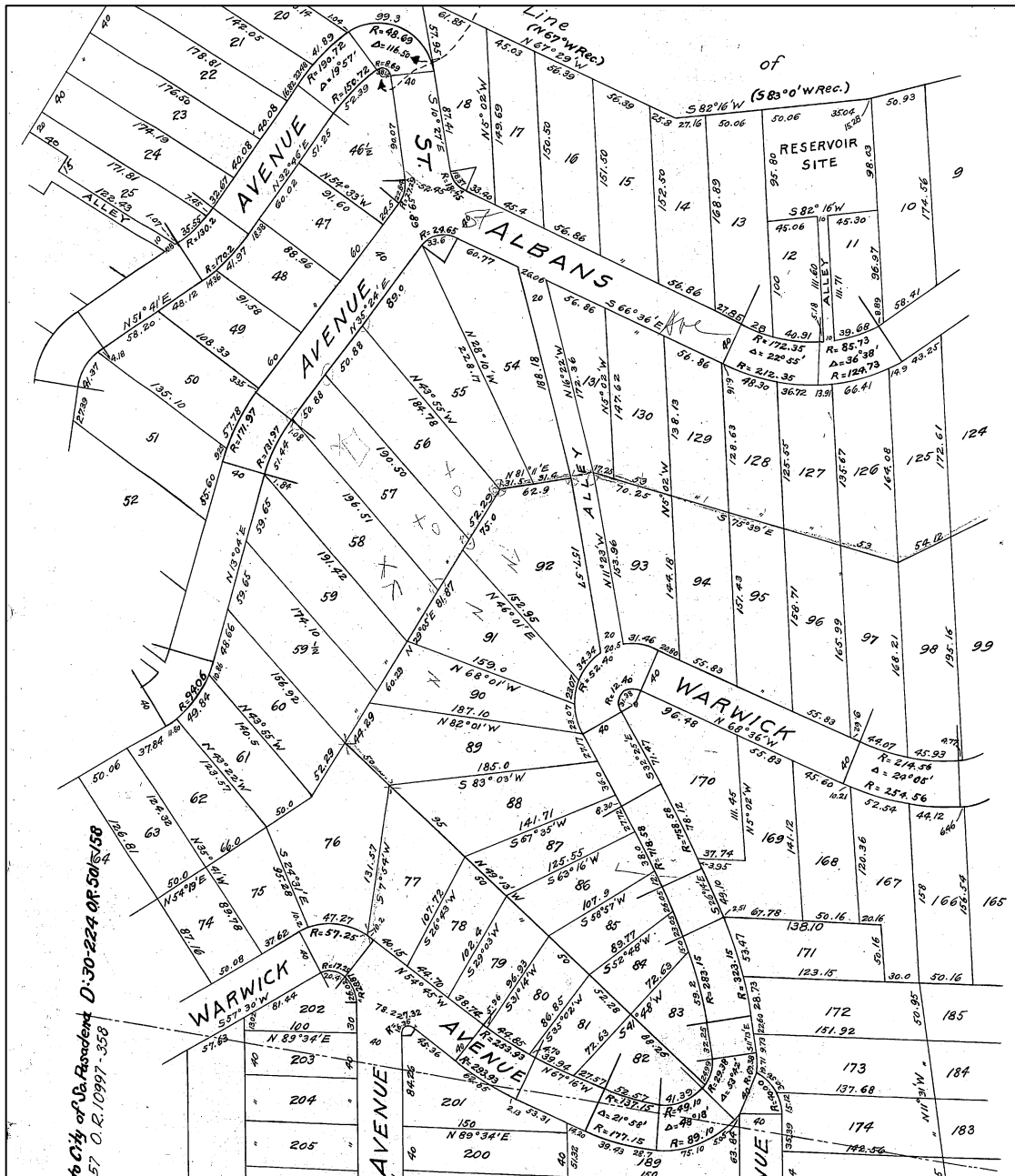
In 1959, the property changed hands when the De Milles sold it to William F. and Juanita Swetnam. Born in 1926 in Wyoming, William attended the Colorado State College of Agriculture and Mechanical Arts in Fort Collins in the 1940s. Available records do not indicate the profession or employment history of either William or Juanita Swetnam.

In 1973, the Swetnam's divorced, and between 1982 and 2021, Juanita was the sole owner of the property. Following her death in early 2021, the property passed to John Saunders, a representative of her trust, who in turn sold the property in late 2021.

4. FOCUSED NEIGHBORHOOD CONTEXT

The subject property falls within Monterey Hills, near the City's western border with the City of Los Angeles. When 250 Saint Albans was constructed in 1949, Monterey Hills was in the midst of a gradual transformation. During the postwar period, this area—which, at the time, was still only sparsely occupied—became a popular residential neighborhood in the City. During South Pasadena's founding years, however, development in Monterey Hills remained sparse, with most early construction concentrated near Monterey Road. The parcel now occupied by 250 Saint Albans was platted in 1910, as part of the Oak Ridge Tract. The tract anticipated a dense grid of homes and streets whose curvilinear lines reflected its hillside topography (Figure 11).

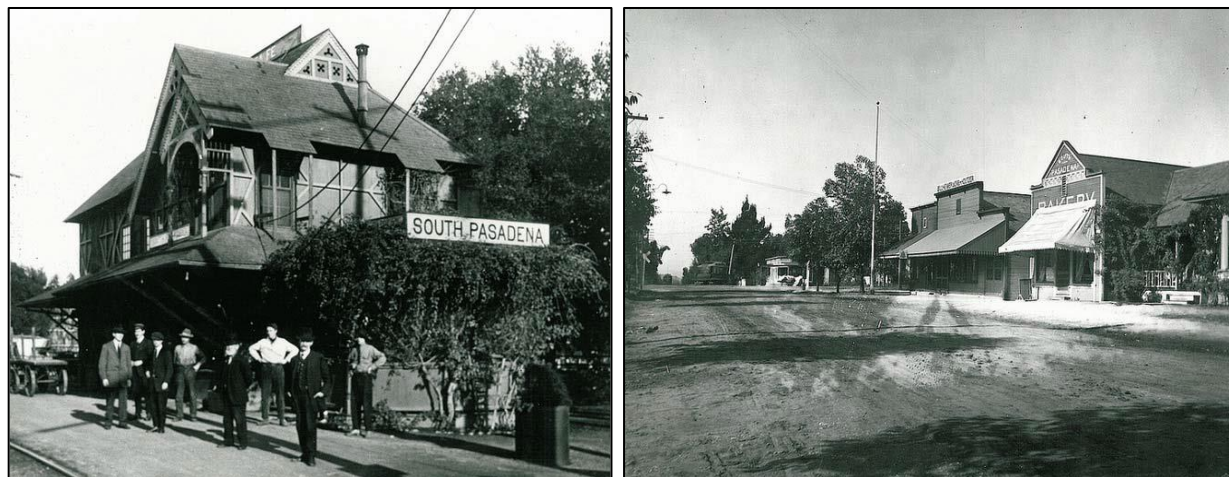
Figure 11. Oak Ridge Tract subdivision map, 1910



Source: Los Angeles County Department of Public Works, Land Records

When it was established, the Oak Ridge Tract was located up the hill, but adjacent to, a key amenity driving early development in South Pasadena—namely, the Los Angeles and San Gabriel Valley Railroad, which arrived in the City in 1885 (Figure 12). Following the establishment of the railroad, and incorporation of the City in 1888, a number of tracts with smaller, residential-sized lots, were established adjacent to the railroad station near Meridian Avenue and Mission Street.

Figure 12. Railroad station, 1890 (not extant) (left), and Mission Street, looking west, 1896 (right)



Source: South Pasadena Public Library

In the opening years of the twentieth century, South Pasadena grew exponentially. In one decade, between 1900 and 1910, the City’s population grew over fourfold – from over 1,000 to over 4,650. With this expansion came robust new construction activity throughout the City, though at a slower pace in the hills around the subject property. During the 1900s, residential development in South Pasadena extended outward from the city center, with concentrations of new buildings along the east-west thoroughfares of Mission Street and Monterey Road, and the north-south thoroughfares of Meridian and Fair Oaks Avenues.

For Monterey Hills, with its topography, residential settlement arrived gradually. The City’s original commercial and transportation centers were a few miles to the northeast. Neighborhoods through central and west South Pasadena quickly filled in through the early twentieth century, while Monterey Hills remained sparsely populated. In terms of the subject property and its neighborhood, the early hillside development in the Oak Ridge Tract occurred along the lower elevations of Saint Albans, and, just outside of the tract, along Monterey Road, which linked South Pasadena with Garvanza and Los Angeles.

The roaring 1920s brought more development to the hills, as the population’s growth nearly doubled in one decade, growing from 7,600 in 1920 to 13,700 by 1930. After the 1920s boom, “the character of the City resembled that of a single-family residential neighborhood, and by 1930, most residential tracts had been subdivided, with the exception of Raymond Hill and Monterey Hills.”⁸ During this era, the Arts and Crafts movement was in decline, and period-revivalism rose in popularity. Throughout South Pasadena, pre-1920 neighborhoods generally feature the Craftsman style; post-1920, neighborhoods started to embrace period-revival styles such as Spanish Colonial, English/Tudor, Colonial, Classical, Monterey Revival styles.

The Great Depression slowed but did not halt new construction in South Pasadena, which saw WPA-era projects and “Minimal Traditional” homes funded through the new Federal Housing Administration. By the late 1930s and early 1940s, development started to accelerate in the Monterey Hills. Sanborn Fire Insurance maps, shown in Figure 13, provide an overview of the degree of construction in the immediate vicinity of the subject property in 1930 and 1950.

⁸ HRG. 2014. *South Pasadena Citywide Historic Context Statement*, p. 51.

Figure 13. Sanborn Fire Insurance Maps, 1930 (top) and 1950 (bottom), illustrate the evolution of development in the Oak Ridge Track in the postwar period (subject property in red)



Source: Environmental Data Resources, 2023

Figure 14. Sanborn Fire Insurance Map, 1963, shows development in the Oak Ridge Track and the relationship of the neighborhood to the principal east-west thoroughfare, Monterey Road



Source: Environmental Data Resources, 2023

Aerial photographs from 1928 and 1938 show the overall character of the neighborhood through these years. One catalyst for new settlement was the 1940 opening of the Arroyo Seco Parkway (renamed Pasadena Freeway in 1954). The parkway connected Los Angeles to Pasadena, by way of South Pasadena, with a scenic, convenient route for residents, commuters, and tourists. Construction of the new freeway provided an ease of access for visitors and new settlers who commuted to Los Angeles.

Figure 15. 1928 aerial photograph, showing a sparsely developed Monterey Hills, with the Arroyo and east-west corridor of Monterey Road north from the subject property



Source: Environmental Data Resources, 2023

Figure 16. 1938 aerial photograph; new construction clustered around Monterey Road



Source: Environmental Data Resources, 2023

Between 1940 and 1950, California's population boomed, expanding by 53 percent. In South Pasadena, as well, the population continued to increase, but the rate was tempered, given the shortage of open land and tracts for new construction. Even so, the regional housing crisis affected South Pasadena as it did cities throughout the region. In 1948, the City's first Planning Commission amended the zoning code to allow for increased density and multifamily housing in areas such as Raymond Hill. In the subsequent years, the concentration of new apartment buildings on Raymond Hill, many of which were designed by leading modernist architects such as Edward Fickett, provided much-needed housing and facilitated population growth.

Monterey Hills was the City's other remaining area with large swaths of open space. Consequently, during the postwar building boom, Monterey Hills and Raymond Hill experienced the most significant changes and the most new construction.

The character of this transformation of Monterey Hills and Raymond Hill was measured not only in volume, though, it was also measured in style—namely, Mid-Century Modern style. Beginning in the pre-World War II era, South Pasadena had already become a hub for modernist architects and designers, such as Whitney R. Smith and industrial designer Henry Dreyfuss (both of whom chose to live and work in the City). Pre-1945 commissions by Richard Neutra, Irving Gill, and Rudolph Schindler also had helped establish modernism in the City. By the postwar period, the City could boast of “a significant collection of [Mid-Century Modern] architecture, designed by important local and regional architects.”⁹

As throughout Southern California, Mid-Century Modern design in South Pasadena rejected historicism and embraced simplicity and honesty in materials and construction, site-specific design, the use of indigenous materials, such as wood and stone, a high degree of indoor-outdoor integration.¹⁰ As of 2020, throughout the Monterey Hills, varying expressions of these ideas in Mid-Century Modern design are on display throughout the area.

The largest development during this era in Monterey Hills was Altos de Monterey, a 631-parcel subdivision constructed southeast/east of the subject property between 1958 and 1962. With its curving street pattern, uniform setbacks, and distinctive Modernist/Ranch House-influenced homes, Altos de Monterey features the work of master architects such as Carl Maston, Buff & Hensman, Tryon and Driskel, Miller Fong, Alfred V. Chaix, FAIA, Earl Kastenbach & Associates, and Ternstrom & Skinner. (In 2015, Altos de Monterey was found eligible as a Planning District in South Pasadena, and a number of individual homes were found individually eligible as local landmarks.)¹¹

Through the years, the area adjacent to the subject property continued to expand through lot-by-lot in-fill projects, with a few small, curvilinear streetscapes and tracts. As shown in Sanborn Fire Insurance Maps and historic aerial photographs, early construction clustered near the east-west corridor of Monterey Road and north-south corridors through the hills such as Oak Hill and Brunswick Avenues. The following series of historic aerial photographs illustrate the gradual progression of mid-century settlement in the Monterey Hills, as culs de sac and homes began appearing through the area.

⁹ *South Pasadena Citywide Historic Context Statement*, p. 34.

¹⁰ Howell-Ardila, Debi. 2013. “Whitney Roland Smith and the USC Connection,” *Outside In: The Architecture of Smith & Williams* (Los Angeles, CA: Getty Publications). See also Deborah Howell-Ardila, 2010, “‘Writing Our Own Program’: The USC Experiment in Modern Architectural Pedagogy, 1930-1960,” Master’s Thesis, University of Southern California School of Architecture, Historic Conservation Program. Available at the Getty Research Institute, Los Angeles, CA; http://primo.getty.edu/GRI:GETTY_ALMA51145536990001551.

¹¹ *South Pasadena Historic Resources Survey Report*, p. 66

Figure 17. 1948 aerial photograph shows the gradual expansion of residential settlement in Monterey Hills; the subject property was constructed between 1948 and 1949



Source: Environmental Data Resources, 2023

Figure 18. 1952 aerial photograph; construction expands through Monterey Hills



Source: Environmental Data Resources, 2023

Figure 19. 1964 aerial photograph, showing the emerging culs de sac of Altos de Monterey, south and southeast of the subject property



Source: Environmental Data Resources, 2023

Figure 20. By 1970, Monterey Hills and its residential neighborhoods were well established



Source: Environmental Data Resources, 2023

5. CRITERIA FOR EVALUATION AND FINDINGS

Framework for Evaluation: South Pasadena Citywide Historic Context Statement Eligibility Standards

As noted previously, the 2014 *South Pasadena Citywide Historic Context Statement* provides a consistent, comparative framework for historic resource surveys and evaluations in the City. This section draws on the study to present the applicable contexts/themes for the subject property. Based on a review of the *South Pasadena Citywide Historic Context Statement*, the following two contexts/themes are most relevant for this evaluation:

1. Context: Mid-20th Century Growth (1945-1972)
 - a. Theme: Post-World War II Residential Development (1945-1965)
2. Context: Architecture and Design
 - a. Theme: Post-World War II Modernism/Regional Modernism
 - i. Subtheme: Mid-Century Modern

The theme descriptions and eligibility standards for each category follow.

Context #1: Mid-20th Century Growth | Theme: Post-World War II Residential Development, 1945-1965

According to the Citywide Historic Context Statement, postwar development in South Pasadena “reflects wider trends in Southern California... Although the City was largely built-out by this period, there were two new subdivisions, along with infill housing in previously established neighborhoods. South Pasadena has a significant collection of architecture from this period, designed by important local and regional architects, several of whom lived and had offices in the City.”¹²

As noted previously, the primary locations for mid-century growth were Monterey Hills and Raymond Hill, which represented

the only remaining resources within the City which could be improved to accommodate new residential development on a large scale. The sudden and significant demand for housing during this period created an unparalleled opportunity for experimentation in residential design, and architects and builders explored new philosophies of design and construction. In the years following World War II, architects largely abandoned historical precedents in favor of the modern styles that had first emerged in the pre-war years. This new generation of architects combined a concern for landscape and site relationships, the use of natural materials, and innovative building technologies to create a new regional architecture.¹³

In terms of properties that qualify under this context and theme,

Outside of Raymond Hill and Altos de Monterey, there was little large-scale residential development in South Pasadena during the post-World War II period. Properties or neighborhoods evaluated under this theme are eligible for their association with residential subdivisions from the post-World War II period, or represent specific patterns of development. In South Pasadena there are several small collections of single- and multi- family residential properties from this period that may be eligible as historic districts. It is not anticipated that individual single-family properties will be eligible under this theme for their association with a specific residential development or

¹² *South Pasadena Citywide Historic Context Statement*, p. 34.

¹³ *Ibid*, pp. 199-200.

developer (Criterion A/1/B). Instead, individual properties from this period will be eligible primarily as excellent examples of a particular architectural style associated with the period, or the work of a known or master architect, under the Architecture and Design context (Criterion C/3/D).¹⁴

Residential properties qualifying under this theme would be:

A/1/2 (Event): An excellent example of residential development or for its association with an important developer, representing a known association with the growth of the City during this period.

B/2/3 (Person): Associated with a significant person. Note that a property is not eligible under this criterion if its only justification for significance is that it was owned or used by a person of importance. Properties eligible under this criterion are those associated with a person's productive life, reflecting the time period when he or she achieved significance.

C/3/4 (Design): An excellent example of a particular multi-family residential property type. South Pasadena retains significant examples of multi-family property types from this period of development.

Local Criterion A (Community Character): A property that has character, interest or value as a part of the heritage of the community.

In terms of the context of Mid-20th Century Growth and the theme Post-World War II Residential Development, 1945-1965, qualifying examples identified in the 2015/2016 survey include:

- Raymond Hill Apartments Historic District (Paul Trousdale development, 1945)
- Altos de Monterey (eligible as a 6L Planning District, with some individually eligible properties)

Context #2: Architecture and Design | Theme: Post-World War II Modernism/Regional Modernism | Subtheme: Mid-Century Modern

As stated in the *South Pasadena Citywide Historic Context Statement*, "Mid-century Modernism" describes

the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration.

Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently built, moderately-priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism is often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.¹⁵

Postwar architects developed a regionally-inflected modernism that had links to the International Style but took its cues primarily from regional precedent and character. More a vocabulary than a style, Mid-Century Modernism rose in popularity due to its use of standardized, prefabricated materials, which allowed for easy, economical construction. Character-defining features include:

- One or two-story configuration
- Horizontal massing (for small-scale buildings)
- Simple geometric forms

¹⁴ Ibid, p. 218.

¹⁵ Ibid, p. 306.

- Expressed post-and-beam construction, in wood or steel
- Flat roof or low-pitched gable roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces
- Wood, plaster, brick or stone used as exterior wall panels or accent materials
- Flush-mounted metal frame fixed windows and sliding doors, and clerestory windows
- Exterior staircases, decks, patios and balconies
- Little or no exterior decorative detailing
- Attached carport or garage
- Expressionistic/Organic subtype: sculptural forms and geometric shapes
- A-frame, folded plate or barrel vault roofs

The 2015/2016 *South Pasadena Historic Resources Survey* evaluated numerous properties and historic districts eligible under this context and theme. A few examples, by way of comparison, include:

- On Alta Vista Drive: 304, 335, 370, 511, 520, 525, 550, and 551
- 612 Camino Verde Drive
- 325 Camino del Cielo Drive
- 701 El Tesorito Street (also CRHR eligible)
- 534 Arroyo Drive

Designated landmarks in the City qualifying under this context and theme include:

- 209 Beacon Avenue, Whitney R. Smith Residence
- 1414 Fair Oaks Building, designed by Smith & Williams, Eckbo, Dean, Austin, & Williams
- Fleet House, 325 Monterey Road, industrial designer Henry Dreyfuss, architect Edward Larrabee Barnes

Evaluation

Criteria A/1/2 (Event)

The property at 250 Saint Albans Avenue **does not appear eligible for NRHP, CRHR, or local listing under Criteria A/1/2**. Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state or national history or cultural heritage.

Although the subject property falls in the category of postwar residential settlement in Monterey Hills, the property represents a single in-fill home in an existing neighborhood. The property does not reflect a significant housing development or tract, nor does it represent the work of a significant home builder or designer. The property does not meet the eligibility standards described in the *South Pasadena Citywide Historic Context Statement*.

Therefore, the property does not appear eligible for listing under Criteria A/1, either individually or as a contributor to a district.

Criteria B/2/3 (Person)

250 Saint Albans Avenue **does not appear individually eligible for NRHP, CRHR, or local listing under Criteria B/2/3**. On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property had a significant association with the city, region, state, or nation.

Therefore, the property does not appear eligible for listing in the CRHR under Criterion 2.

Criteria C/3, Local criteria 4/5/6/7 (Architecture/Design)

250 Saint Albans Avenue **does not appear individually eligible for NRHP, CRHR, or local listing under Criteria C/3/4**. The property is a largely utilitarian, postwar home, without the typical character-defining features of Mid-Century Modern architectural design. In this case, the property does not represent a distinctive or outstanding example of postwar architectural design nor does it meet the criteria for eligibility described in the *South Pasadena Citywide Historic Context Statement*.

Therefore, the property does not appear NRHP, CRHR, or locally eligible for listing under Criteria C/3/4.

Local Criteria 1, 8, and 9

The property does not meet local eligibility criteria 1, 8, or 9 as the property does not hold character, interest or value as part of the heritage of South Pasadena (Criterion 1); it is not 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 (Criterion 8); and it does not have a unique location or singular physical characteristic that represents an established and familiar visual feature of a neighborhood (Criterion 9).

