

CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

AGENDA REGULAR MEETING THURSDAY, SEPTEMBER 21, 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 inperson 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)

PRESENTATION

2. Slow Street Project on Mission Street (Public Works Department)

CONSENT CALENDAR ITEMS

- 3. Minutes from the Regular Meeting of February 16, 2023
- 4. Minutes from the Regular Meeting of March 16, 2023

CONTINUED ITEM

5. 1808 Diamond Avenue, Project No. 2449-COA — A Certificate of Appropriateness for a 1,395 square-foot two-story addition with a 380 square-foot rear balcony to an existing one-story, 1,229 square-foot one-story single-family residence with a two-car garage located at 1808 Diamond Avenue (APN: 5319-021-020). 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 schedule July 20, 2023 Cultural Heritage Commission meeting.

Recommendation

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

PUBLIC HEARING

6. <u>541 Prospect Avenue</u>, <u>Project No. 2513-COA</u> – A request for a Certificate of Appropriateness for a first-story interior remodel with a 484 square-foot second-story addition and a new proposed rear deck and pergola to an existing one-story 1,207 square-foot, single-family residence located at 541 Prospect Avenue (APN: 5317-036-031). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).).

Recommendation

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

7. 827 El Centro Street, Project No. 2562-NID/COA – A request for a Notice of Intent to demolish a 655-square-foot single-family residence located at 827 El Centro Street (APN: 5315-019-027). 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 Categorial Exemption under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 (New Construction or Conversion of Small Structures).

Recommendation

Finding the project exempt from CEQA pursuant to Sections 15061(b)(3) and 15303. Determine that the structure located at 827 El Centro Street does not meet the national, state, or local criteria for historic designation and the project may proceed through the City's development application process.

ADMINISTRATION

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

ADJOURNMENT

12. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for October 19, 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-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.

| • | Matt Chang | |
|-----------|------------------------------|--|
| 9/14/2023 | | |
| Date | Matt Chang, Planning Manager | |

MINUTES OF THE REGULAR MEETING OF THE

CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

February 16, 2023 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. COUNCIL CHAMBERS 1424 MISSION STREET

ROLL CALL

The meeting convened at: 6:32 pm

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

Commissioners Absent: Kristin Morrish

Council Liaison: Evelyn G. Zneimer, Mayor Pro Tem

Staff Present: Matt Chang (Planning Manager), Mackenzie Goldberg (Assistant Planner)

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

Chair Gallatin and Planning Manager Chang welcomed new Commissioner Jeremy Ding.

APPROVAL OF AGENDA

Approved, 3-0. Vice-Chair Lopez was absent.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Chair Gallatin drove by the site at 1501 Oak Street and the Subcommittee for 504 El Centro Street (Chair Gallatin and Vice-Chair Lopez) met last week with the Applicant and Designer.

PUBLIC COMMENT

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

None.

Vice-Chair Lopez joined the meeting.

CONSENT CALENDAR ITEMS

- 2. Minutes from the Regular Meeting of July 21, 2022
- 3. Minutes from the Regular Meeting of August 18, 2022

Commissioner Cross moved, seconded by Vice-Chair Lopez, to approve the minutes.

Commissioner Cross Yes
Commissioner Ding Abstain
Vice-Chair Lopez Yes

Approved, 3-0.

PUBLIC HEARING

4. <u>1716 Wayne Avenue, Project No. 2481-COA</u> – A Certificate of Appropriateness to add a 705 square-foot, first and second 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).

Recommendation:

Continue this item to the March 16, 2023 Cultural Heritage Commission meeting.

Presentation:

Planning Manager Chang presented the project and the Staff recommendation to continue the item to the March 16, 2023 meeting.

Decision:

Vice-Chair Lopez moved, seconded by Commissioner Cross, to continue this item to the March 16, 2023 meeting.

The Commissioners voted by voice vote.

Motion carried, 4-0.

5. <u>504 El Centro Street, Project No. 2443-COA/AUP</u> – A Certificate of Appropriateness to add a 732 square-foot first-story addition, a 379-square foot second-story addition, to demolish a 216 square-foot one-car garage, to construct a new 406 square-foot two-car garage and an Administrative Use Permit for a side and rear yard setback reduction at 504 El Centro Street (APN: 5313-008-003). 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).