Therefore, the property at 250 Saint Albans Avenue does not meet the criteria for inclusion on the South Pasadena Inventory or Register.

In summary, 250 Saint Albans Avenue does not meet federal, state, or local eligibility criteria, either individually or as a contributor to a historic district, and it does not qualify as a historical resource pursuant to CEQA.

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SWCA

APPENDIX A:

Key Staff Resumes

DEBI HOWELL-ARDILA, MHP, SENIOR TEAM LEAD, ARCHITECTURAL HISTORY

Ms. Howell-Ardila is an award-winning historic preservation professional with over 17 years of experience in environmental compliance and historic preservation. She has led site investigations and evaluations for thousands of properties throughout California, with a focus on Southern California and the San Francisco Bay Area. Her experience includes preparation of thematic

YEARS OF EXPERIENCE

17

EXPERTISE

Specialized practice in historic preservation planning and policy

Specialized expertise in program- and project-level CEQA analyses

Secretary of the Interior's Standards project review and compliance

EDUCATION

M.H.P., Historic Preservation;
University of Southern California,
School of Architecture; 2010

B.A., German and Architectural History;
University of California, Berkeley; 1997

REGISTRATIONS / CERTIFICATIONS

Meets and exceeds requirements in the Secretary of the Interior's Professional Qualification Standards in Architectural History and History

AWARDS

2019: California Preservation Foundation Award, *City of Riverside Latino Historic Context Statement*

2018: California Preservation Foundation Award, *City of San Gabriel Historic Preservation and Cultural Resources Ordinance*

2018: Los Angeles Conservancy Preservation Award, *City of San Gabriel Historic Preservation and Cultural Resources Ordinance*

2015: Los Angeles Conservancy Preservation Award, *LAUSD Historic Context Statement, 1870 to 1969*

2014: California Preservation Foundation Award, *LAUSD Historic Context Statement, 1870 to 1969*

historic context statements, citywide historic resource surveys, environmental compliance studies and documentation in support of CEQA, federal and local landmark nominations, Mills Act applications, and *Secretary of the Interior's Standards* project review. She exceeds the Secretary of the Interior's Professional Qualification Standards in Architectural History and History.

SELECTED PROJECT EXPERIENCE (* denotes project experience prior to SWCA)

City of Colton, Cultural Resources Element and Historic Preservation Ordinance Updates, Colton, California.

SWCA is currently updating the City of Colton's Cultural Resources Element and providing recommendations for potential updates to its Historic Preservation Ordinance. Work efforts include development of clear, user-friendly Goals, Policies, and Action Items; planning and leading community workshops and hearings with commissions and City Council; and guiding the element through the reviews and approval process. *Role: Senior Architectural Historian and principal researcher/author.*

Los Angeles County Natural History Museum, La Brea Tar Pits Master Plan Historical Resources Technical Report, Los Angeles, California.

In support of the La Brea Tar Pits Master Plan EIR, SWCA prepared a Historical Resources Technical Report, including an analysis of historical resources within the direct and indirect CEQA area of potential impacts, characterization of impacts to historic resources, and development of alternatives, project design features, and mitigation measures. *Role: Senior Architectural Historian and principal researcher/author.*

City of San Gabriel Historic Preservation and Cultural Resources Ordinance Update; City of San Gabriel Department of Planning; California.

SWCA updated the City of San Gabriel Historic Preservation and Cultural Resources Ordinance. In 2017/2018, San Gabriel's Historic Preservation and Cultural Resources Ordinance Update won preservation awards from the Los Angeles Conservancy and California Preservation Foundation. *Role: Project Manager and Lead Author/Historic Preservation Specialist.*

Los Angeles Unified School District (LAUSD) Design Guidelines and Treatment Approaches for Historic Schools; LAUSD; Los Angeles County, California.

SWCA prepared district-wide design guidelines for LAUSD, the second largest public school district in the United States. Given LAUSD's 130-year history and expansive geographic range, the LAUSD Design Guidelines provided detailed treatment approaches for a range of school types, architectural styles, and projects, using the Secretary of the Interior's Standards as the point-of-departure. *Role: Project Manager and Lead Historic Preservation Specialist. Served as the project manager and principal author of the design guidelines.*

City of Manhattan Beach Historic Preservation Ordinance; City of Manhattan Beach Department of Community Development; Los Angeles County, California. SWCA drafted a new Historic Preservation Ordinance for the City of Manhattan Beach. Work efforts included training sessions and outreach to the City's Planning Commission and City Council, as well as public workshop hearings, stakeholder outreach, and developing educational materials. *Role: Project Manager and Lead Historic Preservation Specialist. Led efforts to provide historic preservation consulting services in support of a new historic preservation ordinance and Mills Act Tax Abatement program in the City of Manhattan Beach.*

1023 N. Soldano Avenue, Azusa, Historic Preservation Project Review; City of Azusa Planning Division, Azusa, California. Ms. Howell-Ardila recently completed historic preservation project review for the City of Azusa Planning Division for 1023 N. Soldano Avenue. Constructed in 1905, the property is a two-story, single-family residence included on City's list of Potential Historic Landmarks. Ms. Howell-Ardila provided a due-diligence Memorandum for the Record and *Secretary's Standards* project review as part of the entitlements process for modifications to the property. Ms. Howell-Ardila also completed a project impacts screening to offer guidance on the potential for direct or indirect significant adverse impacts to historical resources. *Role: Project Manager and Lead Author/Historic Preservation Specialist*

Historic Resources Technical Study, Existing Sites Technical Memorandum; Academy of Art University; San Francisco, California. SWCA prepared a multi-property historic resources technical study in support of an Existing Sites Technical Memorandum (ESTM) for the Academy of Art University. Key issues included updating historic resource evaluations for 26 properties, documenting exterior and interior character-defining features and alterations over time, and subjecting unpermitted alterations to Secretary of the Interior's Standards project review and analyzing potential impacts. Treatment approaches were also recommended to facilitate compliance with the Secretary of the Interior's Standards. SWCA's Architectural History team completed/updated historic resource evaluations for 26 properties on an accelerated schedule of five months. *Role: Lead Architectural Historian and Project Manager.*

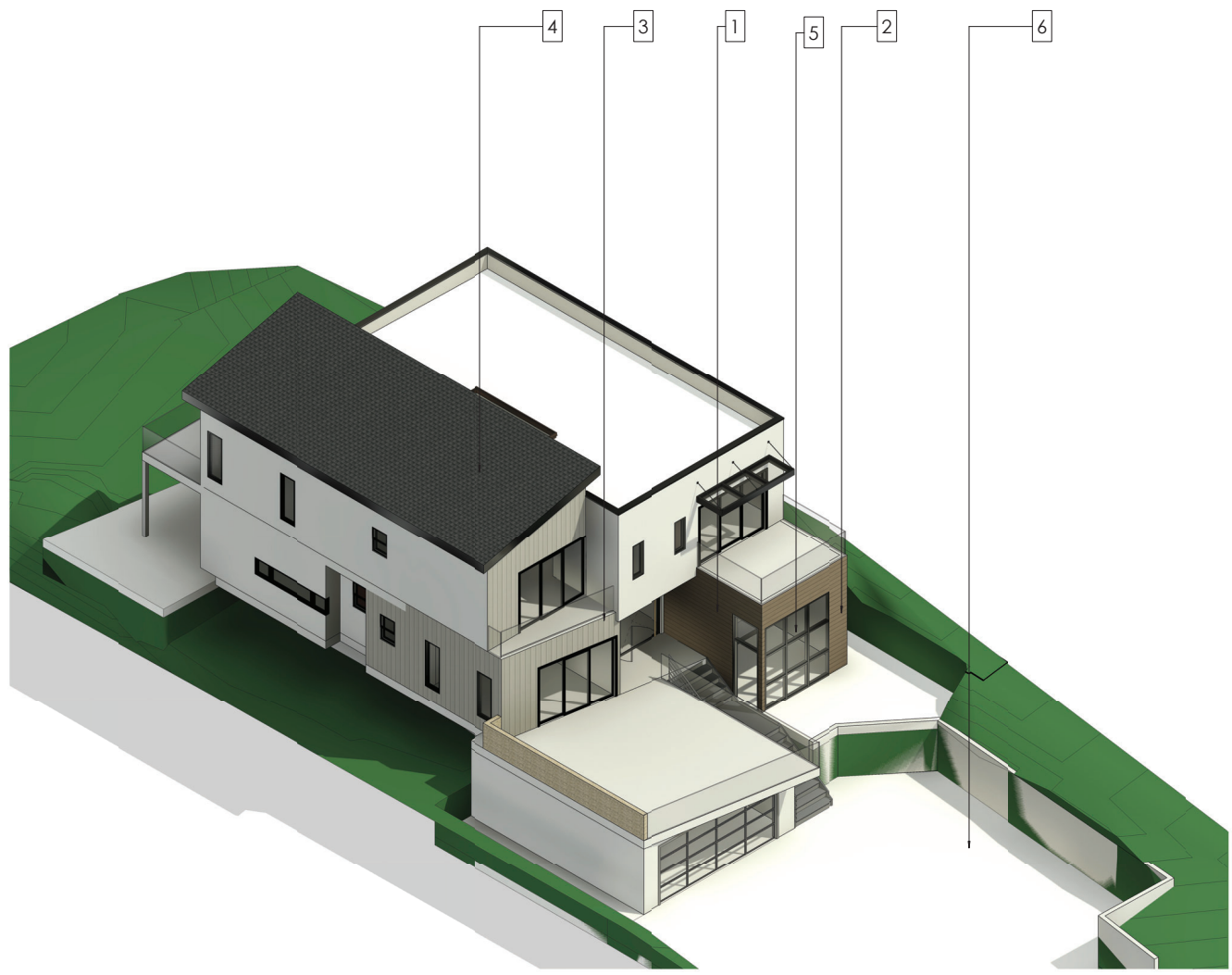
LA Plaza Cultura Village Environmental Impact Report (EIR), Cultural Resources Technical Report; County of Los Angeles; Los Angeles County, California. Analysis of potential impacts to historic resources dealt primarily with indirect impacts to adjacent historic districts, an analysis based on study of the Secretary of the Interiors Standards for the Treatment of Historic Properties as well as community plan design guidelines. *Role: Senior Architectural Historian/principal author.*

***Riverside Latino Historic Context Statement; City of Riverside; Riverside County, California.** Preparation of the *City of Riverside Latino Historic Context Statement*, which explored over a century of history and culture of Riverside's Latino community. This effort was recognized with an award from the California Preservation Foundation in 2019. *Role: Principal Author/Investigator. Authored historic context statement.*

Monterey Regional Airport Historic Resources Survey Report; Coffman Associates; Monterey County, California. In support of CEQA environmental review, SWCA conducted a historic resources survey and evaluation for the Monterey Regional Airport. Efforts included archival research, site investigations, and survey and preparation of a historic resources technical report summarizing the results. *Role: Senior Architectural Historian/principal author.*

Historic District Survey for the Air Force Research Laboratory; Edwards Air Force Base, California. SWCA completed a comprehensive, context-driven historic resources survey and historic district update of the Edwards Air Force Base Air Force Research Laboratory. Using the multiple-property documentation historic context statement prepared by SWCA, architectural historians completed an intensive-level survey and evaluation of over 230 properties. Subsequent to these efforts, SWCA prepared a technical report, which documented the results and provided management recommendations. *Role: Architectural Historian.*

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MATERIAL SCHEDULE

1	LA HABRA EXTERIOR STUCCO SANTA BABRA SMOOTH FINISH COLOR: #50 CRYSTAL WHITE
2	JAMES HARDIE FIBER CEMENT SIDING, HORIZONTAL SIDING COLOR: SABLE BROWN
3	JAMES HARDIE FIBER CEMENT SIDING, VERTICAL SIDING COLOR: NATURAL CLAY
4	EAGLE ROOF SHINGLE COLOR: TBD
5	STOREFRONT
6	DRIVEWAY CONCRETE COLOR: GRAY



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 Revisions: _____ Number _____

NO.	DATE	AUTHOR

Sidney Chang
(Sidney Chang, Designer)

Project Name

Enter address here

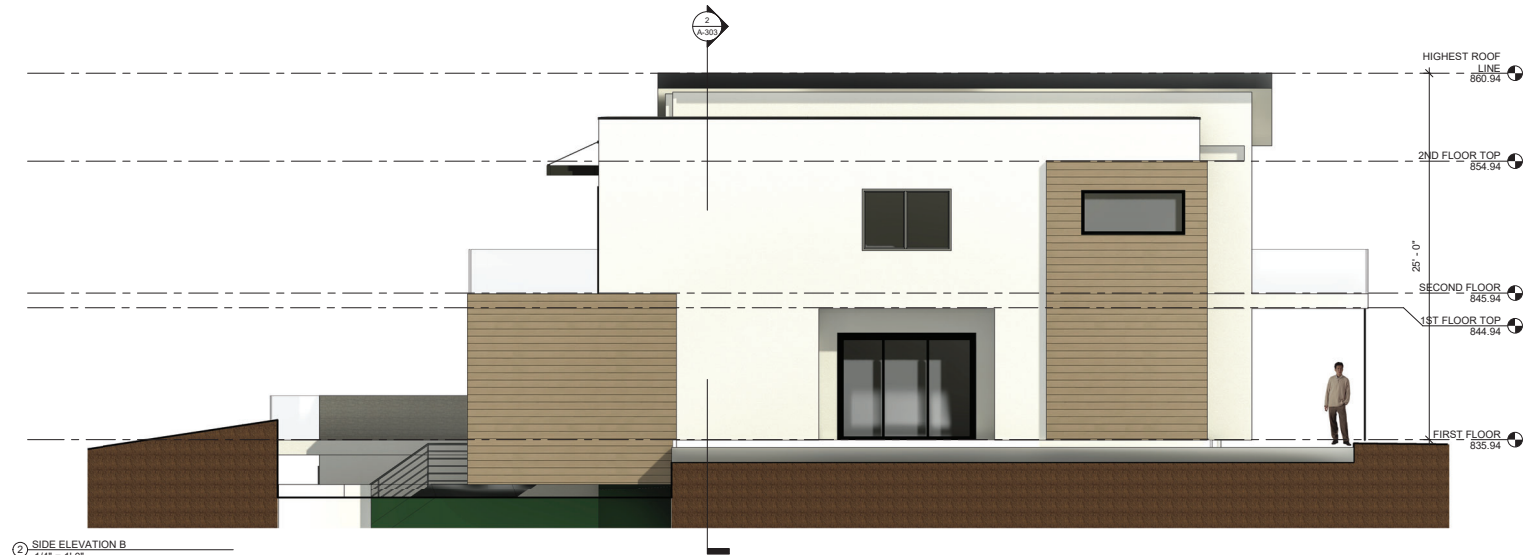
MATERIAL BOARD

A-401

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1 REAR ELEVATION
1/4" = 1'-0"



2 SIDE ELEVATION B
1/4" = 1'-0"

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Job Number:	Number	
Revisions:	Number	
NO.	DATE	AUTHOR

Sidney Chang
(Sidney Chang, Designer)

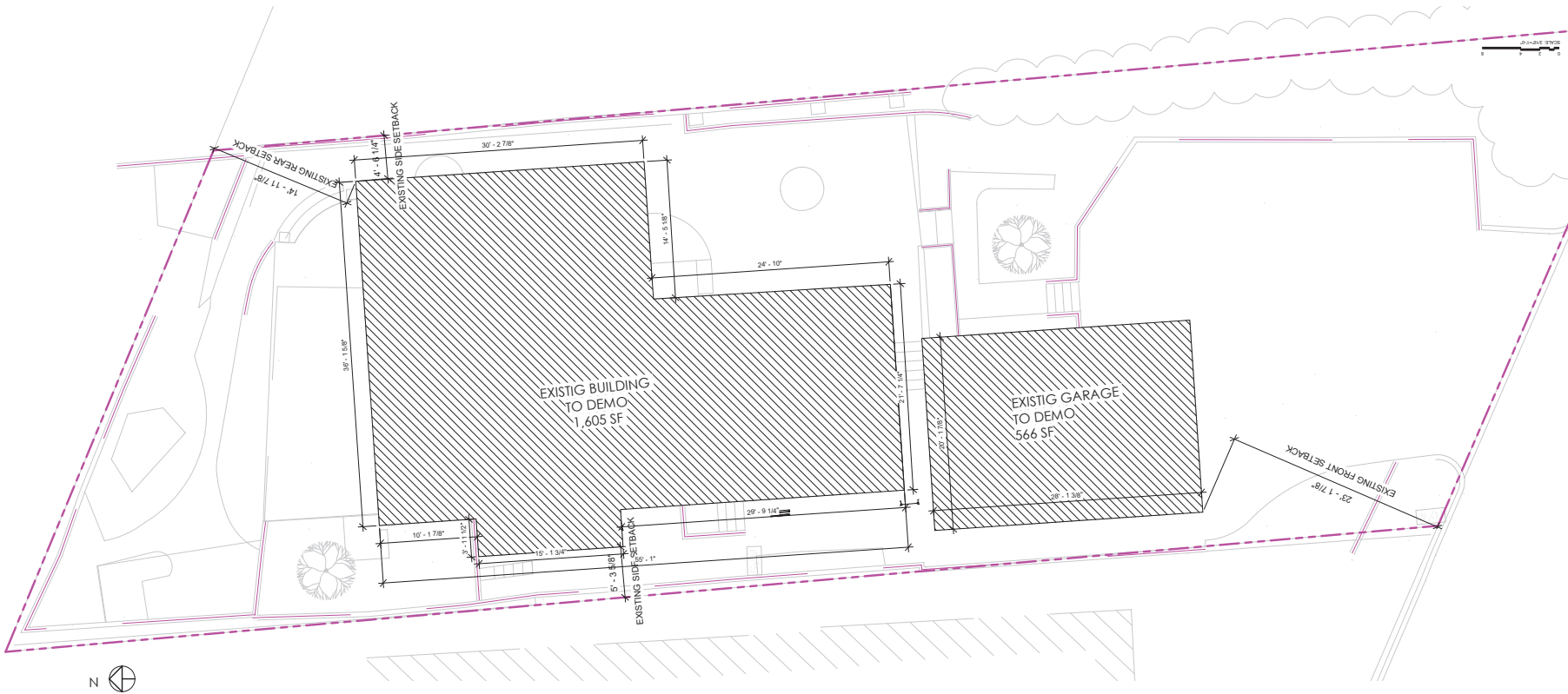
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ELEVATIONS

1/4" = 1'-0"

A-202



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Checked By: Project

Job Number: Number

Revisions: Number

NO.	DATE	AUTHOR

Sidney Chang
(Sidney Chang, Designer)

Project Name

Enter address here

DEMO PLAN

3/16" = 1'-0"

A-001.1



Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: June 15, 2023

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

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: **Project No. 2546-COA – A request for a Certificate of Appropriateness to add a 369 square-foot first floor addition and a 334 square-foot second floor addition to an existing two-story, 2,352 square-foot single-family residence at 1121 Milan Avenue (APN: 5318-018-044); Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.**

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2546-COA subject to the conditions of approval (**Attachment 1**).

BACKGROUND

The subject property is a rectangular-shaped, 8,877 square-foot lot located on the westerly side of Milan Avenue between Oxley Street and Monterey Road. The subject property is located within the Residential Single-Family Zoning District, or RS Zone, and is surrounded by one- and two-story single-family residential uses. The surrounding properties include a mix of architectural styles, but consist predominantly of Craftsman-style homes. Neighborhood images are included in **Attachment 2**.

The subject site is currently developed with an existing 2,352 square-foot single-family dwelling, a 364 square-foot two-car garage, and a 195 square-foot Model-T garage. The subject site is included in the City's Inventory of Historic Resources, listed as a contributor to the Southeast Mission Craftsman District (**5D1**). The Southeast Mission Craftsman District is an eligible district, identified by the City's 2017 Survey, and

comprised of 82 contributing properties with a period of significance from 1896 to 1930. The district is characterized by high quality design characteristics of the Craftsman style of architecture. Although the property is identified in the City's Survey for Craftsman-style attributes, many of the architectural features common to that style - e.g. wide overhangs, front porches - are not present at the subject property (see **Image 1**). Other character-defining features include:

- Offset-gabled roof
- Bell-cast curve
- Bay windows
- Shed dormer
- Brick chimney
- Clapboard and shingle siding

Image 1: Street View of the Property



The County Assessor's records show 1907 as the year built, which is also the year listed in the "South Pasadena Historic Survey". The first permit on record with the City of South Pasadena is from 1936 and is for the relocation of the house to the subject property at 1121 Milan Avenue. Since its relocation, several minor alterations and improvements have been made. In 1958, a permit was issued for a re-roof. An additional roofing permit was issued in 1969 for a re-roof of the house with green shingles. In 1958, 1966, and 1990, multiple permits were pulled for various interior

remodeling work. Building permit records are included as **Attachment 3**. At some unknown point in time, a 299 square-foot trellis was built in the rear. As part of this application process, the unpermitted work will be required to obtain demo permits.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to add a 369 square-foot first-story addition, a 334 square-foot second-story addition, and a 450 square-foot uncovered patio to an existing two-story 2,352 square-foot house. All proposed work is being located to the rear of the existing house. When complete, the property will include a total of 3,055 square-feet. The first-story addition will allow for a new family room and the second-story addition will allow for a new bedroom and bath for a total of three (3) bedrooms and three (3) baths. The architectural plans and proposed materials are included as **Attachment 4**.

PROJECT ANALYSIS

Project Analysis: General Plan Consistency

The General Plan land use designation of the project 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; 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.

Project Analysis: Zoning Code 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. The table below lists the project's conformance with applicable development standards.