Recommendation:

Continue this item to the March 16, 2023 Cultural Heritage Commission meeting.

Presentation:

Planning Manager Chang presented the project and the Staff recommendation to continue the item to the March 16, 2023 meeting.

Decision:

Vice-Chair Lopez moved, seconded by Commissioner Cross, to continue this item to the March 16, 2023 meeting.

The Commissioners voted by voice vote.

Motion carried, 4-0.

6. <u>1501 Oak Street, Project No. 2535-COA/TRP</u> – A Certificate of Appropriateness to add a 652 square-foot first-floor addition to the rear of an existing 1,488 square-foot single-family dwelling, and the removal of two (2) trees from a property located at 1501 Oak Street (APN: 5319-006-008). 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:

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

Staff Presentation:

Assistant Planner Goldberg presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant Presentation:

Project Architect Lisa Henderson of Harvest Architecture presented a PowerPoint presentation.

Questions for Applicant:

Chair Gallatin asked for clarification of a notation about removing doors and windows and salvaging them for donation or reuse, as required. He also inquired about the wood siding on the east and west elevations of the garage, reflected in the presentation as stucco. He commended the architectural team on the presentation and the design.

Public Comments:

The homeowner, Francis Rentmeester, gave a background and history of her family and why she and her husband Andy moved to South Pasadena. She provided details about her personal experience with historic renovations and shared specifics on the proposed renovation.

Chair Gallatin noted that two (2) written public comments were received in support of the project.

Commission Discussion:

Vice-Chair Lopez expressed appreciation and excitement for the homeowners to complete this project while keeping the charm of the house. He also inquired about parking.

Commissioner Cross appreciated the restraint shown in plan development.

The Commissioners and Council Liaison Zneimer discussed tree removal and the tree replacement requirement. It was noted that Public Works Dept. had already approved the tree removal with a plan to plant six (6) replacement trees.

Chair Gallatin remarked that this is a textbook project on how to do it properly.

Decision:

Vice-Chair Lopez moved, seconded by Commissioner Cross, to approve this project as submitted, making the mandatory findings in the Staff Report.

Chair Gallatin asked Staff for a roll call vote:

Commissioner Cross Yes
Commissioner Ding Yes
Vice-Chair Lopez Yes
Chair Gallatin Yes

Motion carried, 4-0.

ADMINISTRATION

7. Comments from Council Liaison:

Council Liaison Zneimer, Commissioners and Planning Manager Chang briefly discussed the process for Landmark designation.

8. Comments from Commissioners:

None.

9. Comments from Subcommittees:

Vice-Chair Lopez asked about active Subcommittees. Planning Manager Chang shared that there are currently two (2) active Subcommittees - a Subcommittee for a Mills Act Application involving 1010 Mission Street comprised of Vice-Chair Lopez and Commissioner Cross, and another for a two-story room addition at 504 El Centro Street with Subcommittee members Chair Gallatin and Vice-Chair Lopez.

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

Chair Gallatin had a meeting last month with Dr. Tedie Hudson. She and her family owned Wynyate, a famous Victorian mansion in South Pasadena, and lived there in the early 60's and 70's. The SPPF, together with the Library, will present a wealth of memorabilia that she has accumulated at an exhibit at the Library on May 6 - very appropriate because May is Preservation Month. Dr. Hudson will attend and share stories about growing up in the house, including ghost stories.

11. Comments from Staff:

Planning Manager Chang shared that Director Frausto-Lupo and Deputy Director Becker were attending a Caltrans community meeting this evening and apologized for their absence.

He reported that at last night's joint meeting between City Council and the Planning Commission, Staff presented an update to the Housing Element Program. The update included an analysis, along with ideas and recommendations, which received favorable and supportive direction from both City Council and the Planning Commission.

Staff is currently working on the CLG – Certified Local Government Annual Report. The report is due to the State by March 31. The report requires background information from each Commissioner, e.g., resumes, any seminars or trainings attended this past year (including ethnic training, Brown Act training, environmental or urban planning, historical research training or workshops attended). Staff will send an email to the Commissioners to obtain their information.

Commissioner Ding asked for an update on staffing, recruitment, retention, etc. Planning Manager Chang reported the Planning Division lost two staff - a Planning Technician, and an Associate Planner late last year. A newly hired Planning Technician was introduced to the City Council last night. Currently, there are two open positions in the Department – an Associate Planner position, and a Part-Time Code Enforcement Officer to cover nights and weekends. At present, there is only one Enforcement Officer in the City.

ADJOURNMENT

The meeting adjourned at 7:30 pm to the next regular meeting of the Cultural Heritage Commission on March 16, 2023 at 6:30 pm.

| APPROVED, | | |
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| | | |
| Mark Gallatin Chair, Cultural Heritage Commission | Date | |
| Chair, Cultural Heritage Commission | | |
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MINUTES OF THE REGULAR MEETING OF THE

CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

March 16, 2023 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. COUNCIL CHAMBERS 1424 MISSION STREET

1888

ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), William Cross, Kristin Morrish and Jeremy Ding

Commissioners Absent: Conrado Lopez (Vice-Chair)

Council Liaison: Evelyn G. Zneimer, Mayor Pro Tem

Staff Present: Matt Chang (Planning Manager), Braulio Madrid (Associate Planner), Sandra Robles

(Associate Planner), Mackenzie Goldberg (Assistant Planner)

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

APPROVAL OF AGENDA

The Commissioners voted by voice vote.

Approved, 4-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross drove by and took photographs of each property listed on the agenda. Chair Gallatin had two (2) meetings as part of the Subcommittee for the project at 504 El Centro Street – a virtual meeting and an inperson meeting conducted at City Hall. In addition, Chair Gallatin drove by the El Centro site and the property at 1716 Wayne Avenue.

PUBLIC COMMENT

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

None.

CONSENT CALENDAR ITEMS

- 2. Minutes from the Regular Meeting of May 19, 2022
- 3. Minutes from the Regular Meeting of June 16, 2022

Commissioner Cross moved, seconded by Commissioner Morrish, to approve both sets of minutes.

The Commissioners voted by voice vote.

Approved, 4-0.

BUSINESS ITEM

4. Cultural Heritage Commission Reorganization

Recommendation:

Select a Chair and Vice-Chair.

Presentation:

Planning Manager Chang explained that it was time to select a new Chair and Vice-Chair of the Commission. He explained the process and the term.

Commission Discussion:

The Commissioners agreed that current Chair Gallatin and Vice-Chair Lopez have served admirably in their present positions over the last year and enthusiastically supported having them continue in their respective positions for another term.

Decision:

Commissioner Morrish moved, seconded by Commissioner Cross, to nominate Chair Gallatin to continue to serve as Chair of the Commission for the 2023 year.

| Commissioner Cross | Yes |
|----------------------|-----|
| Commissioner Morrish | Yes |
| Commissioner Ding | Yes |
| Chair Gallatin | Yes |

Motion carried, 4-0.

Commissioner Morrish moved, seconded by Commissioner Cross, to nominate Vice-Chair Lopez to continue to serve as Vice-Chair of the Commission for the 2023 year.

| Commissioner Cross | Yes |
|----------------------|-----|
| Commissioner Morrish | Yes |
| Commissioner Ding | Yes |
| Chair Gallatin | Yes |

Motion carried, 4-0.

PUBLIC HEARING

5. <u>504 El Centro Street, Project No. 2443-COA/AUP</u> – A Certificate of Appropriateness to add a 732 square-foot first-story addition, a 379-square foot second-story addition with a 144-square-foot balcony, to demolish a 216 square-foot one-car garage, to construct a new 406 square-foot two-car garage and an Administrative Use Permit for a side and rear yard setback reduction at 504 El Centro Street (APN: 5313-

008-003). 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).

Recommendation:

Find the project exempt from CEQA pursuant to Sections 15301 and 15331. Approve the Certificate of Appropriateness and Administrative Use Permit, subject to the Conditions of Approval.