Table 2: Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage	50% (4,439 SF max. allowed)	23% 2,080 SF	29% 2,600 SF
Floor Area Ratio (FAR)	35% (3,107 SF max. allowed)	27% 2,412 SF	34% 3,055 SF
Building Height	35 ft.	22 ft. 7¾ in.	22 ft. 7¾ in.
Off-Street Parking	2-Car (Covered)	2-car garage	2-car garage
Front Setback	15' (with porch) 20' (w/o porch)	48 ft. 11 in.	Unchanged
Side Setback (North)	10% of lot width (5 ft. minimum)	7 ft. 6 in.	7 ft. 6 in.
Side Setback (South)	10% of lot width (5 ft. minimum)	12 ft. 8¼ in.	12 ft. 8¼ in.
Rear Setback	20 ft.	83 ft. 4½ in.	69 ft. 2½ in.

Project Analysis: Certificate of Appropriateness (COA)

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

The proposed project includes a 369 square-foot first-floor addition and a 334 square-foot second-floor addition. All proposed work is concentrated to the rear of the existing structure and maintains the existing two-story structure. The existing front elevation consists of an offset front-facing gable with a bell-cast curve to the north and a side gable that extends to the south. The front facade features clapboard siding with exposed shingle accents at the second story, and double hung windows with shutters. There are no proposed changes to the front elevation.

The rear of the property consists of three front facing gables, clapboard siding with exposed shingle accents at the second-story, and a bay door and window. The proposed addition maintains that of the original style, with similar materials including the clapboard siding and exposed shingle details. The second story addition extends the front facing gable on the north to the west and adds a second shed dormer feature that matches the existing shed dormer on the north (N) elevation. The slope of the roof extension has been designed to match the pitch of the existing dormer feature. The existing bay at the rear entry is to be demolished; however, the new design will also feature a bay door at the rear entry. While the new materials will complement that of the original structure, the applicant will distinguish the addition by proposing slight variations with a larger exposed width.

FINDINGS

Required Certificate of Appropriateness (COA) Findings

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

Mandatory Findings

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

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

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1907, is listed on the City of South Pasadena's Historic Inventory List as a contributor to the Southeast Mission Craftsman District. The proposed project has been designed to retain and preserve the character-defining features of the house.

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

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

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

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

1. “Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street.” (p. 36)
2. “New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building.” (p. 37)
3. “Dividing the building mass into smaller separate structures can break up the perceived mass of a building.” (p. 38)
4. “Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent.” (p. 39)
5. “Additions can appear less massive when they include gables, hips, and dormer elements.” (p. 41)
6. “Window mullion widths, window trim, and surrounds should be consistent with the existing windows.” (p. 42)
7. “Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided.” (p. 46)

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

Table 3: Consistency with Secretary of Interior Standards

Standard	Recommendation
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 or alteration of features, spaces, and spatial relationships that characterize a property will be	Consistent.

Standard	Recommendation
avoided.	
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.	Not applicable.
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.	Not applicable.
Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Not applicable.
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.

Project Specific Findings for a Certificate of Appropriateness

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

The project is appropriate to the size, massing and design context of the historic residence and the surrounding district, which is comprised of a mixture of one, one-and-a-half, and two-story residential buildings. The second-story addition is located to 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.

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

The addition is to the rear of the property, maintaining the historic significance of the front façade. The applicant is proposing siding material that is compatible with the existing materials, but has a larger exposure width. Where the clapboard siding and shingles of the existing house have a 5 inch exposure width, the applicant is proposing clapboard siding and shingles with an exposure width of 6 inches. As such, the proposed addition will have a clear distinction between new and historic elements.

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

The project will add substantial new living space while preserving the character of the historic district. The proposed first and second-story addition will provide a new family room as well as a new bedroom and bath. The proposed addition will not modify the façade along Milan Avenue.

ENVIRONMENTAL ANALYSIS

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

STAFF RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
2. Approve Project No. 2546-COA subject to the conditions of approval (**Attachment 1**).

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available;

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

PUBLIC NOTICING

A Public Hearing Notice was published on June 2, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on June 1, 2023. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

NEXT STEPS

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

ATTACHMENTS

1. Conditions of Approval
2. Neighborhood Images
3. Building Permits
4. Architectural Plans

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL
Certificate of Appropriateness
Project No. 2546-COA
1130 Meridian Avenue (APN: 5318-018-044)

DEVELOPMENT REQUIREMENTS

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

PLANNING DIVISION:

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

PUBLIC WORKS DEPARTMENT

- PW1. The applicant shall pay all applicable City and LA County fees, including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule which can be found on the City's website. This includes all costs incurred by the 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 provide receipts of all applicable fees paid prior to submitting plans for review.
- PW2. The applicant shall obtain City approval for any modifications or revisions to the approval of this project.
- PW3. The applicant shall provide a copy of a current Title Report (effective date shall be within the last 60 days). The applicant shall show all easements (if any) per the Title Report to the satisfaction of the Public Works Department. The applicant shall identify all on-site existing City easements. Any conflict with and/or presence of existing easements must be addressed.
- PW4. All sheets shall be stamped, if necessary, and signed by the appropriate persons in responsible control of plans, specifications, and instruments of service per Business and Professions Code Section 5536.2.
- PW5. If applicable, the applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW6. If applicable, the applicant shall provide a covenant for unconditional and indefinite maintenance of any private improvements within the public right-of-way. This covenant shall be reviewed and approved by the Public Works Department and the City Attorney and a fully executed covenant, in recordable form, shall be provided to the City prior to obtaining a permit.
- PW7. Milan Avenue shall be videotaped before the start of construction and after construction for assessing the damage caused to the street by construction related traffic. The applicant will be responsible to restore the road to its original condition before the start of construction. These video tapes shall be submitted to the City before the start of the project and immediately upon completion of the project.
- PW8. The applicant shall be responsible for posting project signs at the entrance to the project site displaying the City's construction hours per SPMC Section 19A.13. The project sign shall be 24" x 36" and made of weather-resistant durable material. The applicant shall provide a 24-hour emergency contact number for a designated person who will be responsible for maintaining the public right-of-way during all stages of construction until the project is complete.
- PW9. The applicant shall provide a Construction Management Plan to the Public Works Department for review and approval prior to issuance of permits. The Construction Management Plan shall include, but not be limited to, types of proposed construction activities, an on-site staging plan, haul route, construction schedule, and shall indicate a contractor parking location. All vehicles including workers' vehicles shall not be parked on the streets or public right-of-way. An offsite parking with a shuttle service should be provided if necessary.
- PW10. The applicant shall provide a construction schedule for each stage of any major activities (i.e. demolition, grading, material delivery, etc.) and the timing of special access if necessary, as it relates to site staging, traffic, and access. If there are any changes to the construction schedule, the applicant shall submit a revised schedule to the Public Works Department.
- PW11. Any construction activity that may require roadway closures will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. At least 48 hours advance notice shall be given to all impacted businesses and residents for street and lane closures. All street closures will

require an encroachment permit from the Public Works Department. Street closures are only allowed within the time limits specified in SPMC Chapter 19A. Approved street closures require Portable Changeable Message Signs (PCMS) to be placed in advance of the project site.

- PW12. 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.
- PW13. The applicant shall post temporary "No Parking " signs along the entire perimeter of the property prior to the start of any construction. The temporary "No Parking" signs shall be covered at the end of each working day and uncovered at the start of the following working day prior to any construction activity.
- PW14. Prior to issuance of a grading permit, the applicant shall provide an erosion control plan for dust control techniques to be implemented during project construction which shall include, but not be limited to, use of appropriate BMPs, plans for daily watering of the construction site, limitations on construction hours, and adherence to standard construction practices such as watering of inactive and perimeter areas.
- PW15. The applicant shall provide a detailed drainage plan signed and stamped by a CA licensed civil engineer. Cross lot drainage is not permitted. Provide a copy of the approved plan from the Building & Safety Department.
- PW16. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain a dumpster permit from the Public Works Department.
- PW17. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW18. The applicant shall show all existing and proposed trees, including size and species, and indicate their disposition. If any trees are to be removed, the applicant shall 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 the site, the applicant shall note on the plans "no trees to be removed" and provide methods of protecting existing trees during construction.
- PW19. The applicant shall show the existing grade, location, and dimensions of all existing and proposed conditions within the public-right-of-way including, but not limited to: curb and gutter, sidewalk, driveway, traffic striping, signage, utilities, storm drain facilities, trees, and other features.
- PW20. The applicant shall replace all broken, damaged, or out-of-grade curb and gutter, sidewalk, and driveway and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer. In addition, existing sidewalk and driveway approaches that are below current City standards shall be replaced regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC).
- PW21. If applicable, the applicant shall remove and replace the existing driveway approach with/install a new driveway approach conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department

depending on the condition of the existing concrete pavement adjacent to the property.

- PW22. The applicant shall provide a 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
- PW23. The applicant shall show all utility poles adjacent to the properties and note to protect-in-place.
- PW24. The applicant shall show the location of all existing utilities (i.e. sewer lateral and water utility service lines) on adjacent street(s), as well as location and size of all existing or proposed utility service lines serving the property. Show all utility points of connection (POC).

BUILDING DIVISION:

- B1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B4. Park Impact Fee to be paid at the time of permit issuance.
- B5. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B6. Plans shall be prepared under the supervision of an architect licensed in the State of California or a civil or structural engineer registered in the State of California. Each sheet of the plans and the cover sheet of the calculations is to be stamped and signed by the person preparing the plans. 5353 and 6730 of the State Business and Professions Code.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B8. A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage is carried to the public way of drainage structure approved to receive storm water.
- B9. Stormwater Planning Program LID Plan Checklist (MS4-1 Form) completed by Engineer of Record shall be copied on the first sheet of Grading Plans. The form can be found at the following link:
<https://www.dropbox.com/s/5p4yf08beipzyot/SP%20MS4-1%20LID%20Determination%20Form.pdf?dl=0>
- B10. Additions, alterations, repairs and changes of use of occupancy in all buildings and structures shall comply with the provisions for new buildings and structures except as otherwise provided in Chapter 34 of the Building Code in effect.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.
- B12. Demolition permit is required for any permitted structure such as a detached trellis, which is to be demolished.
- B13. Separate plan review and permit is required for each detached structure, including but not limited to a detached garage conversion to an ADU.

- B14. 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).
- B15. When required by Fire Department, all fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit. A separate permit is required for Fire Sprinklers.

FIRE DEPARTMENT:

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); Current California Fire Code (CFC); Current California Building Code and NFPA standards.
- FD2. Address Identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintained.
- FD3. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD4. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
- 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
 - 2) In each room used for sleeping purposes.
 - 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- FD5. 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).
- FD6. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.
- FD7. Buildings under construction shall meet the condition "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration, or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
- 1) At each stairway on all floor levels where combustible materials have accumulated.
 - 2) In every storage and construction shed.

- 3) Where special hazards exist included but not limited to, the storage and use of combustible and flammable liquids.

FD8. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

ATTACHMENT 2

Neighborhood Photography



1. 1918 Monterey Rd.



2. 1912 Monterey Rd.



3. 1910 Monterey Rd.



4. 1904 Monterey Rd.



5. 1132 & 1134 Milan Ave.



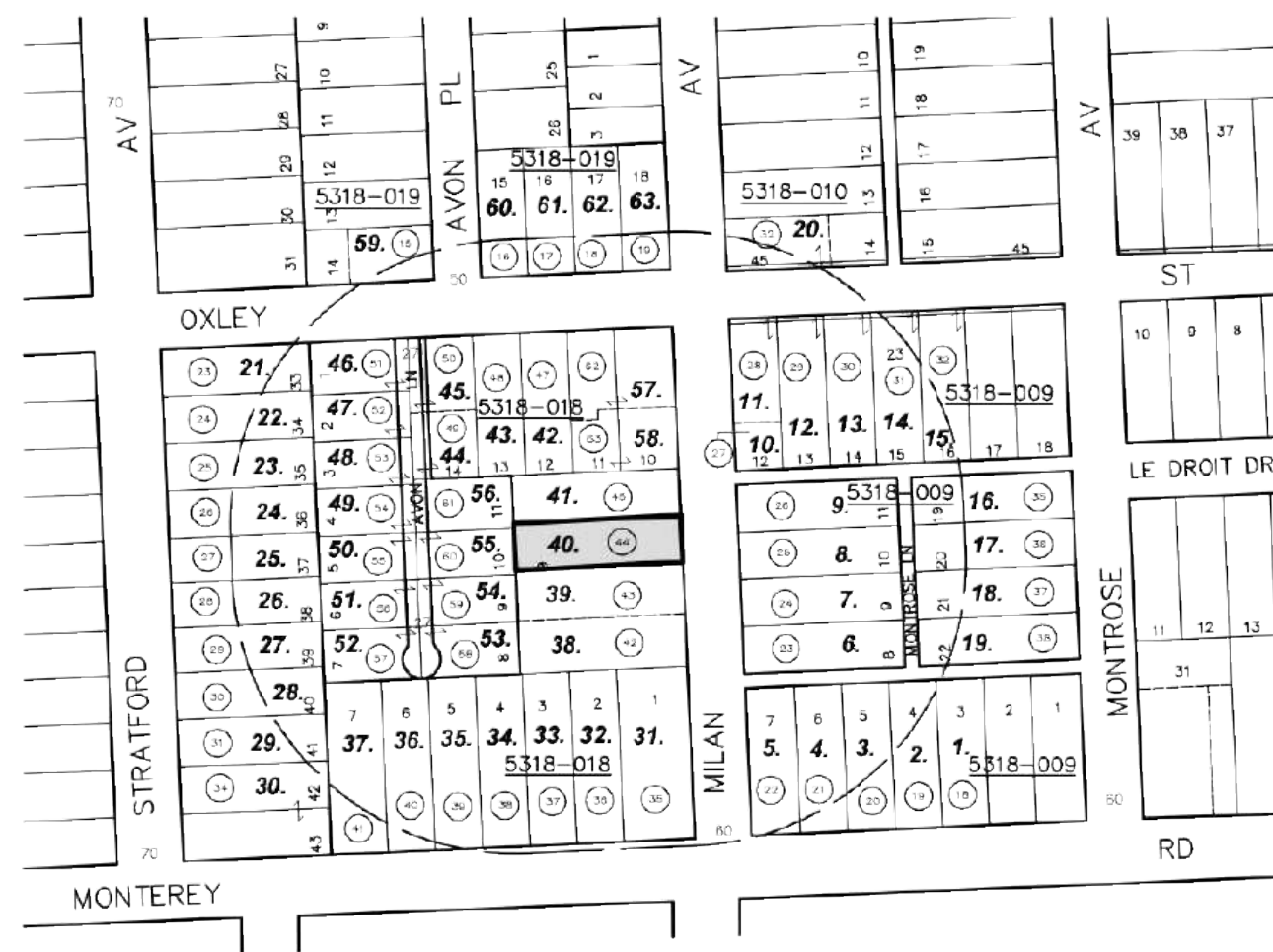
5. 1900 Monterey Rd.



6. 1130 Milan Ave.



7. 1126 Milan Ave.



8. 1122 Milan Ave.



9. 1116 Milan Ave.



10. 1114 Milan Ave.



11. 1901 Oxley St.



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 SOUTH PASADENA
 CA 91030
 T 323-251-5543
 W georgecheungdesign.com

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THIS SET IS REDUCED BY 50%.
SHEIBANI/HAN RESIDENCE
 1121 MILAN AVENUE
 SOUTH PASADENA, CA 91030

Revisions	

Job No	21-04
Date	11/9/22
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
 NEIGHBORHOOD PHOTOGRAPHY

Sheet No:
A1.1

CULTURAL HERITAGE COMMISSION SUBMITTAL



12. 1905 Oxley St.



13. 1909 Oxley St.



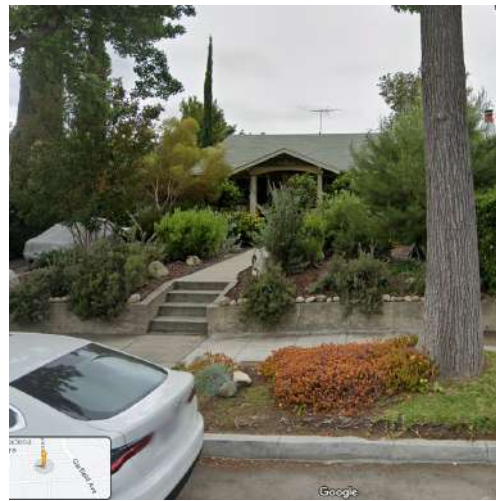
14. 1913 & 1915 Oxley St.



15. 1917 Oxley St.



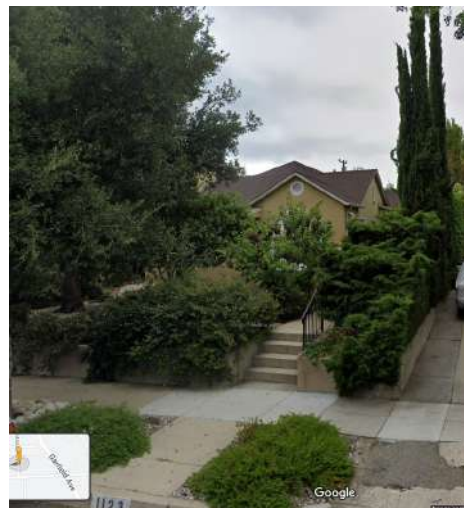
16. 1115 Montrose Ave.



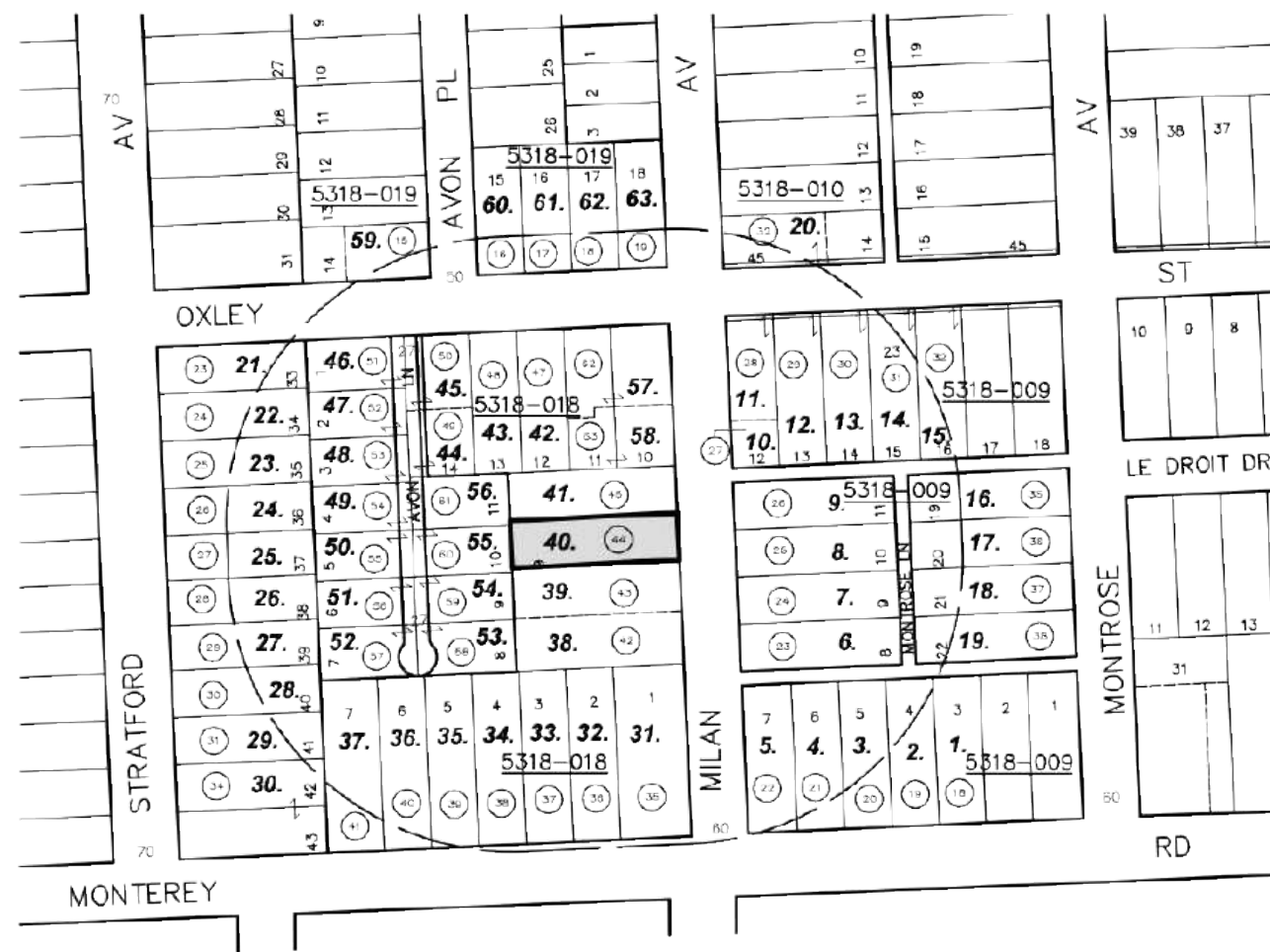
17. 1121 Montrose Ave.



18. 1123 : 1125 Montrose Ave. Image 1



18. 1123 : 1125 Montrose Ave. Image 2



19. 1129 Montrose Ave.



20. 1040 Milan Ave.



21. 1102 Stratford Ave.



22. 1106 Stratford Ave.

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 1121 MILAN AVENUE
 SOUTH PASADENA, CA 91030

Revisions	

Job No	21-04
Date	11/9/22
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
 NEIGHBORHOOD
 PHOTOGRAPHY

Sheet No:

A1.2



23. 1110 Stratford Ave.



24. 1114 Stratford Ave.



25. 1118 Stratford Ave.



26. 1122 Stratford Ave.



27. 1126 Stratford Ave.