Presentation:

Associate Planner Robles presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant Presentation:

None.

Questions for Applicant:

Chair Gallatin inquired about the possible reuse of the windows to be removed from the rear of the house due to the addition, and reuse of the garage door. The project designer explained there was severe water damage to the windows that made them impossible to reuse and that the garage door was too deteriorated to be reused. Chair Gallatin and the Applicant discussed the selection, reuse and installation of the windows.

Public Comments:

None.

Commission Discussion:

The Commissioners complimented the new proposed design. Commissioner Morrish appreciated all the work and effort on the project.

Commissioner Cross thanked homeowners Mr. and Mrs. Felix for their patience in working through this process and for their willingness to consider some of the suggested changes of the Subcommittee. In addition, he thanked the designer for executing the changes on the plans. The concerns expressed back in January were all addressed.

Decision:

Commissioner Cross moved, seconded by Commissioner Ding, to approve this project, per the Findings in the Staff Report. In addition, the following will be included as Conditions of Approval: to remove the glass blocks at the East elevation; continue to finds solutions to fill the void space by possibly redistributing the stair landing square footage; to fix Note 25, which identified lighting on the proposed North elevation; and to recess the windows to match the existing windows.

Chair Gallatin asked Staff for a roll call vote:

Commissioner Cross Yes
Commissioner Morrish Yes

Commissioner Ding Yes Chair Gallatin Yes

Motion carried, 4-0.

6. <u>1716 Wayne Avenue, Project No. 2481-COA</u> – A Certificate of Appropriateness to add a 702.5 square-foot, two-story addition 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).

Recommendation:

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

Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

Questions for Staff:

Commissioner Morrish asked when the project was submitted. Associate Planner Madrid noted that the initial submittal was last year. The project was recently scheduled for the January 2023 Public Hearing, but at the request of the Applicant, the project was continued to make modifications.

Chair Gallatin asked for a clarification of the note on the plans regarding the composition of the windows and the reference to PVC. Associate Planner Madrid confirmed that the material proposed is vinyl.

Applicant Presentation:

None.

Questions for Applicant:

Commissioner Morrish inquired about the roof and the existing windows on the East elevation on the second floor. The Applicant clarified that the windows would remain untouched and discussed the roofing issues. She also asked about differentiation between the existing and the new addition and recommended the City's Residential Design Guidelines as a good reference.

Chair Gallatin remarked that there were many inconsistencies and incorrect information in the plans that made it difficult to understand the intent. He gave several examples. The Applicant responded that the drafting errors in the drawings would be updated, but the intention was to match whatever is existing. In addition, they also submitted window specifications.

Chair Gallatin encouraged the Applicant to review the Secretary of Interior's Standards for *Rehabilitation of Historic Buildings* and noted that those are the standards that the Commission uses to evaluate these projects. The *Standards* includes an explanation about differentiation. He also encouraged the Applicant to review the City's *Residential Design Guidelines*, specifically pages 36-39.

Public Comments:

None.

Applicant's Rebuttal:

None.

Commission Discussion:

The Commissioners agreed that it might be good for the Applicant to revise and clarify the plans and resubmit them for the next scheduled meeting.

Commissioner Ding added (confirmed by Planning Manager Chang) that the video of tonight's meeting with all of the Commissioners' comments should be available as early as next week for reference.

Chair Gallatin encouraged the Applicant to work closely with Staff. He also offered his own services. Planning Manager Chang explained several options for the Applicant in addition to having the Chair work with the Applicant, including but not limited to, formation of a subcommittee and working with Staff.

Commissioner Morrish encouraged the Applicant to look at the City's Design Guidelines and the Secretary of the Interior's Standards and all of the written materials that Staff has about historic resources and historic homes in South Pasadena.

Decision:

Commissioner Ding moved, seconded by Chair Gallatin, to continue this project to the next scheduled meeting on April 20, 2023.

Chair Gallatin asked Staff for a roll call vote:

Commissioner Cross Yes
Commissioner Morrish Yes
Commissioner Ding Yes
Chair Gallatin Yes

Motion passed, 4-0.