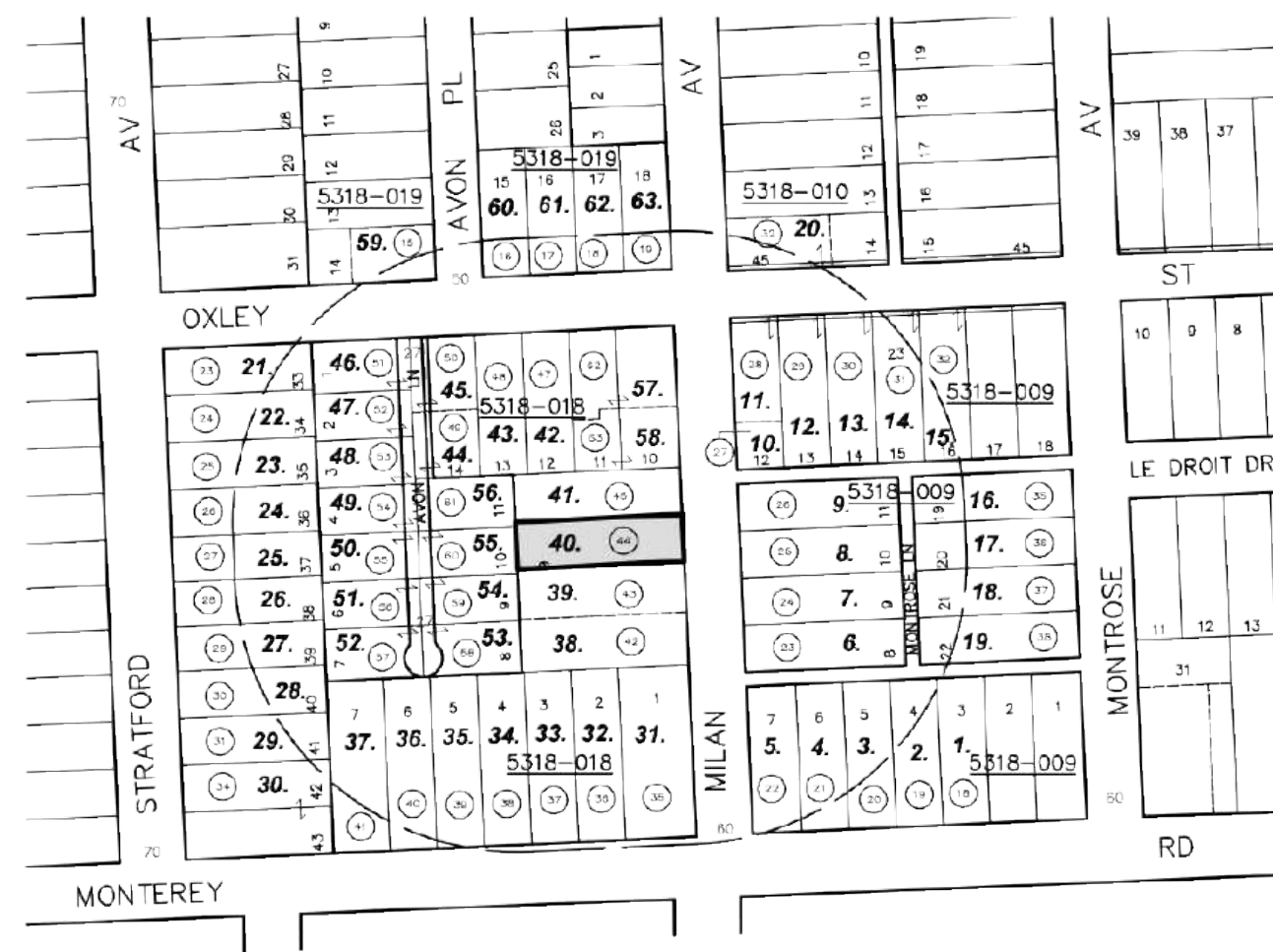
28. 1132 Stratford Ave.



29. 1136 Stratford Ave.



30. 1140 Stratford Ave.



30. 1140 Stratford Ave.



31. 1852 Monterey Rd.



32. 1850 Monterey Rd.



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 1121 MILAN AVENUE
 SOUTH PASADENA, CA 91030

Revisions	

Job No	21-04
Date	11/9/22
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
 NEIGHBORHOOD
 PHOTOGRAPHY

Sheet No:

A1.3

CULTURAL HERITAGE COMMISSION SUBMITTAL



33. 1848 Monterey Rd.



37. 1832 Monterey Rd.



34. 1844 Monterey Rd.



38. 1127 Milan Ave.



35. 1840 Monterey Rd.



39. 1125 Milan Ave.



36. 1836 Monterey Rd.



40. 1121 Milan Ave.



41. 1117 Milan Ave.



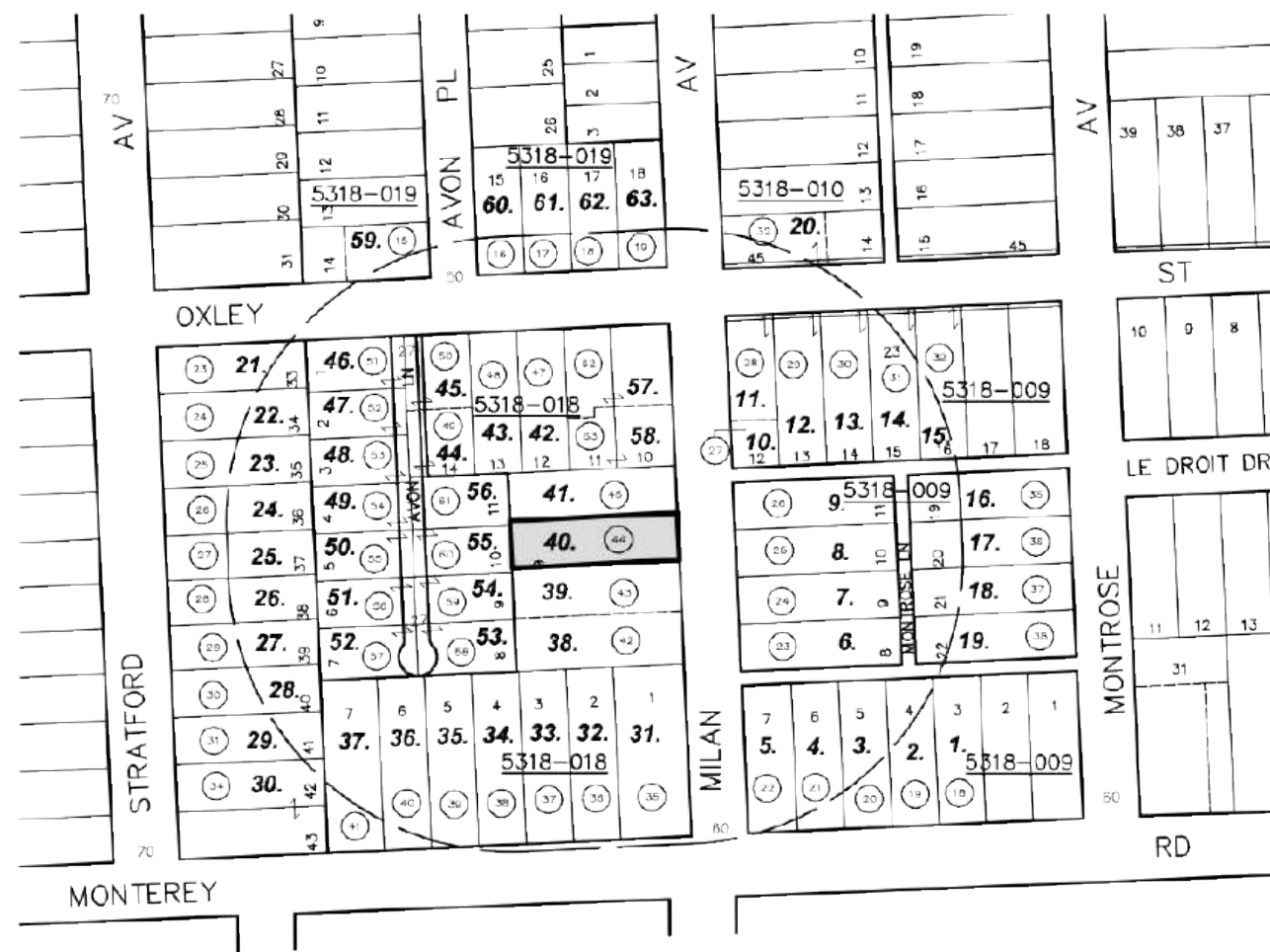
42. 1851 Oxley St.



43. 1845 Oxley St.



44. 1114 Avon Pl.



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Revisions	

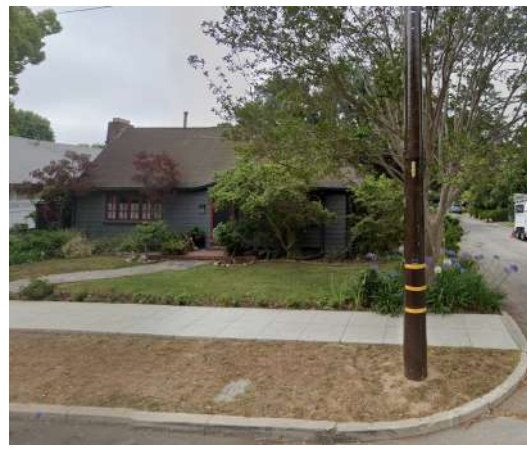
Job No	21-04
Date	11/9/22
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
NEIGHBORHOOD
PHOTOGRAPHY

Sheet No:

A1.4

CULTURAL HERITAGE COMMISSION SUBMITTAL



45. 1841 Oxley St.



48. 1109 Avon Ln.



46. 1101 Avon Ln.



49. 1115 Avon Ln.



46. 1101 Avon Ln.



50. 1117 Avon Ln.



52. 1125 Avon Ln.



54. 1122 Avon Ln.



47. 1105 Avon Ln.



51. 1121 Avon Ln.



53. 1126 Avon Ln.



55. 1118 Avon Ln.



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SOUTH PASADENA, CA 91030

Revisions

Job No	21-04
Date	11/9/22
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
NEIGHBORHOOD
PHOTOGRAPHY

Sheet No:

A1.5

CULTURAL HERITAGE COMMISSION SUBMITTAL



56. 1116 Avon Ln.



59. 1041 Avon Pl.



57. 1105 Milan Ave. & 1859 Oxley St.



60. 1842 Oxley St.



58. 1109 & 1111 Milan Ave.



61. 1846 Oxley St.



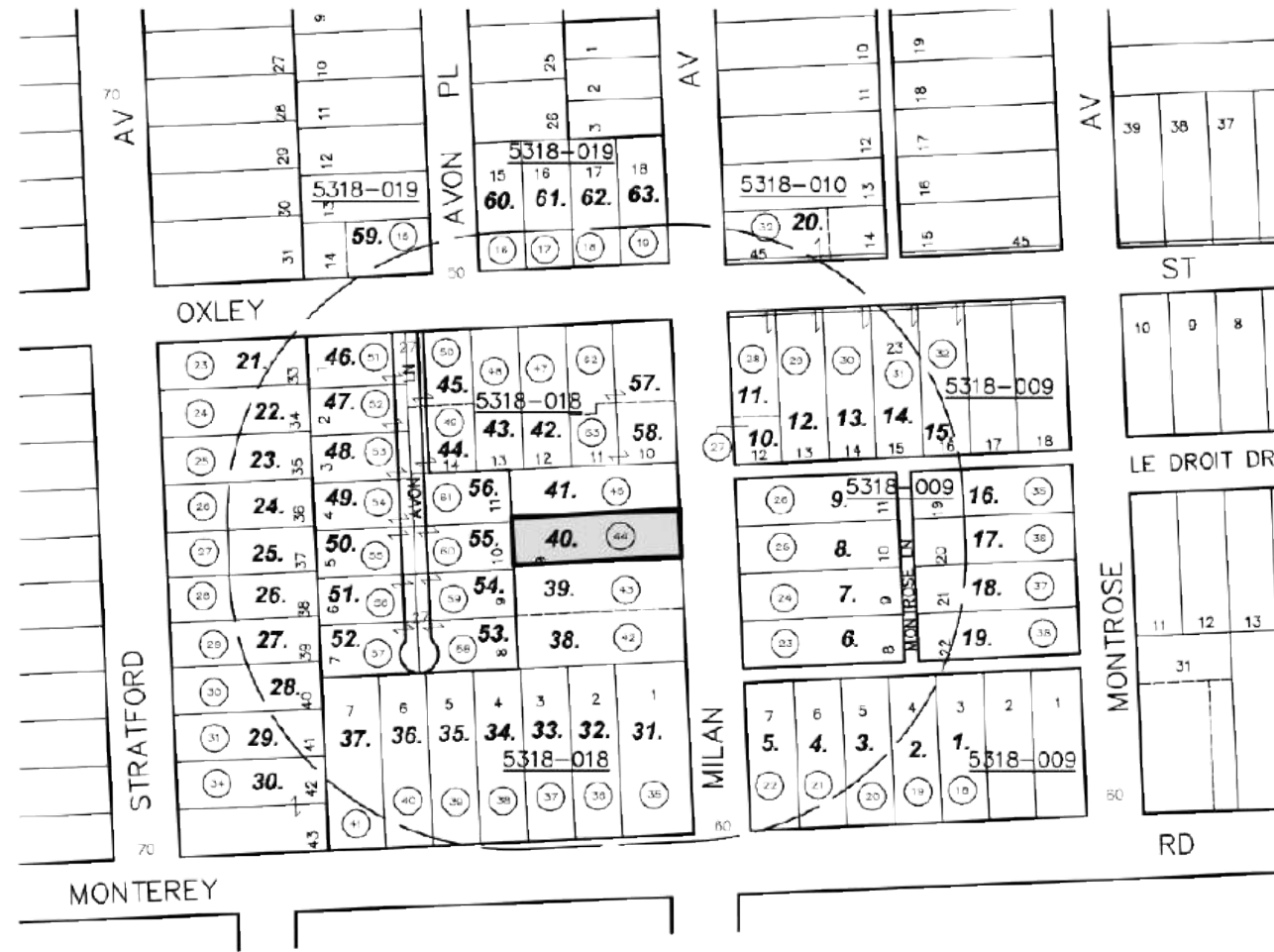
63. 1035 & 1039 Milan Ave.



59. 1041 Avon Pl.



62. 1852 Oxley St.



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 1121 MILAN AVENUE
 SOUTH PASADENA, CA 91030

Revisions	

Job No	21-04
Date	11/9/22
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
 NEIGHBORHOOD
 PHOTOGRAPHY

Sheet No:
A1.6

CULTURAL HERITAGE COMMISSION SUBMITTAL

ATTACHMENT 3

Building Permits

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

LOCATION 1121 Milan
 LOT Per 9 BLOCK _____ TRACT Solana

OWNER G.H. Bowes
House moved onto Lot (Deisshouse) Repairs & Alterations
 TRENCH FRAME WIRING RGH. PLMB. SEWER FIN. PLMB. FIN. BLDG. ELEC. FIX

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
11-18-36	3609	BUILDING	Day Labor	1000 ⁰⁰
12-14-36	3712	ELEC. WIRING	So. Pasadena Elec. Co.	175
3-2-37	4011	ELEC. FIXTURES	So. Pasadena Elect. Co.	135
12-3-36	3666	PLUMBING	So. Pasadena Plumb.	150
12-3-36	3666	SEWER	" " "	100
12-8-36	3666	HOUSE CONN.	" " "	100

Form 502-500 11-7-58 Foothill Review

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

J O B C A R D

Address: 1121 Milan Ave Date: Oct. 10, 1958

Owner: A. J. Diepenbrock

Contractor: Lytle Corp

Permit Number: 40444 Value: 758.00 Fee: \$6.00

Job: re-roof

Rough Inspection _____ Final Inspection 12-5-58

Inspector _____ J. Gregness Inspector

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

LOCATION **1121 Milan**
 LOT **Por. of 9** BLOCK TRACT **Solano**
 OWNER **Alex Diepenbrock**
 DESCRIPTION **Remodel kitchen**

\$ 2,900.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
10-17-58	40489	PLAN CHECKING #1257	Geo Bertch	6 00
10-17-58	40489	BUILDING	"	12 00
		TEMP POWER		
10-22-58	40514	ELEC. WIRING g.d.	El Sereo Electric	6 50
		EXCAVATION		
10-21-58	40504	PLUMBING g.d.	Walter Litten Pl. Co.	8 50
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

FORM 502 2M 1-54 MOCK

CITY OF SOUTH PASADENA JOB CARD ✓
 ADDRESS **1121 Milan Avenue** DATE **3/31/66**
 OWNER **Alex Diepenbrock**
 CONTRACTOR **George Bertch**
 PERMIT NO. **60291** VALUE \$ **900.00** FEE \$ **6.00**
 JOB **Remodel bathroom - replaster living room ceiling**

Rough Inspection *Frame OK 4-14-66 HES*
Lath OK 4-15-66 HES
 Final Inspection *6-8-66*
HES

NUMBER & STREET 1121 Milan Avenue

APPLICATION FOR A LATHING/PLASTERING PERMIT OR ROOFING PERMIT

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

CONTRACTOR <u>Lytle Roofing Co.</u>	STATE LIC. NO. <u>186303</u>
MAIL ADDRESS <u>P.O. Box 5327</u>	PHONE <u>792 5171</u>
OWNER <u>Mrs. Alex J Diepenbrock</u>	(CITY BUS. LIC.)
MAIL ADDRESS <u>1121 Milan</u>	OWNER PHONE <u>6711</u>

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR
			<input checked="" type="checkbox"/>
PRESENT USE <u>Residence</u>		PROPOSED USE	

ROOFING DETAILS

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

TYPE OF ROOFING 235# whingle NO. OF SQUARES 16

DESCRIPTION
Reroof house with 235# green shingles

VALUATION (INCLUDE ALL LABOR AND MATERIAL) \$ 450.00 FEES \$ 5.00

LATHING & PLASTERING DETAILS

_____ YDS. EXTERIOR LATH.
_____ YDS. EXTERIOR PLASTER
_____ YDS. INTERIOR LATH.
_____ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION \$ _____

PERMIT FEE \$ _____

TOTAL FEE 5.00

INFORMATION PROVIDED BY BUILDING DEPT.

USE ZONE _____	FIRE ZONE _____	OCCUPANCY _____	CHECKER'S APPROVAL _____
----------------	-----------------	-----------------	--------------------------

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

707324 K -5.00 RO

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 RECORD – LATHING & PLASTERING

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

INSPECTION RECORD – ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION	<u>4-21-69</u>	<u>[Signature]</u>
PARTIAL OR MISC. INSPECTIONS		
<u>was called by Lytle on 4-21-69 - (Permit mailed late.) HLB</u>		
FINAL	<u>4-23-69</u>	<u>[Signature]</u>

Hkjkhhkj

fdfd

PTC 1632

CITY OF SOUTH PASADENA
 1414 Mission Street • South Pasadena, California 91030
 (818) 799-8101
PLANNING & BUILDING DIVISION
PLAN CHECK APPLICATION

Building Address 1121 Milan, So. Pas.

Lot No. _____ Block _____ Tract _____

Owner Mr + Mrs Edward Terner

Mailing Address 437 So. Madison Ave

City Pasadena Zip 91101 Tel. (818) 304-0504

Arch., Engr., Designer Clara Morgan Butcher Design

Address 3712-A-Foothill Blvd Tel. (818) 248-5413

City La Crescenta Zip 91214 State Calif. Lico. No. C 16540

Proposed Construction Master bath + walk in closet upstairs, + breakfast nook in the kitchen down stairs - Jack Hastie

Sq. Ft. Size 309.9 No. Stories 2 No. Dw. Units in the contract

New Add. Alter. Repair Demolition

U.B.C. Edition 88 Type Const. VN Occ. Group R-3

Occ. Load _____ F. D. Appr. Required H. D. Appr. Required

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

Use Permit Required Des. Rev. Required APN _____

No. Bedrooms _____ Lot Size 591200 . . . 14025

Special Conditions _____

VALUATION: \$ 21,693

F	PLAN CHECKING FEE	146	25
E	TOTAL	146	25
S	Permit No. <u>010046</u>	Date	<u>5/25/90</u>

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

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

Signature of Applicant Mary C. N. Terner Date 5-25-90
437 So. Madison Ave

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

BUILDING PERMIT

Building Address 1121 Milan, So Pas	U.S.C. Edition 88	Type Const. VN	Occ. Load	Occ. Group R-3
Lot No. / Tract	USE ZONE R-1	Variance Required	Appr.	
Owner MR + MRS EDWARD TERMAN	Lot Size			
Mailing Address 437 S MADISON AVE	VALUATION: \$ 21,693			
City PASADENA	Zip 91101	Tel. 888-304-0504		
Contractor OWNER-BUILDER	BUILDING FEE	225 00		
Address	S.M.I. FEE	1 54		
City	PLAN CHECKING FEE	150 00		
State Lic. & Classif.	Energy Compl. Fee			
Arch. Engr. Designer CLARA MORGAN BUTCHER	Penalty			
Address 3712 A Fruitfill	SPECIAL INSP. Permit Renewal			
City LA CRESCENTA	1/26/90	576 54		
Prepared Construction MASTER BATH WALKIN	PERMIT NO. 010331	WORKERS COMP. EXP. Exempt	PROCESSED BY: [Signature]	Date: 7-30-90
Sq. Ft. Site 3099	LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 5 of the Business and Professions Code, and my license is in full force and effect. Exp. Date			
New <input type="checkbox"/> Add. <input checked="" type="checkbox"/> Alter <input type="checkbox"/> Repairs <input type="checkbox"/> Demolition <input type="checkbox"/>	OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 7031.5, Business and Professions Codes): 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 5 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). <input type="checkbox"/> 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 not 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.) <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> I am exempt under Sec. 7031.5, B.&P.C. for the reason:			
WORKERS COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to insure or a certificate of Workers Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. Code) and I have a copy of the certificate of consent or certificate of Workers Compensation Insurance on file with the City of South Pasadena. Policy No. [Signature] Company [Signature]	CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Law of California. Date: 7/30/90 Applicant: [Signature] NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.			
CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.) Lender's Name: N/A 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: [Signature] Date: 7-30-90 Mailing Address: [Signature] City, State, Zip: So Pasadena, 9104			

PERMIT NO. 010331
WORKERS COMP. EXP. Exempt
PROCESSED BY: [Signature]
Date: 7-30-90

DATE: July 30 1990
[Signature]
JOHN HASTINGS

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

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

INSPECTION RECORD

FOUNDATION (Gr. Curt. Comp. Test, Setbacks, Forms, Reinf. Steel, Excavation)	7/21/90	DM	INSPECTION NOTES Note - Under floor slab & Pier not seen not visible because of under floor film
FLOOR SLAB/STPS, GIRDERS, Mesh, Vap. Barrier, Blq., Spans, Access, Vents, Tr. Lmb.			
MASONRY: Reinf., Mortar Jts., Grout Lfns, Clean-Outs, Reinf.			
ROOF SITS: Nailing, Slope, Backing, Material Grade and Thickness, Roof Drain.			
FRAMING: Walls, Bldg. Jts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	7/14/90	DM	
INSULATION: Thickness, B-Values, Fiping, Sound Cauting.	7/14/90	DM	
FIREWALLS: Material, Thickness, Dampers, Doors, Closets, Fireable Links.			
INTERIOR LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.	7/14/90	DM	
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.			
FINAL INSPECTION: Final Grading Curtll., Slope Plans., Energy Compl. Card Filled, Fig. Access, Fire Doors, Bldg. Locking Devices, Landings, House Numbers, Weather Stripping, P./E/er, Clear.	8/3/90	DM	
SWIMMING POOL/SPA			
EXCAV. REINF. SETBACKS: Radius 5ft., Bonding, Exp. Soil, Ramp Loc., Surcharge.			
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.			
FINAL INSPECTION			
MISCELLANEOUS			
SPRAY PAINT BOOTHS			
RETAINING WALL			
DUST COLLECTION SYSTEM			
VENEER			
BE-ROOF			
SIGNS			
INSPECTION	DATE	INSP. SIGN.	

STREET
PLEASE PLAN A 1" SQ. SCALE

ATTACHMENT 4

Project Plans

P R O J E C T

I N D E X

OWNER
 SARAH SHEIBANI & SUKGU HAN
 1121 MILAN AVENUE
 SOUTH PASADENA, CA 91030

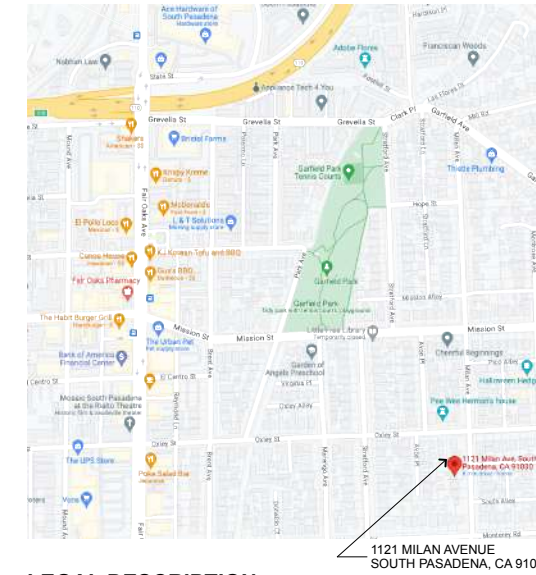
DESIGN FIRM
 GEORGE CHEUNG DESIGN
 CONTACT: GEORGEANNA CHEUNG
 P.O. BOX 3282
 SOUTH PASADENA, CA 91030
 GEORGEANNA.CHEUNG@GMAIL.COM
 323-251-5543

ARCHITECTURAL

- T COVER SHEET
- A1.0 SITE PLANS
- A1.1 NEIGHBORHOOD PHOTOGRAPHY (UNDER SEPARATE PDF)
- A1.2 NEIGHBORHOOD PHOTOGRAPHY CONT. (UNDER SEPARATE PDF)
- A1.3 NEIGHBORHOOD PHOTOGRAPHY CONT. (UNDER SEPARATE PDF)
- A1.4 NEIGHBORHOOD PHOTOGRAPHY CONT. (UNDER SEPARATE PDF)
- A1.5 NEIGHBORHOOD PHOTOGRAPHY CONT. (UNDER SEPARATE PDF)
- A1.6 NEIGHBORHOOD PHOTOGRAPHY CONT. (UNDER SEPARATE PDF)
- A1.7 LANDSCAPE PLAN
- A2.0 DOOR & WINDOW SCHEDULES
- A3.0 FIRST FLOOR PLANS
- A3.1 SECOND FLOOR PLANS
- A3.2 ROOF PLANS
- A4.0 EXTERIOR ELEVATIONS
- A4.1 EXTERIOR ELEVATIONS
- A5.0 SECTIONS
- A9.0 RENDERINGS, FINISHES & FIXTURES

P R O J E C T I N F O R M A T I O N

VICINITY MAP



LEGAL DESCRIPTION

SOLANA TRACT S 50 FT OF N 100 FT OF LOT 9

ASSESSOR'S ID PARCEL NUMBER

5318 - 018 - 044

PROJECT DESCRIPTION

2-STORY ADDITION TO AN EXISTING 2-STORY SINGLE FAMILY RESIDENCE. UNDER SEPARATE PERMIT, CONVERTING EXISTING GARAGE TO AN ACCESSORY DWELLING UNIT.

2-STORY ADDITION WILL BE AT THE REAR OF THE EXISTING RESIDENCE. 369 SF WILL BE ADDED TO THE FIRST FLOOR FOR A NEW FAMILY ROOM. 334 SQ. FT. WILL BE ADDED TO THE 2ND FLOOR FOR A NEW BEDROOM AND BATHROOM. ADDITION INCLUDES 10 NEW WINDOWS, 1 NEW EXTERIOR DOOR, 2 SKYLIGHTS. 3 EXISTING WINDOWS WILL BE REPLACED.

CONSTRUCTION

(E) TYPE V, NON-SPRINKLERED

PROJECT INFORMATION

LOT SIZE: 8877 SQ. FT.

ZONING: RS - RESIDENTIAL LOW DENSITY

OCCUPANCY GROUP: SINGLE FAMILY RESIDENCE

ROOF ASSEMBLY: EXISTING "CLASS A" ASPHALT SHINGLES, NEW TO MATCH EXISTING.

NO. OF STORIES: EXISTING 2-STORY, PROPOSED TO REMAIN 2-STORY

BUILDING HEIGHT: 35' MAXIMUM, (E) ±22'-8" TO REMAIN

HISTORIC STATUS: 5D1

YEAR BUILT: 1907

STYLE: CRAFTSMAN

	EXISTING	DEMOLISH	ADDITION	TOTAL
RESIDENCE-1ST FLOOR	1221 SQ. FT.	TO REMAIN	369 SQ. FT.	1590 SQ. FT.
RESIDENCE-2ND FLOOR	1131 SQ. FT.	TO REMAIN	334 SQ. FT.	1549 SQ. FT.
GARAGE	364 SQ. FT.	CONVERT TO ADU	-	-
MODEL-T GARAGE	196 SQ. FT.	TO REMAIN	-	196 SQ. FT.
(E) REAR TRELLIS UNPERMITTED	299 SQ. FT.	299 SQ. FT.	-	-
(N) ADU UNDER SEP. PERMIT			364 SQ. FT.	364 SQ. FT.
(N) REAR PATIO UNCOVERED			450 SQ. FT.	450 SQ. FT.

EXISTING LOT COVERAGE: 2080 SQ. FT. - 23%
 (EXISTING RESIDENCE, GARAGE, MODEL-T GARAGE, AND REAR TRELLIS)
 (1221+364+196+299 = 2080)

PROPOSED LOT COVERAGE: 2600 SQ. FT. - 29%
 (EXISTING RESIDENCE, ADDITION, ADU, MODEL-T GARAGE, AND (N) REAR PATIO)
 (1221+369+364+196+450 = 2600)

EXISTING F.A.R.: 2412 SQ. FT. - 27%
 (EXISTING RESIDENCE + 60 SF (GARAGE & MODEL T GARAGE ARE EXEMPT ONLY UP TO 500))
 (1221+1131 + 60 = 2412)

PROPOSED F.A.R. (CONVERTED GARAGE ADU EXEMPT) 3055 SQ. FT. - 34%
 (1221+1131+369+334 = 3055) MAXIMUM - 35% - 3107 SF

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Revisions	

Job No	21-04
Date	5/3/23
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
 COVER SHEET

Sheet No:
T

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E - (E) GARAGE



A - (E) FRONT ELEVATION



F - (E) MODEL-T SHED



B - (E) SOUTH ELEVATION



G - (E) REAR ELEVATION & YARD



C - (E) SOUTHWEST VIEW



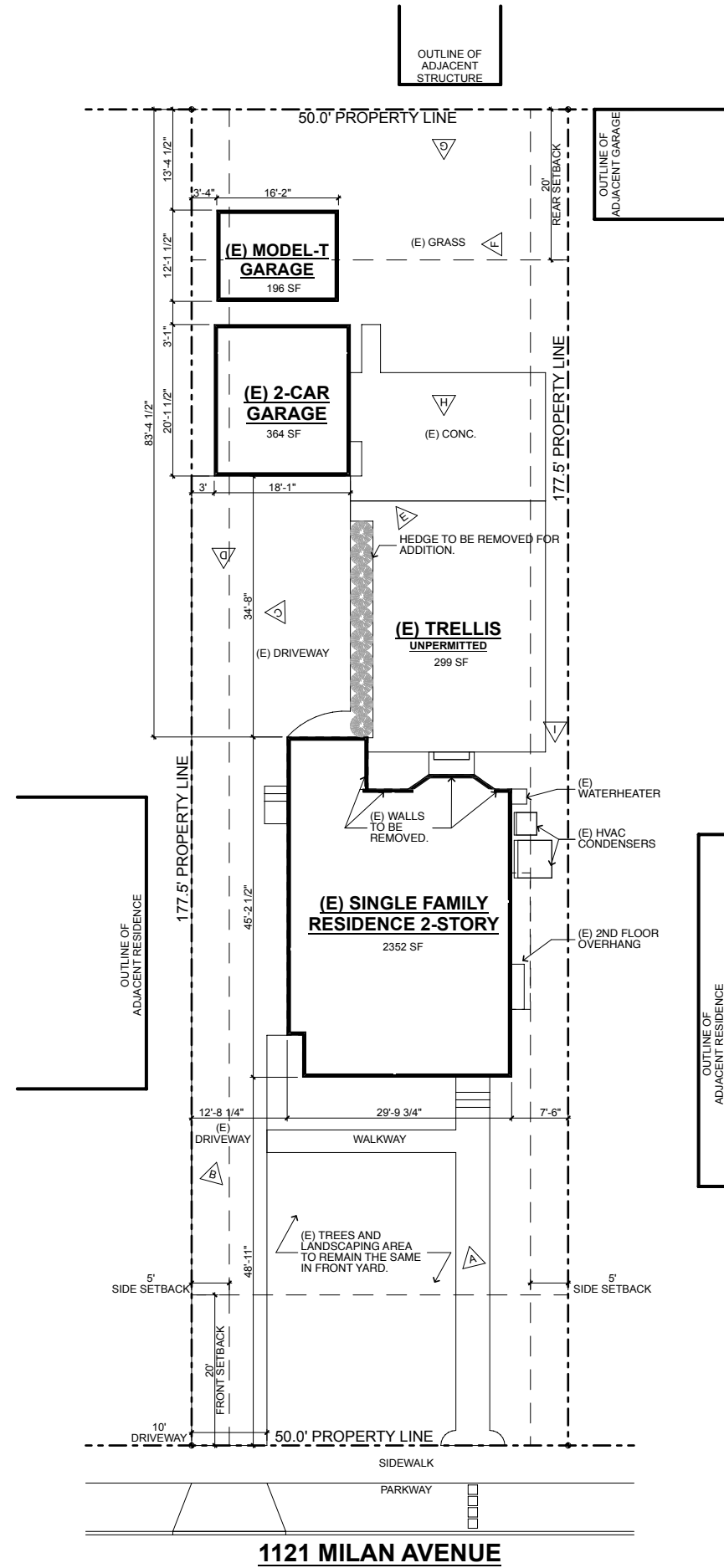
H - (E) TRELLIS



D - (E) SOUTH SIDERYARD



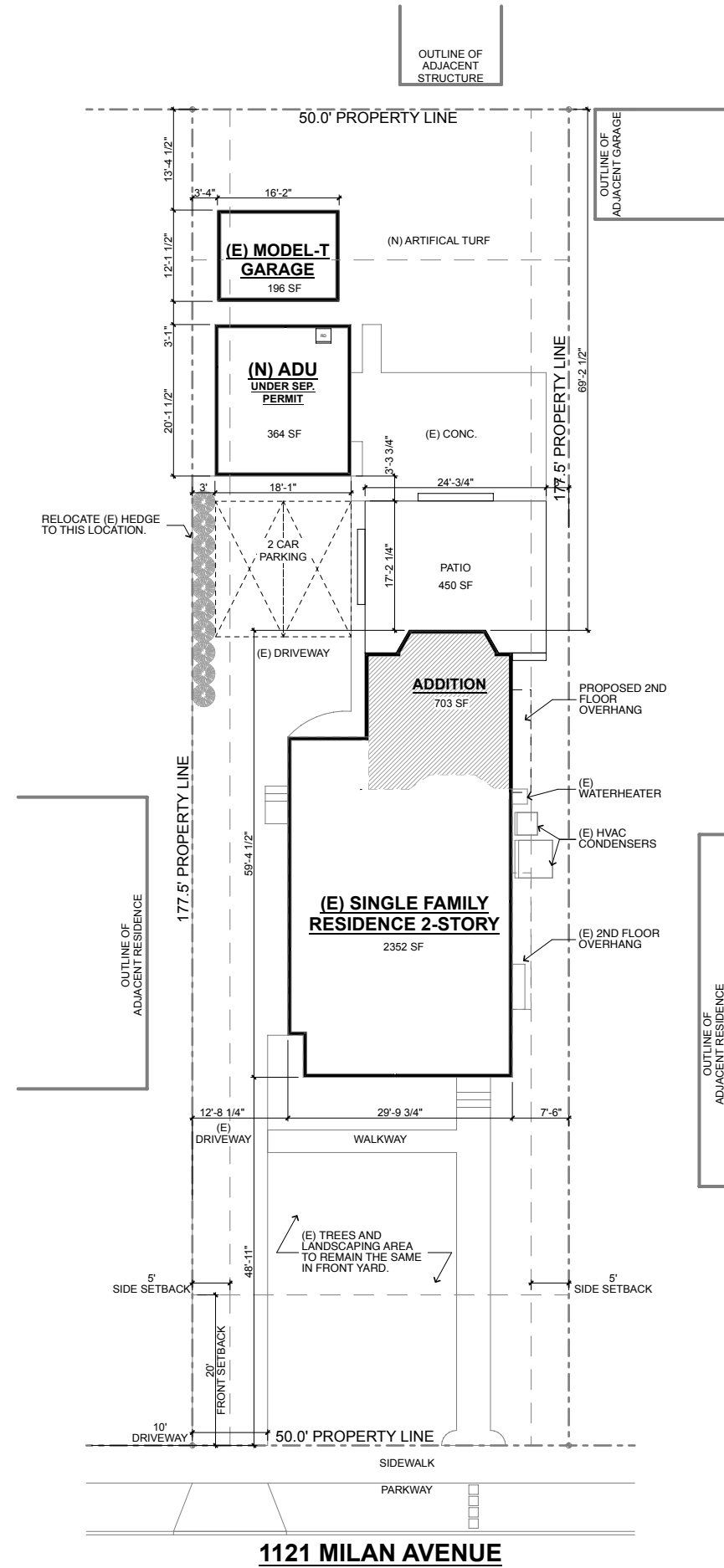
I - (E) NORTH SIDERYARD



1

EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"



1

PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



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Drawing Title:
SITE PLANS

Sheet No:

A1.0



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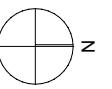


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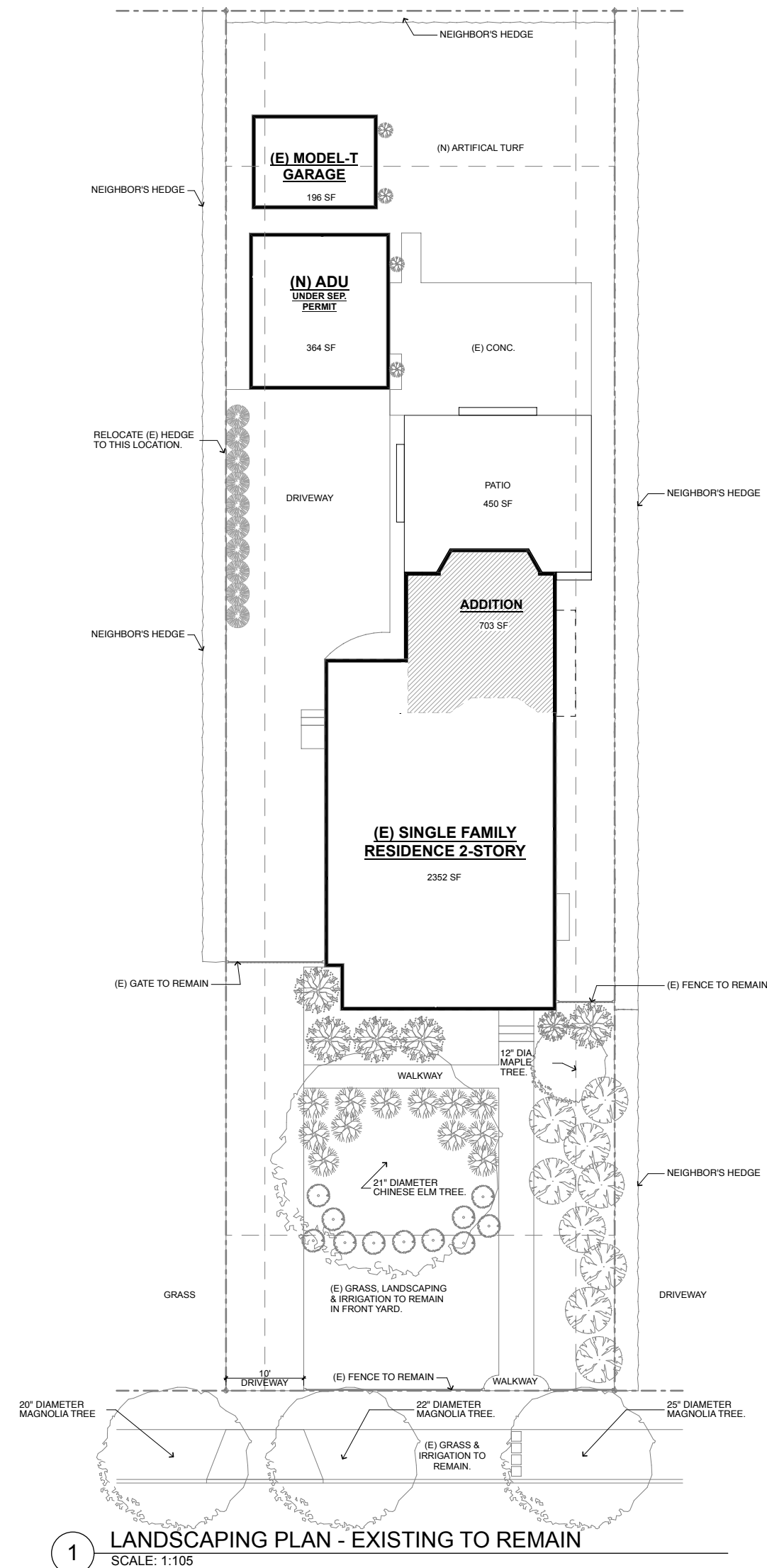
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Date	5/3/23
Drawn	GC
Scale	PER DRAWINGS




Drawing Title:
 LANDSCAPE PLAN

Sheet No:

A1.7



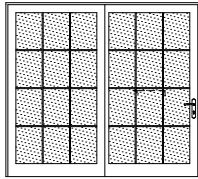
LANDSCAPE LEGEND:

-  EXISTING TREES TO REMAIN
-  EXISTING SHRUBS TO REMAIN
-  EXISTING PERENNIAL PLANT TO REMAIN

1 LANDSCAPING PLAN - EXISTING TO REMAIN
 SCALE: 1:105

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DOOR TYPES:

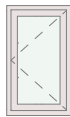


A
2-PANEL SLIDER

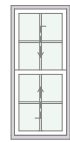
DOOR SCHEDULE													
SYM.	QTY.	SIZE		TYPE	LOCATION	OPERATION TYPE	MANUFACTURER	GLAZING	SCREEN	HARDWARE	MATERIAL	FINISH	ADDITIONAL NOTES
		WIDTH	HEIGHT										
E-1	1	3'-6"	7'		(E) LIVING	SINGLE SWING					WOOD	PAINT	
E-2	1	2'-6"	6'-9"		(E) KITCHEN	SINGLE SWING		SINGLE PANE			WOOD	PAINT	
E-3	1	4'-6"	7'		(E) FAMILY	FRENCH DOUBLE SWING		SINGLE PANE			WOOD	PAINT	
N-1	1	7'-11"	7'-2"	A	(N) FAMILY	2-PANEL SLIDER	MARVIN ELEVATE	TEMPERED / DUAL GLAZE / LOW (E)	YES		FIBERGLASS CLAD	INT. PAINT	