7. 1936 Fletcher Avenue, Project No. 2545-COA – A Certificate of Appropriateness to add a 589 square-foot addition and 290 square-foot patio to the rear of an existing 1,704 square-foot single-family residence at 1936 Fletcher Avenue (APN: 5321-038-010). 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.

Staff Presentation:

Assistant Planner Goldberg presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant Presentation:

None.

Questions for Applicant:

Chair Gallatin and the Applicant reviewed the drawings and addressed several discrepancies in the submittal.

Applicant's Rebuttal:

None.

Public Comments:

None.

Commission Discussion:

The Commissioners expressed approval of the plans as presented and agreed the project was well designed. They praised the architect and the Applicant for checking all the boxes and working closely with the Design Guidelines and the Secretary of the Interior's Standards.

Decision:

Commissioner Morrish moved, seconded by Commissioner Ding, to approve the project as presented. The Mandatory Findings and Project Specific Findings 2, 3 and 5 can be made. The project is exempt from CEQA Sections 15301, Class 1 and 15331, Class 31.

Chair Gallatin asked Staff for a roll call vote:

Commissioner Cross Yes
Commissioner Ding Yes
Commissioner Morrish Yes
Chair Gallatin Yes

Motion carried, 4-0.

ADMINISTRATION

8. Comments from Council Liaison:

None.

9. <u>Comments from Commissioners</u>:

None.

10. Comments from Subcommittees:

None.

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

Chair Gallatin announced that the SPPF's Annual Meeting will occur the weekend of June 24th or 25th. There will be a special program honoring Adobe Flores, the oldest building in South Pasadena, dating from the 1840s. He provided a brief background and the historical importance of Adobe Flores during the Mexican-American War and its connection to the Treaty of Cahuenga. He remarked that although it is a City Landmark and on the National Register, it does not have a State Landmark designation. He noted the efforts to possibly pursue a State Landmark designation.

12. Comments from Staff:

Planning Manager Chang reported that Landmark Number 59 for the Clark House at 534 Arroyo Drive was approved by City Council last night. It was brought before the Commission earlier this year. He thanked Subcommittee members Vice-Chair Lopez and Commissioner Cross for their efforts on the project.

Staff submitted the fifth draft of the Housing Element to the HCD this past Monday. HCD has 45 days to review it and respond, which should be around April 27th. Per the Settlement Court Order, the City has to adopt Housing Element by May 31st.

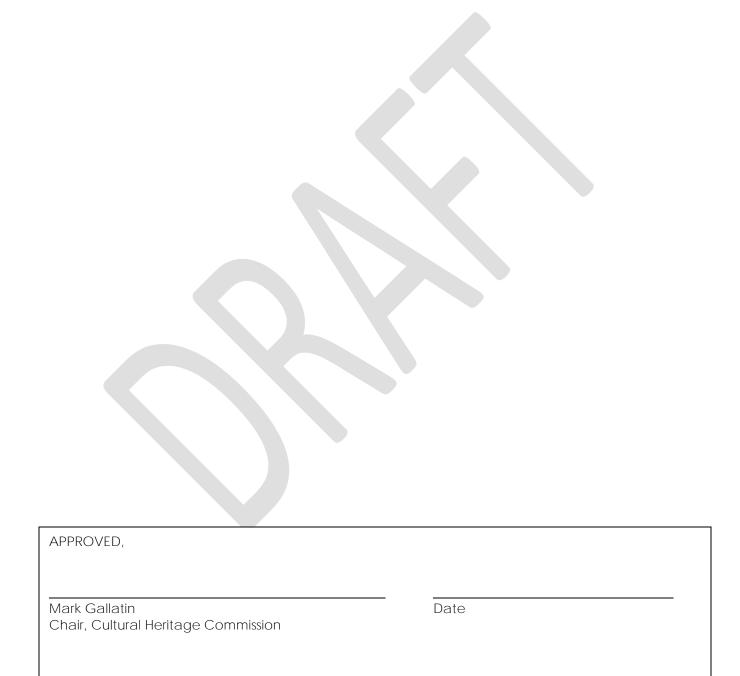
Planning Manager Chang reported on the Oaklawn Bridge, the bridge giving access between Fair Oaks Avenue and Oaklawn Avenue, which has been temporarily closed for safety concerns. Public Works staff reported that a consultant will inspect the bridge to assess the structural integrity, any cracking and the Waiting Station for roof damage and determine the costs to repair the damage. Commissioner Cross reminded the Commission that the Tournament of Roses builds a float underneath the bridge and the rehab of the bridge should consider that so that it does not conflict. Chair Gallatin added that because it is a historic bridge and a historic waiting station, it would need to be restored and repaired to the Secretary of the Interior's Standards. He encouraged the City to use structural engineers who specialize in historic structures and buildings and mentioned that he provided Public Works Director Ted Gerber names of engineers he has worked with in the past that specialize in historic buildings.