4

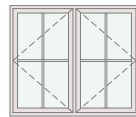
WINDOW TYPES



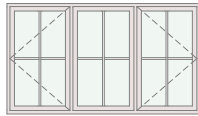
1
SINGLE CASEMENT



2
DOUBLE HUNG



3
DOUBLE CASEMENT



4



5

WINDOW SCHEDULE														
SYM.	QTY.	SIZE		HD. HT.	TYPE	LOCATION	OPERATION TYPE	MANUFACTURER	GLAZING	SCREEN	HARDWARE	MATL.	FINISH	ADDITIONAL INFORMATION
		WIDTH	HEIGHT											
E-A	1	3'-11"	4'-4 1/2"	7'		(E) LIVING	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-B	1	3'-11"	4'-4 1/2"	7'		(E) DINING	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-C	1	3'-11"	4'-4 1/2"	7'		(E) DINING	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-D	1	4'-10 3/4"	2'-9 1/2"	6'-7 1/4"		(E) KITCHEN	BAY		SINGLE PANE			WOOD	PAINT	
E-E	1	2'	3'	6'-11"		(E) KITCHEN	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-F	1	5'-10 1/2"	3'-10 1/4"	6'-7"		(E) KITCHEN	BAY		SINGLE PANE			WOOD	PAINT	
E-G	1	2'-4"	2'-10"	6'-10"		(E) POWDER	DOUBLE HUNG		SINGLE PANE			VINYL	WHITE	
E-H	1	1'-6"	4'-5"	7'		(E) FAMILY	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-I	1	1'-6"	4'-5"	7'		(E) FAMILY	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-J	1	1'-6"	4'-5"	7'		(E) FAMILY	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-K	1	4'	4'-5"	7'		(E) FAMILY	FIXED		SINGLE PANE			WOOD	PAINT	
E-L	1	1'-6"	4'-5"	7'		(E) FAMILY	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-M	1	2'-11"	4'-4 1/2"	7'		(E) LIVING	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-N	1	2'-11"	4'-4 1/2"	7'		(E) LIVING	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-O	1	2'-6"	4'-5"	6'-8"		(E) BEDROOM 1	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-P	1	2'-6"	4'-5"	6'-8"		(E) BEDROOM 1	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-Q	1	3'-1"	4'	6'-8"		(E) PRIMARY BEDROOM	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-R	1	3'-1"	4'	6'-8"		(E) PRIMARY BEDROOM	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-S	1	4'-2 1/2"	4'	6'-8"		(E) PRIMARY BEDROOM	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-T	1	4'-2 1/2"	4'	6'-8"		(E) PRIMARY BEDROOM	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-U	1	2'-1"	3'-1/2"	6'-9"		(E) PRIMARY BATH	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-V	1	2'-8"	5'-0"	8'-4 1/4"		(E) PRIMARY BATH	DOUBLE HUNG W/ 1/2 ROUND FIXED TRANSOM		SINGLE PANE			WOOD	PAINT	
E-W	1	2'-6"	4'-5"	6'-8"		(E) BEDROOM 2	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-X	1	2'-6"	4'-5"	6'-8"		(E) BEDROOM 2	DOUBLE HUNG		SINGLE PANE			WOOD	PAINT	
E-Y	1	1'-8 1/2"	2'-6"	6'-8"		(E) BATH 2	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-Z	1	1'-8 1/2"	2'-6"	6'-8"		(E) BATH 2	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
E-ZZ	1	1'-8 1/2"	2'-6"	6'-8"		(E) BEDROOM 1	SINGLE CASEMENT		SINGLE PANE			WOOD	PAINT	
N-A	1	5'-4"	4'-7"	7'-2"	3	(N) FAMILY	DOUBLE CASEMENT	MARVIN ELEVATE	DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		
N-B	1	2'-5 1/2"	5'-7 3/4"	7'-2"	2	(N) FAMILY	DOUBLE HUNG	MARVIN ELEVATE	TEMPERED / DUAL GLAZED / LOW (E)	YES	THUMBTURN	FIBERGLASS CLAD		
N-C	1	2'-5 1/2"	5'-7 3/4"	7'-2"	2	(N) FAMILY	DOUBLE HUNG	MARVIN ELEVATE	TEMPERED / DUAL GLAZED / LOW (E)	YES	THUMBTURN	FIBERGLASS CLAD		
N-D	1	2'-8"	4'-7"	7'-2"	1	(N) FAMILY	SINGLE CASEMENT	MARVIN ELEVATE	DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		
N-E	1	2'-8"	4'-7"	7'-2"	1	(N) FAMILY	SINGLE CASEMENT	MARVIN ELEVATE	DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		
N-F	1	1'-6"	4'-5"	7'	1	(N) OFFICE	SINGLE CASEMENT	T.M. COBB	DUAL GLAZED / LOW (E)	YES	CRANK	WOOD	PAINT	MATCH (E) SIZE & MULLION LAYOUT.
N-G	1	4'	4'-5"	7'	5	(N) OFFICE	FIXED	T.M. COBB	TEMPERED / DUAL GLAZED / LOW (E)	YES	--	WOOD	PAINT	MATCH (E) SIZE.
N-H	1	1'-6"	4'-5"	7'	1	(N) OFFICE	SINGLE CASEMENT	T.M. COBB	DUAL GLAZED / LOW (E)	YES	CRANK	WOOD	PAINT	MATCH (E) SIZE & MULLION LAYOUT.
N-I	1	5'-4"	4'-7"	6'-8"	3	(N) BEDROOM 2	DOUBLE CASEMENT	MARVIN ELEVATE	DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		
N-J	1	8'	4'-7"	6'-8"	4	(N) BEDROOM 2	CASEMENT / FIXED / CASEMENT	MARVIN ELEVATE	DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		
N-K	1	1'-10"	2'-6"	6'-8"	1	(N) BEDROOM 2	SINGLE CASEMENT	MARVIN ELEVATE	DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		
N-L	1	1'-10"	2'-6"	6'-8"	1	(N) BATH 3	SINGLE CASEMENT	MARVIN ELEVATE	DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		
N-M	1	1'-10"	2'-6"	6'-8"	1	(N) BATH 3	SINGLE CASEMENT	MARVIN ELEVATE	TEMPERED / DUAL GLAZED / LOW (E)	YES	CRANK	FIBERGLASS CLAD		

40



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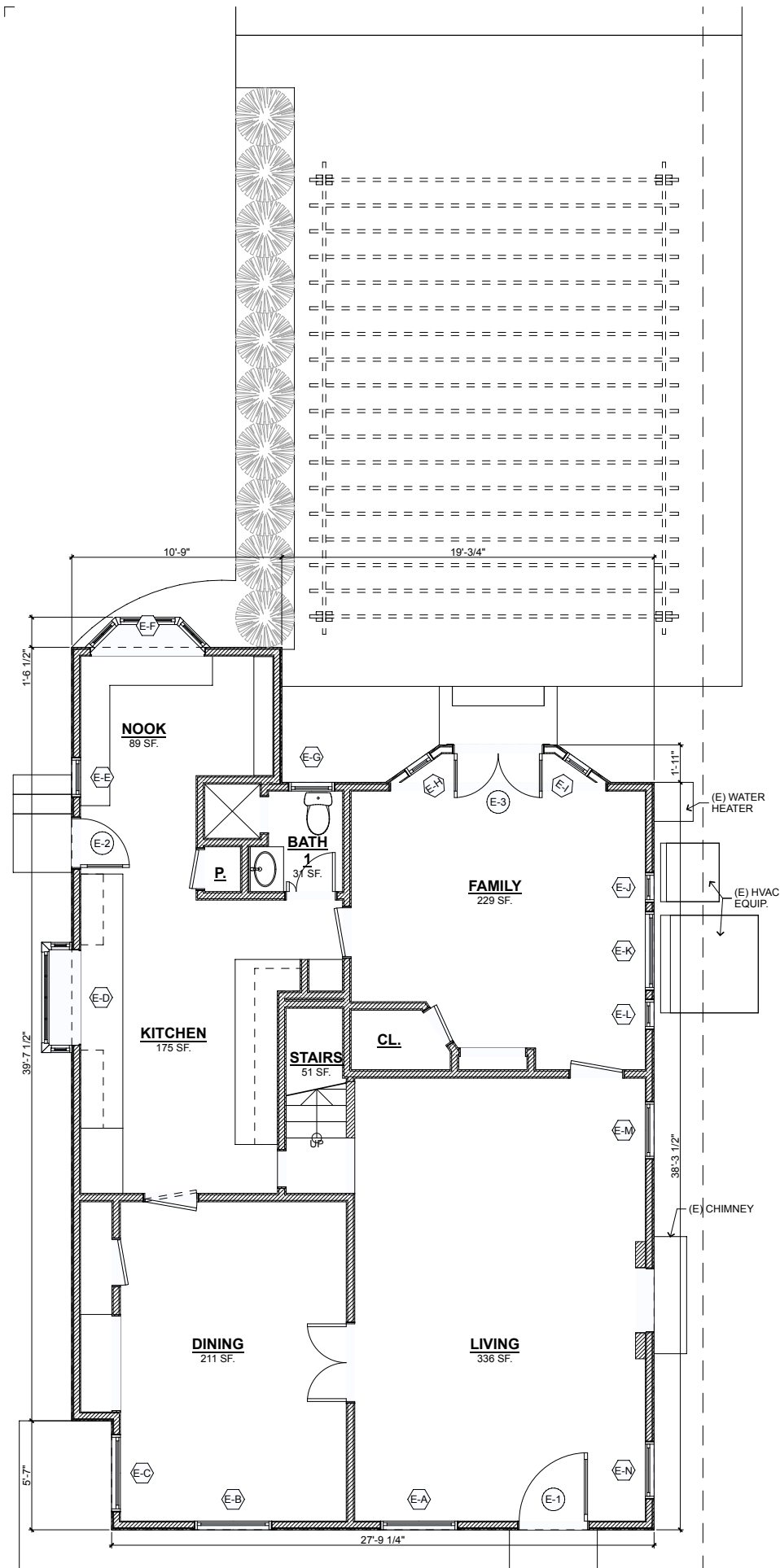
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Date	5/3/23
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
DOOR & WINDOW SCHEDULE

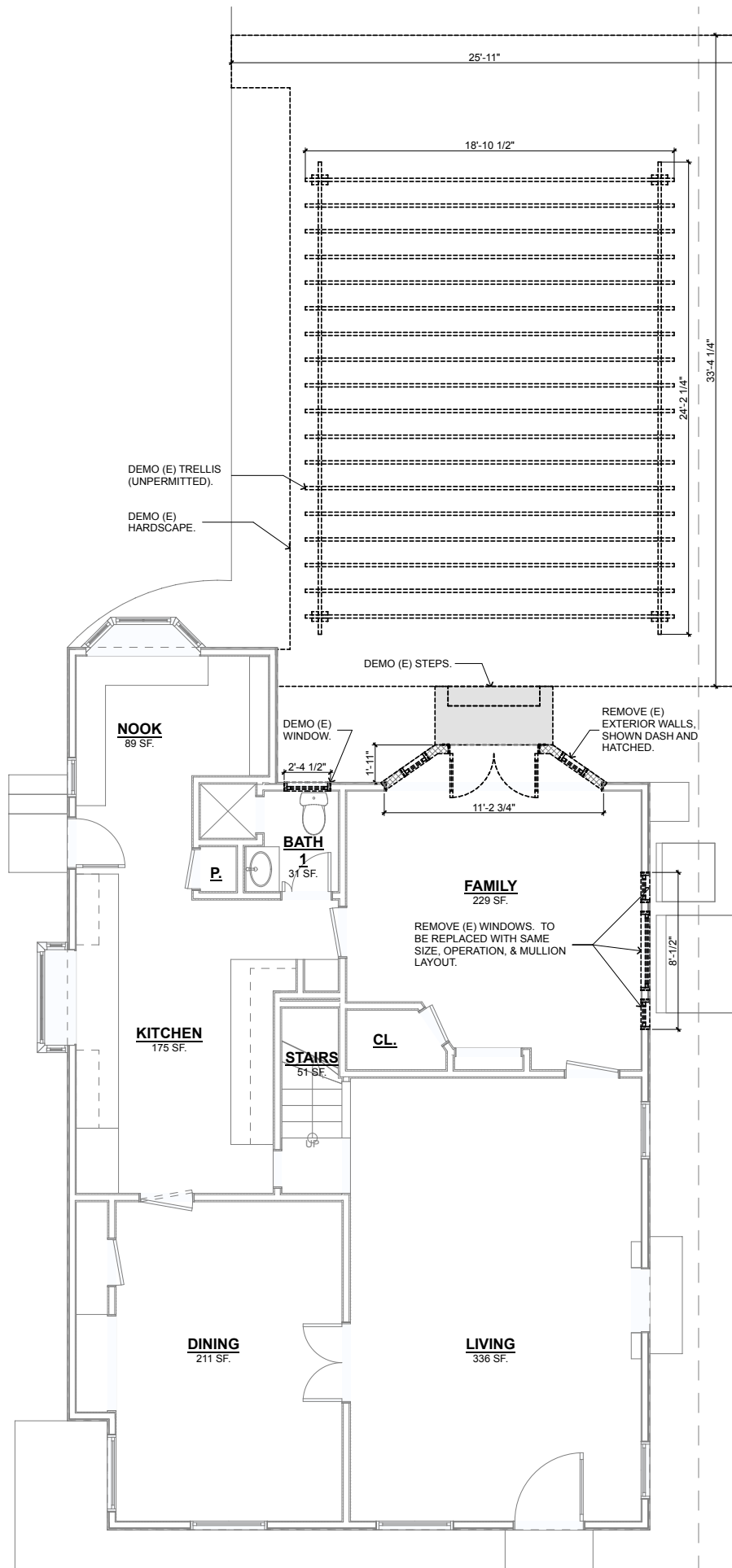
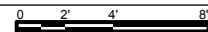
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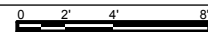
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1 FIRST FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"

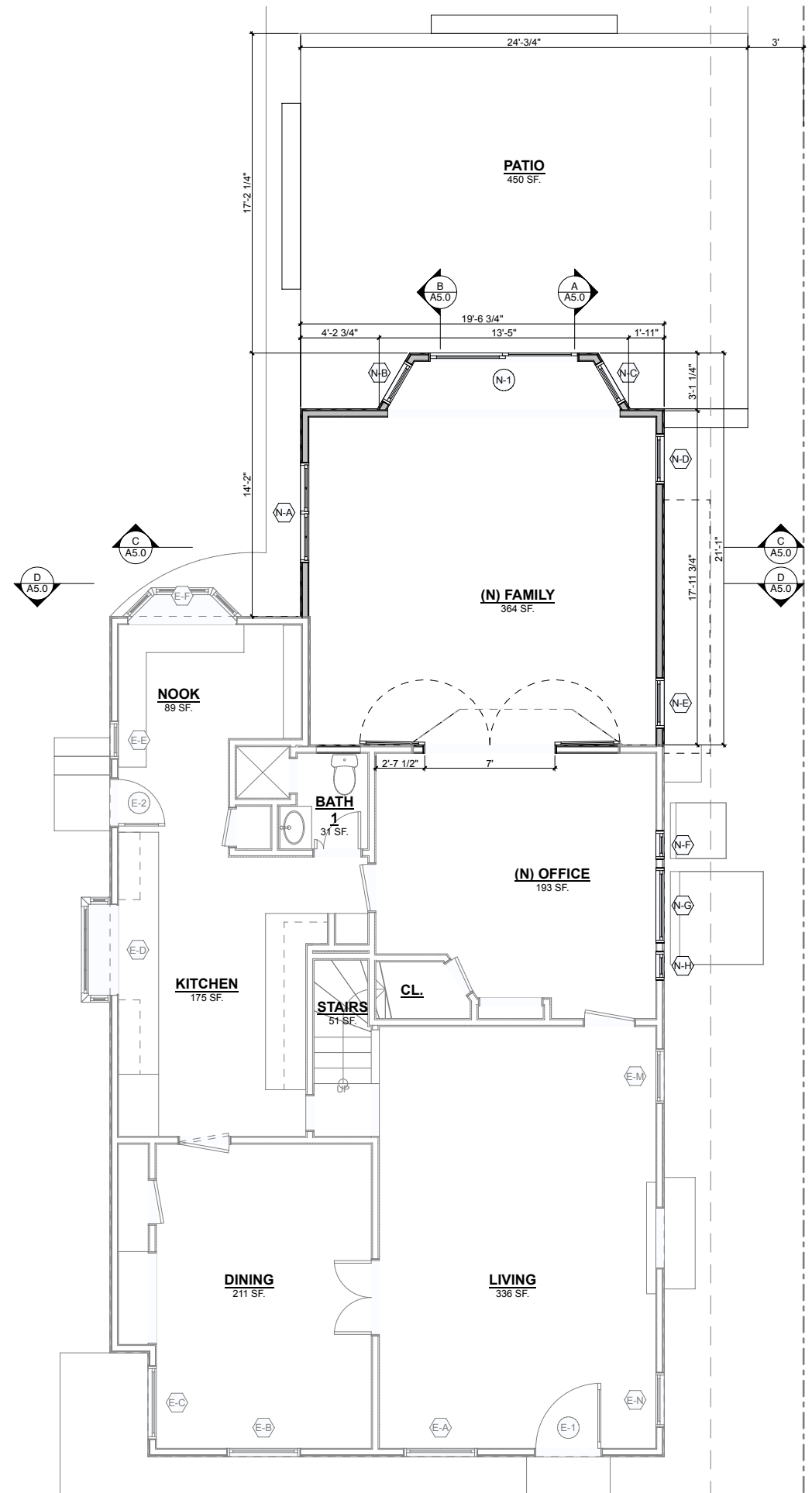


2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

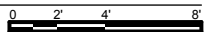


DEMOLITION PLAN LEGEND:

- EXISTING WALLS TO REMAIN.
- EXISTING WINDOW TO BE REMOVED.
- EXISTING STUD WALLS (OR PORTION OF STUD WALL) TO BE REMOVED IN COORDINATION WITH NEW FLOOR PLAN. VERIFY IF WALL IS A LOAD-BEARING WALL. IF SO, NOTIFY GCD.
- EXISTING DOOR TO BE REMOVED.
- MISC. ITEMS TO BE REMOVED.



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



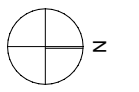
FLOOR PLAN LEGEND

- (E) 2X STUD WALLS TO REMAIN.
- (N) 2X STUD WALL @ 16" O.C. SEE WALL TYPES.
- WINDOW SYMBOL, SEE WINDOW SCHEDULE
- DOOR SYMBOL, SEE DOOR SCHEDULE
- SECTION SYMBOL, SEE SECTION SHEET



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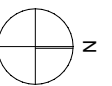
Revisions	

Job No	21-04
Date	5/3/23
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
FIRST FLOOR PLANS

Sheet No:
A3.0

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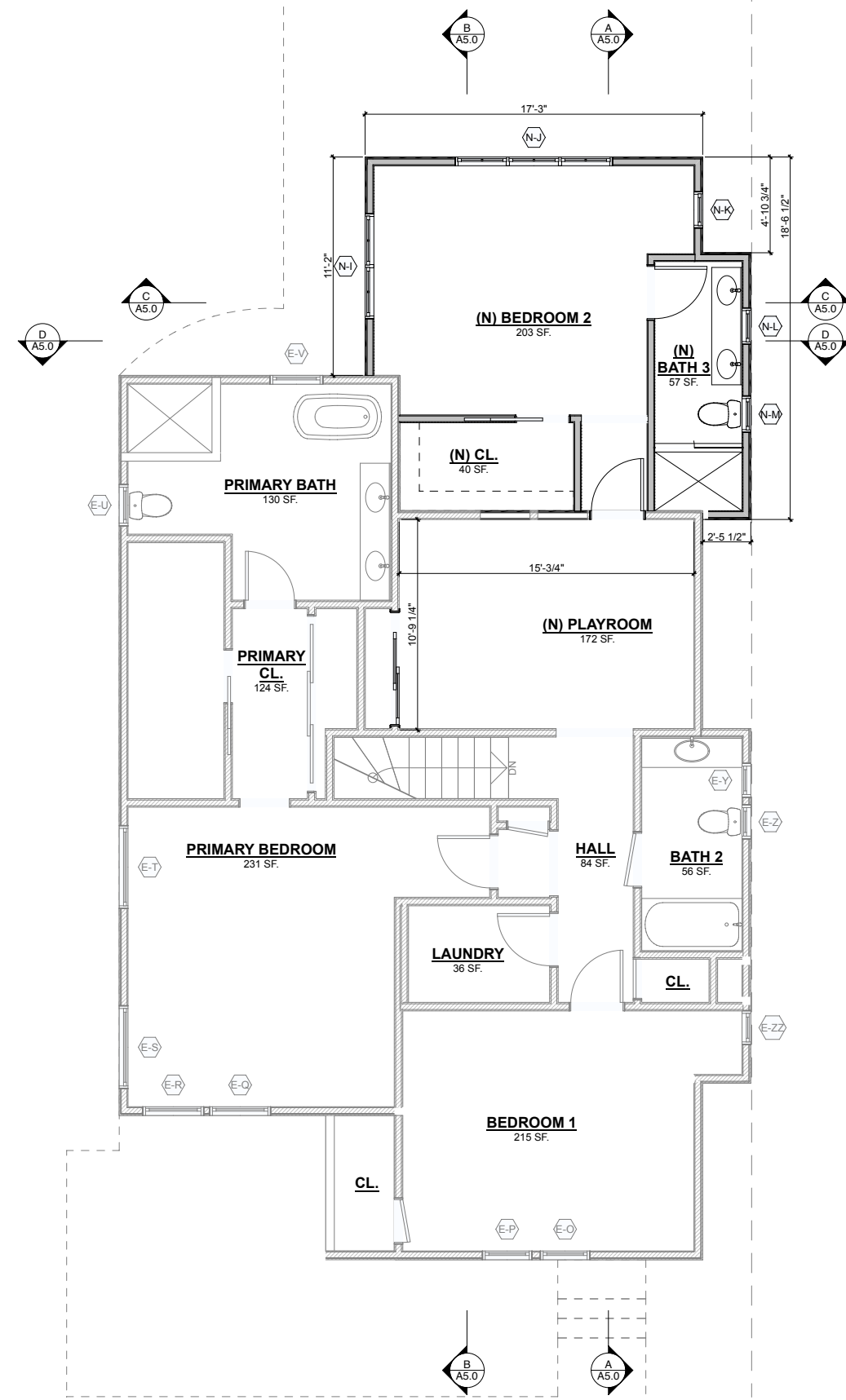
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Drawn	GC
Scale	PER DRAWINGS

Drawing Title:	SECOND FLOOR PLANS
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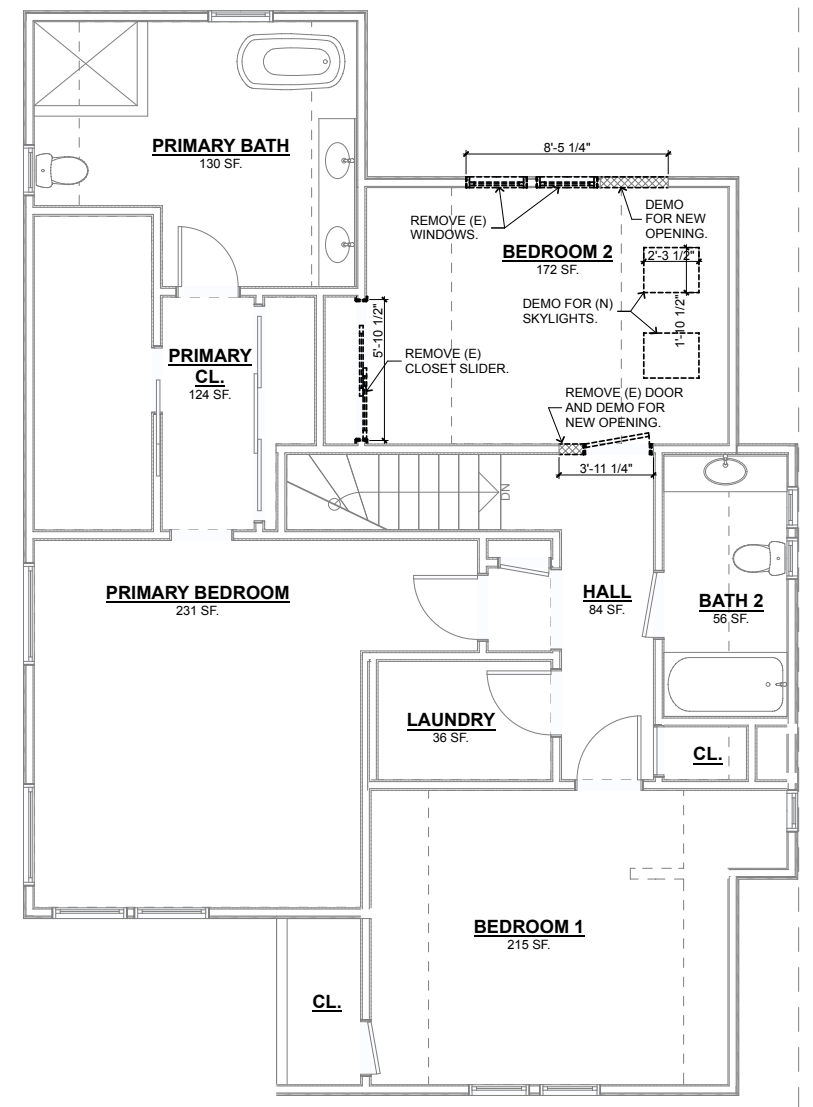
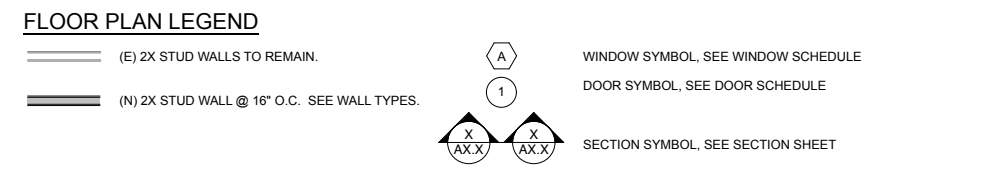
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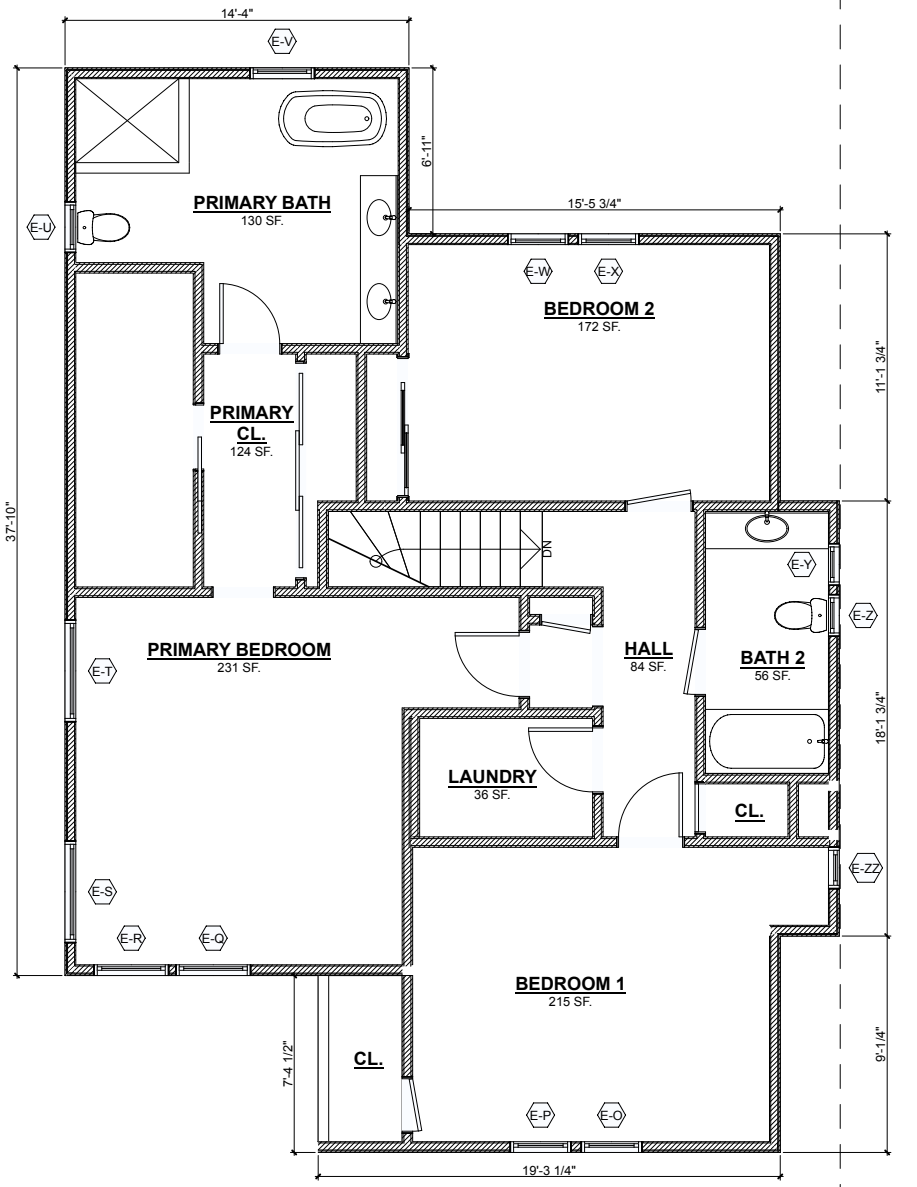
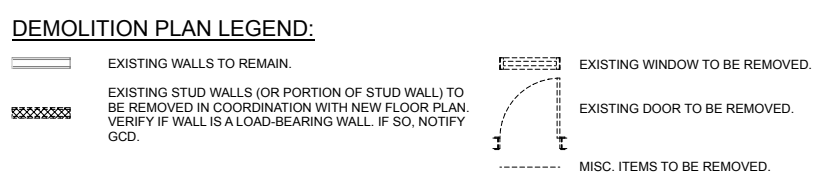
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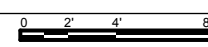
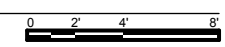
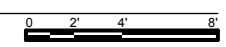
3 SECOND FLOOR PROPOSED PLAN
SCALE: 1/4" = 1'-0"

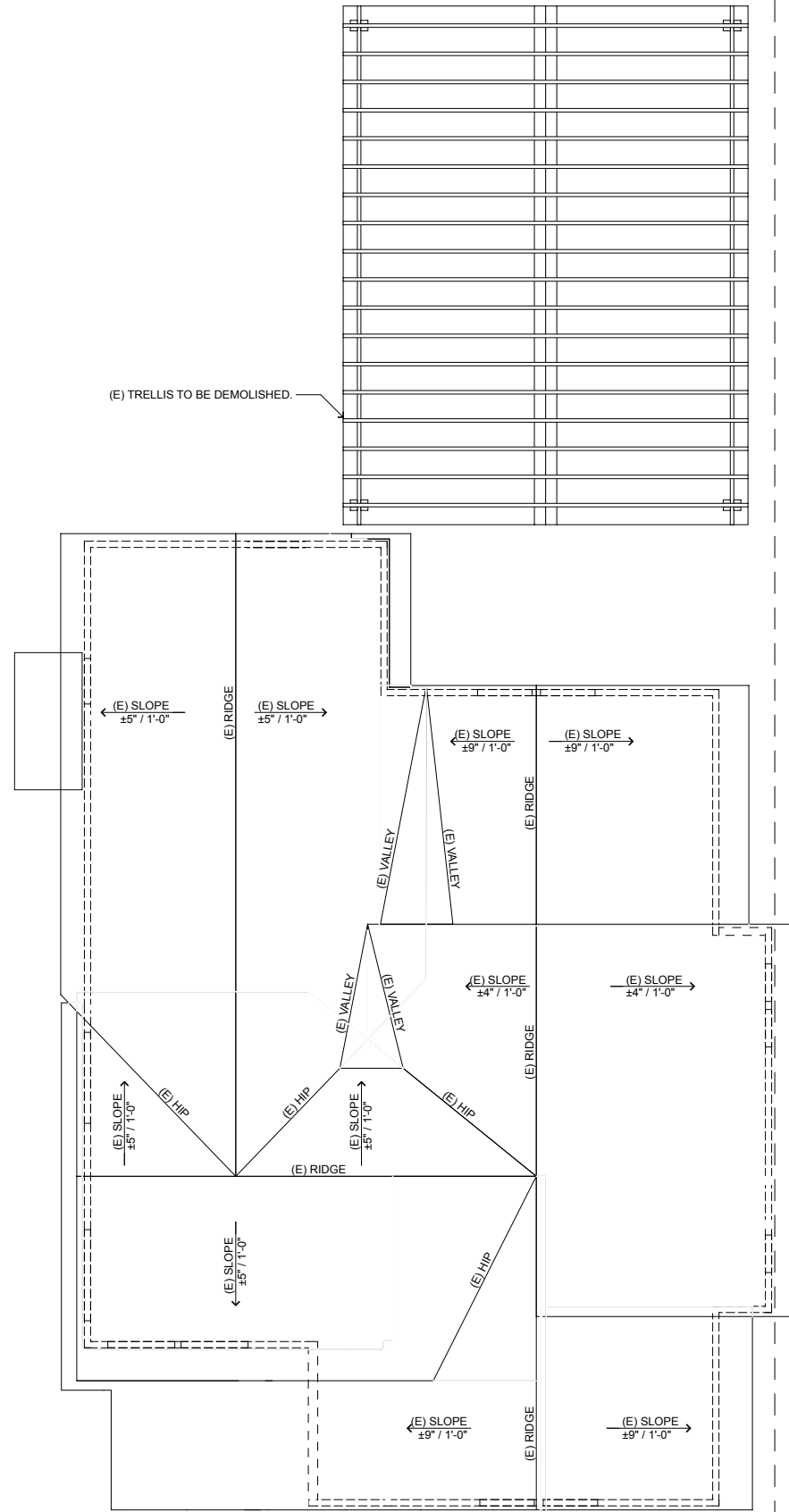


2 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

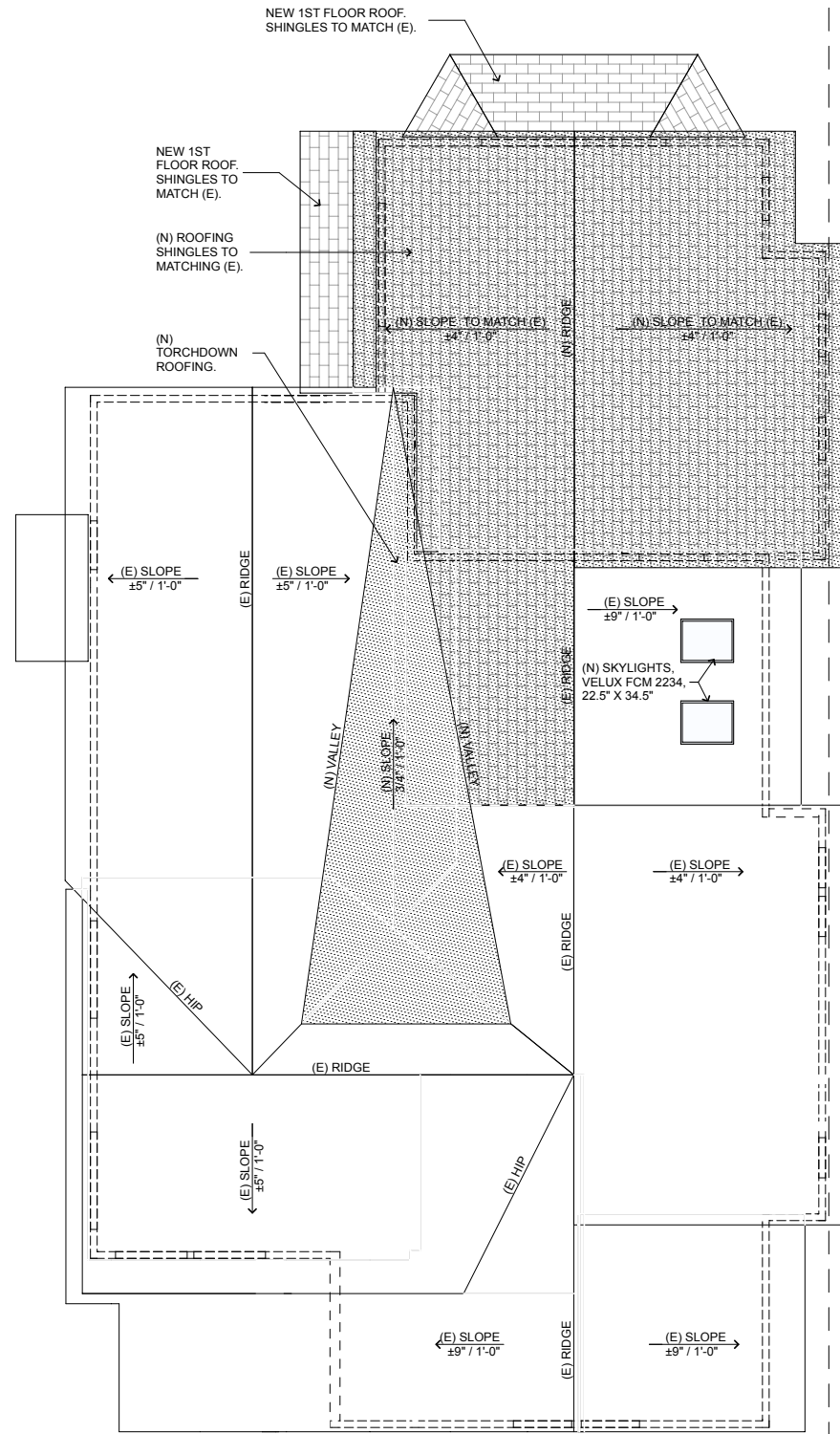
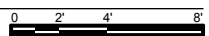


1 SECOND FLOOR EXISTING PLAN
SCALE: 1/4" = 1'-0"





2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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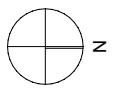
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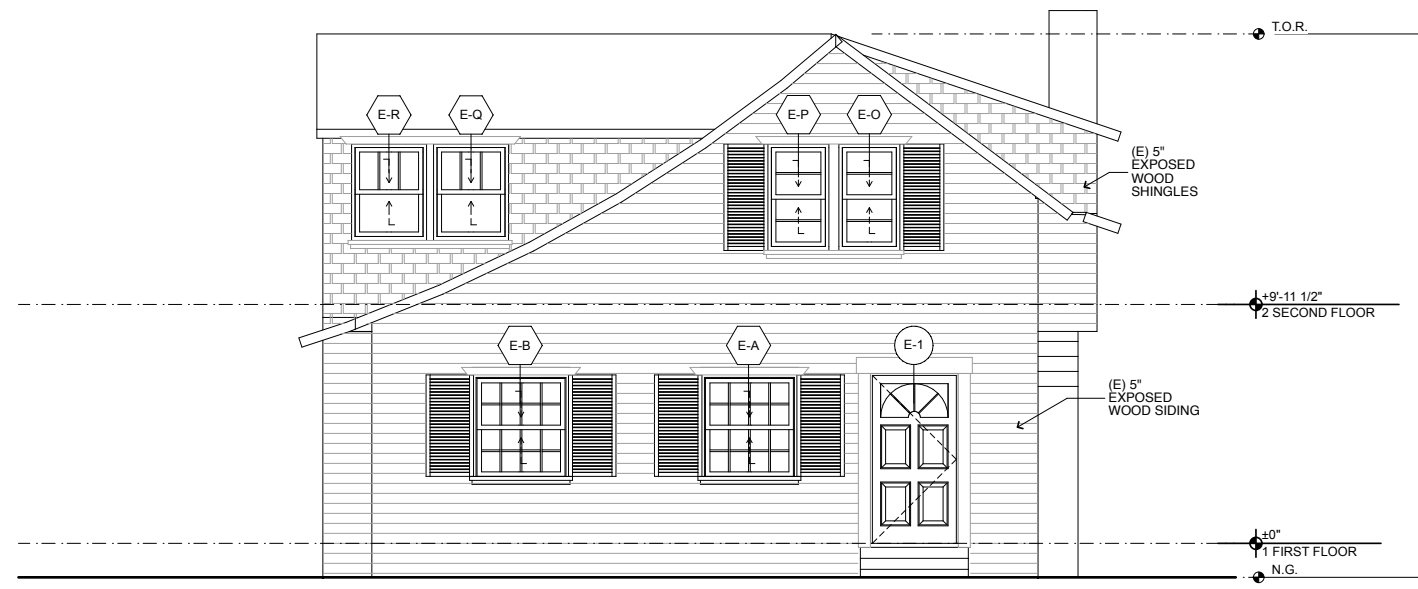
Job No	21-04
Date	5/3/23
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
ROOF PLANS

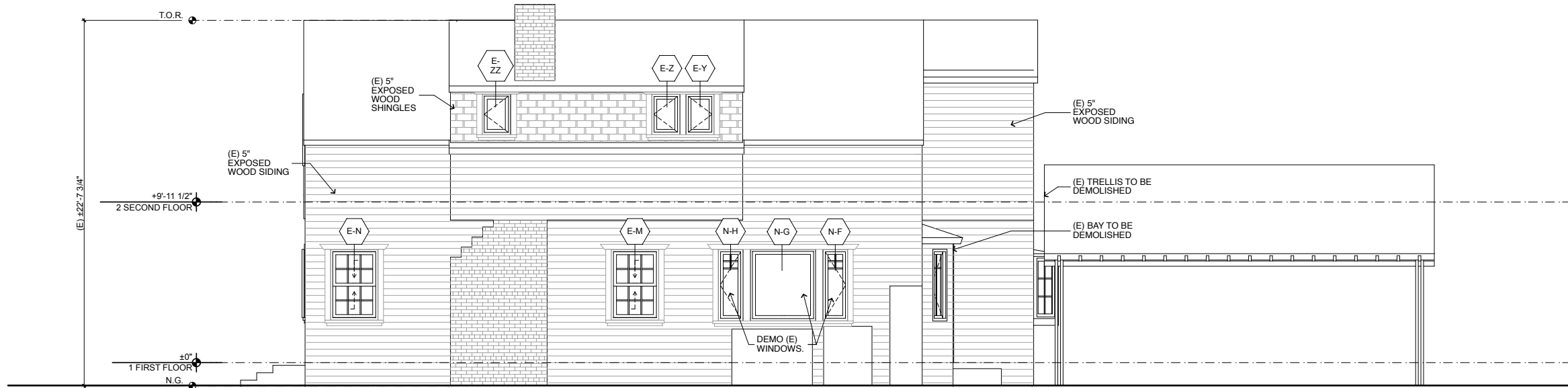
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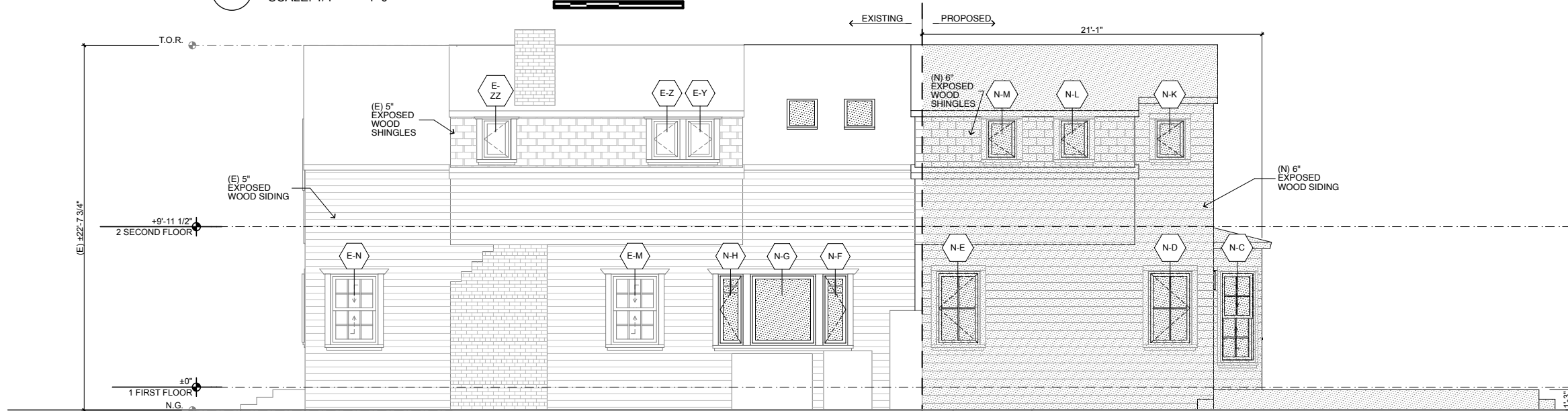




1 (E) FRONT ELEVATION (EAST)
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



2 (E) NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



3 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 0 2' 4' 8'



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Revisions	

Job No	21-04
Date	5/3/23
Drawn	GC
Scale	PER DRAWINGS

Drawing Title:
EXTERIOR ELEVATIONS

Sheet No:
A4.0

CULTURAL HERITAGE COMMISSION SUBMITTAL

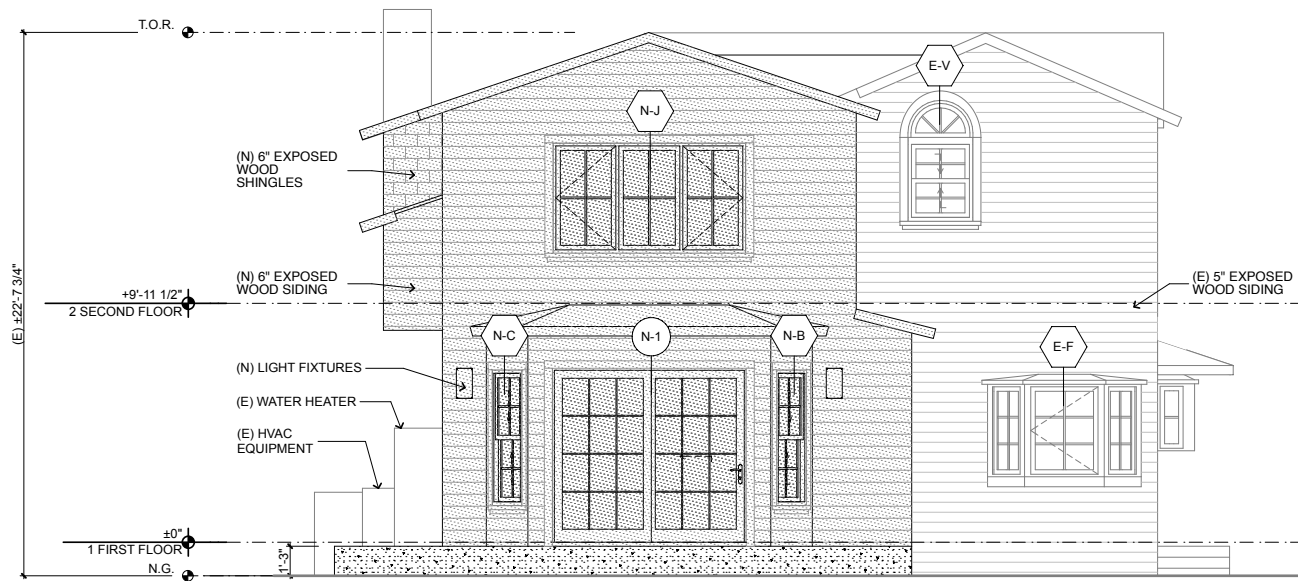
Revisions	

Job No	21-04
Date	5/3/23
Drawn	GC
Scale	PER DRAWINGS

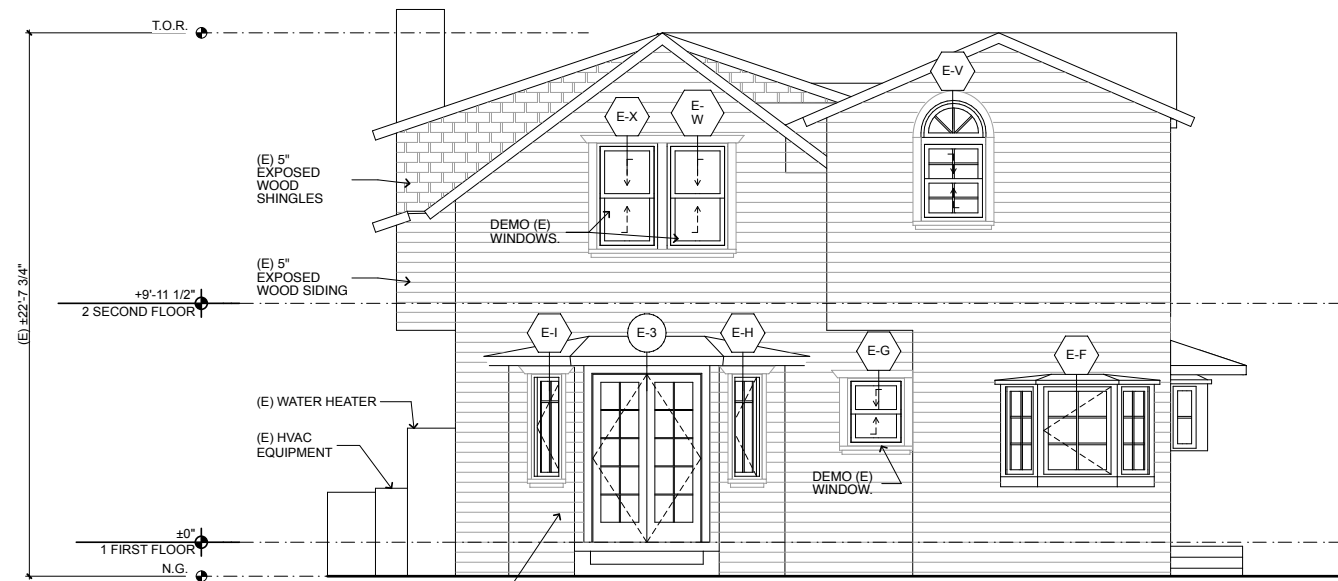
Drawing Title:
EXTERIOR ELEVATIONS

Sheet No:

A4.1



2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 (E) REAR ELEVATION
SCALE: 1/4" = 1'-0"

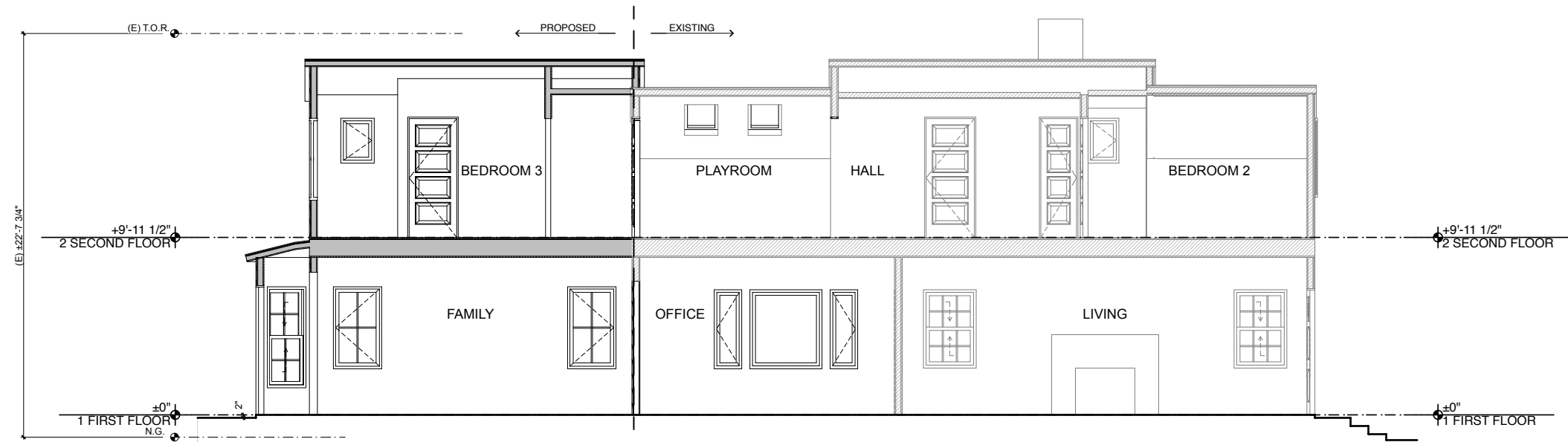


3 (E) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

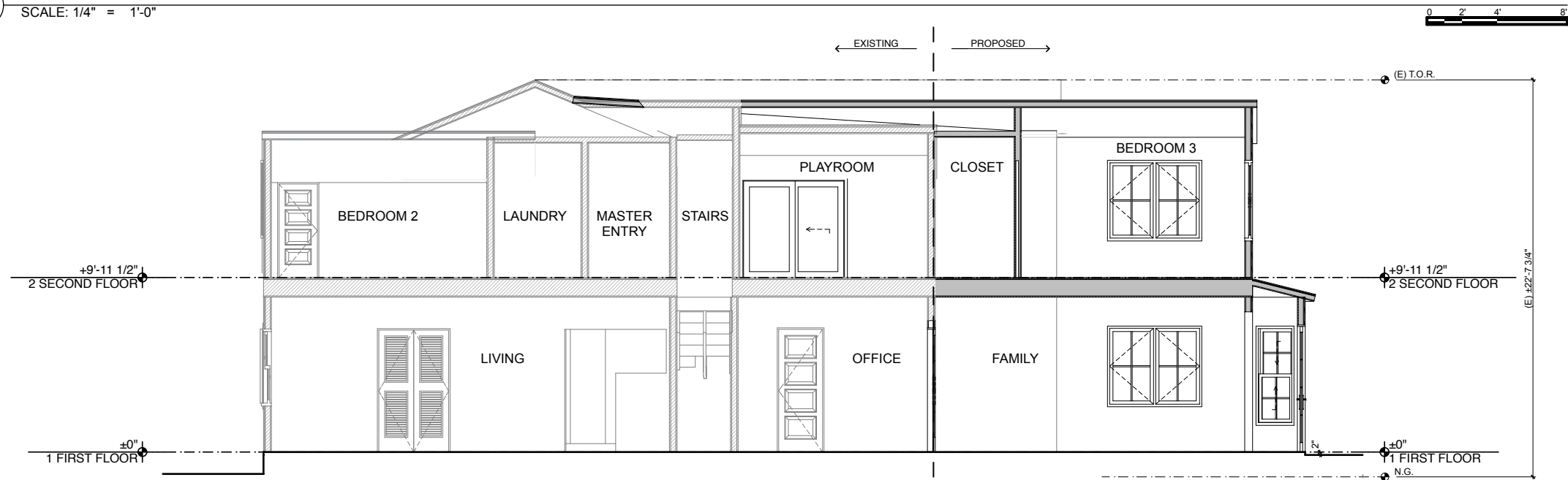


4 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

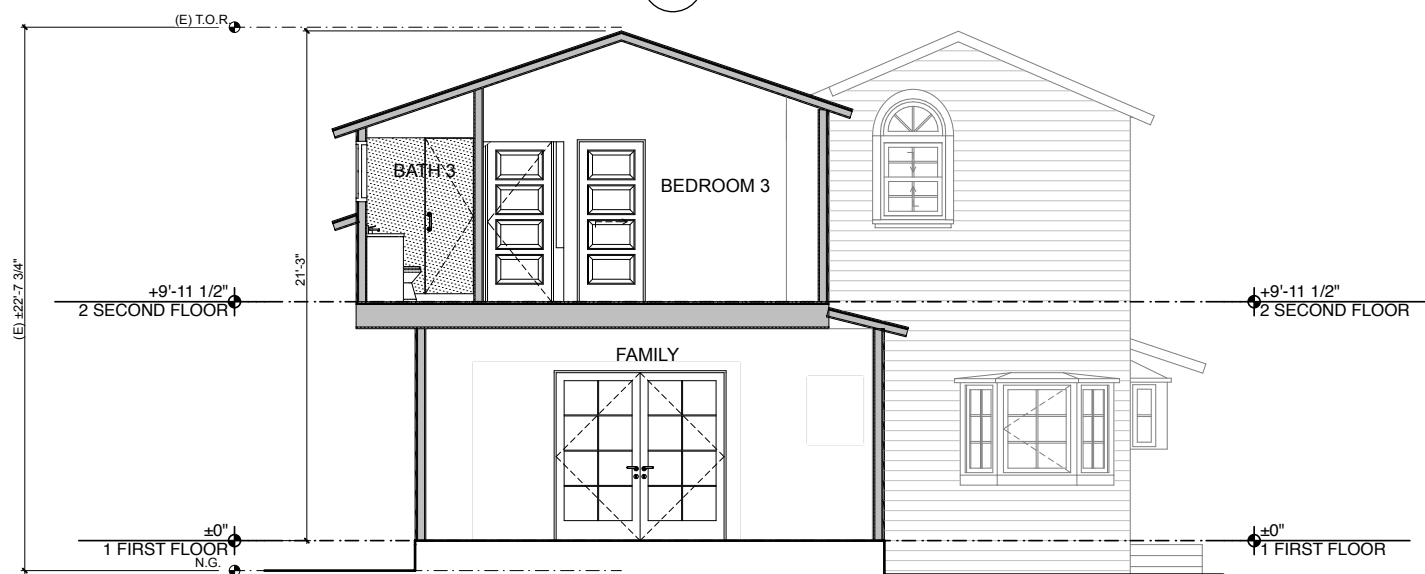
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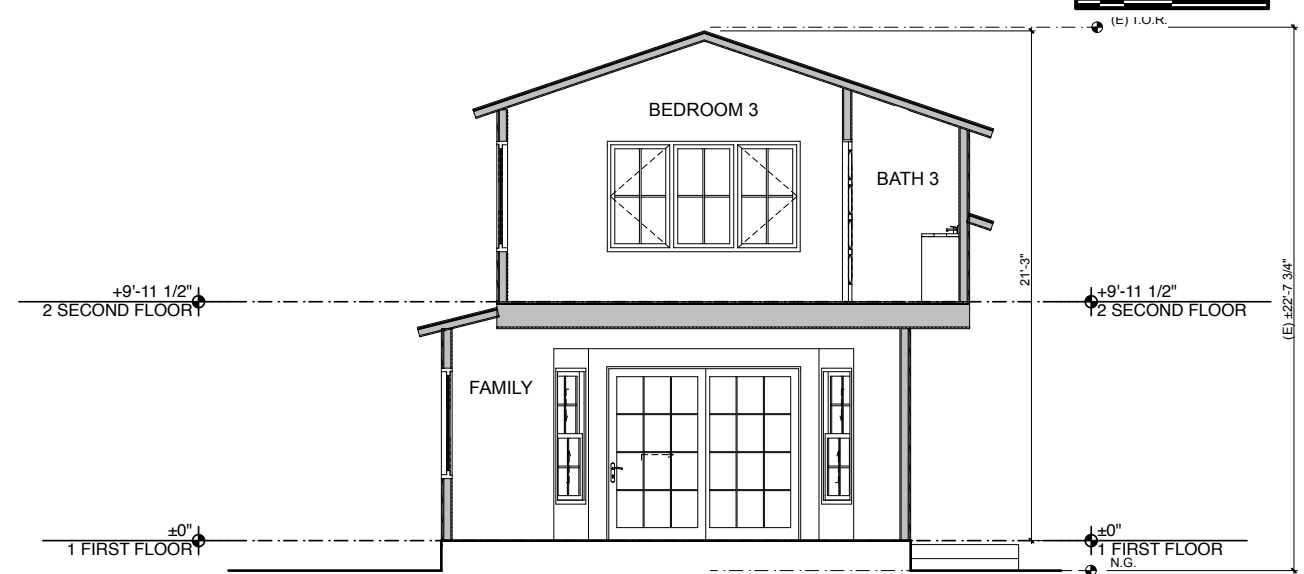
1 SECTION A
 SCALE: 1/4" = 1'-0"



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



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



3 SECTION C
 SCALE: 1/4" = 1'-0"

Revisions	

Job No	21-04
Date	5/3/23
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Scale	PER DRAWINGS

Drawing Title:
SECTIONS

Sheet No:

A5.0

CULTURAL HERITAGE COMMISSION SUBMITTAL



Elevate Sliding French Door

The Marvin Elevate® Sliding French Door combines the elegance and wider side sills and top rails of a French door with the practical, space saving design a sliding door offers. Two, three, and four panel configurations offer the flexibility to accommodate expansive views up to 16 feet wide, with a rich wood interior and long lasting, low maintenance fiberglass exterior for the best in performance and style.

Find Marvin products in your area. Connect with a dealer near you to get started.

[FIND A DEALER](#)

FEATURES OF THE ELEVATE SLIDING FRENCH DOOR



- Available in heights up to 8 feet or widths up to 16 feet
- Traditional panel design with substantial side sills, top and bottom rails
- Fiberglass sill that stands up to foot traffic and weather
- Top-hung screen door that operates smoothly without jamming
- Superior engineering for nearly effortless sliding operation
- Available with IZ3 coastal/hurricane certification



Elevate Double Hung

Traditional style meets superior strength in this updated take on a classic window. The Marvin Elevate® Double Hung window's balanced design provides the performance and aesthetic your home deserves, with durable fiberglass exteriors, warm wood interiors and coordinating picture or transom window styles available. Tilt the sash in or remove for easy cleaning.

Find Marvin products in your area. Connect with a dealer near you to get started.

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FEATURES OF THE ELEVATE DOUBLE HUNG WINDOW



- Available in heights up to 7 feet or widths up to 4.5 feet
- Low-profile locking mechanism for smooth operation
- Insert replacement option is available to fit seamlessly into existing window openings
- Sashes tilt in for easy cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification



Elevate Casement

Clean sightlines and smooth operation make the Marvin Elevate® Casement window a simple option for letting in light and air flow. Unlike many casements on the market with multiple locking levers that can be hard to reach or engage properly, the Elevate Casement window features a concealed multi-point locking system that securely locks with one easy lever action at the bottom of the window. A durable fiberglass exterior is paired with a warm wood, stainable interior, and coordinating round top, picture and transom windows are available.

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FEATURES OF THE ELEVATE CASEMENT WINDOW



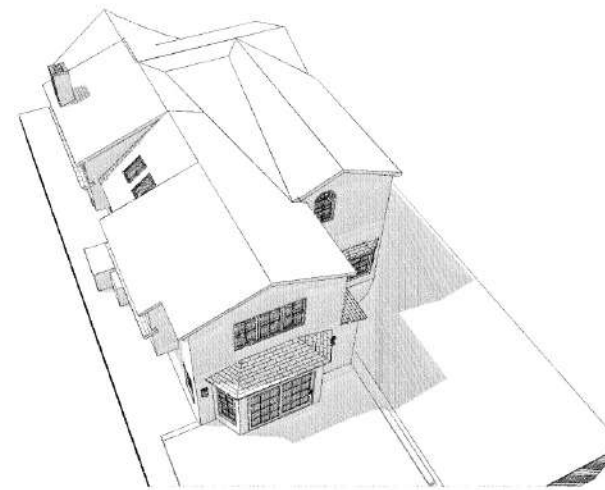
- Available in heights up to 6 feet or widths up to 3 feet
- Narrow frame replacement option is available to fit seamlessly into existing window openings
- Multi-point locking system ensures a tight seal and security from top to bottom
- Available with IZ3 coastal/hurricane certification



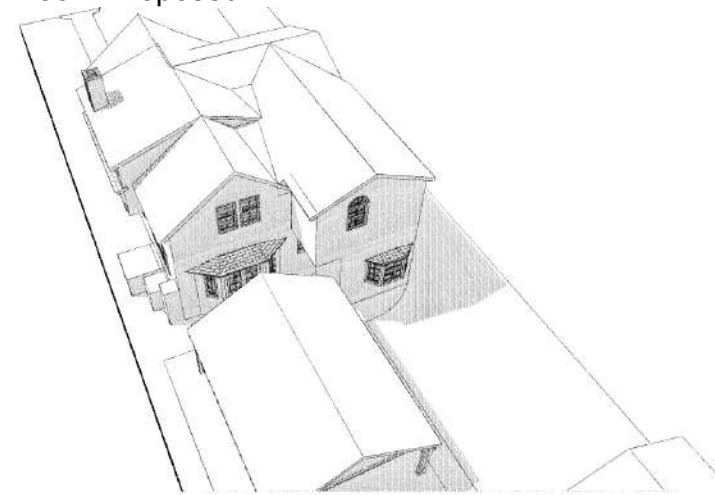
6" Wood Lap Siding



Exterior Light Fixture



Roof - Proposed



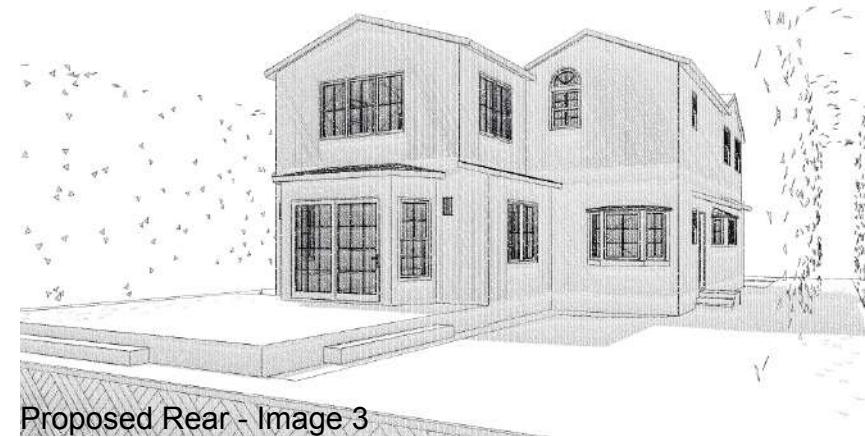
Roof - Existing



Proposed Rear - Image 1



Proposed Rear - Image 2



Proposed Rear - Image 3



Proposed Rear - Image 4



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Drawing Title:
RENDERINGS,
FINISHES & FIXTURES

Sheet No:

A9.0