Lastly, there will be a Commissioner Congress on June 28^{th} , 6:00 - 8:00 pm. Staff will provide a work plan that will include accomplishments of last year.

Chair Gallatin inquired about the Certified Local Government (CLG) Report due by the end of the month. Planning Manager Chang remarked that Staff had received several Commissioners' responses and they are on target to submit the CLG Annual Report by March 31st.

ADJOURNMENT

The meeting adjourned at 8:09 pm to the next regular meeting of the Cultural Heritage Commission on April 20, 2023 at 6:30 pm.





Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: September 21, 2023

FROM: Angelica Frausto-Lupo, Community Development Director

Matt Chang, Planning Manager

PREPARED BY: Braulio M. Madrid, Associate Planner

SUBJECT: Project No. 2449-COA - A request for a Certificate of

Appropriateness for a 1,395-square-foot, two-story addition with a 380 square-foot rear balcony to an existing 1,229 square-foot one-story single-family residence with an existing detached two-car garage located at 1808 Diamond Avenue (APN: 5319-021-020). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource

Restoration/Rehabilitation).

Recommendation

Staff recommends that the Cultural Heritage Commission:

- Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15331 (Historic Resource Restoration/Rehabilitation) of the CEQA Guidelines.
- 2. Approve Project No. 2449-COA subject to the conditions of approval (Attachment 1 Conditions of Approval).

Background

Constructed in 1921, the subject site is included in the City's Inventory of Historic Resources. The subject residence is designed in the Colonia Revival influenced style. Usually two-story and rectangular in plan and massing, Colonial Revival homes have side gabled or hipped roofs, wood or brick exteriors, and a symmetrical arrangement of windows and doors on a flat facade. Characteristic features include an accentuated front door, normally with a decorated pediment supported by pilasters.

Since its original built, the property has rebuilt the two-car garage, had an interior kitchen renovation, had the foundation bolted, as well as miscellaneous electrical, mechanical and plumbing permits. (Attachment 2 – Permit History)

1808 Diamond Ave Project No. 2449-COA

The Colonia Revival style is not prevalent in the structures' current condition, but does have some influence of the style such as, the simple rectangular plan, a flat façade, roof style, horizontal wood siding, double hung wood windows, and the detached garage.

Project Site Description

The subject site is located on the east side of Diamond Avenue between Spruce Street and Pine Street. The property measures a total of 7,518 square-foot The property is a rectangular lot with an approximate depth of 135 and an approximate width of 50 feet. The subject site is currently developed with a single-story, 1,229 square-foot, single-family residence and the detached two-car garage.

Project Description - Certificate of Appropriateness

The two-story 1,395 square-foot expansion would serve as an addition to an existing single-family residence. The two-story addition consists of enlarging the primary-floor footprint by 756 square-feet to create a new family room and two bedrooms with a 217 square foot rear porch. The 639 square-foot addition above will accommodate a new primary bedroom, office, and a bathroom. The second floor will be maintained within the proposed footprint of the new first story with a 380 square-foot second story balcony and a covered patio below. Other associated interior modifications are proposed to accommodate the addition including the removal of an unpermitted sunroom.

Cultural Heritage Commission Meeting July 20, 2023

On July 20, 2023, the Cultural Heritage Commission (Commission) conducted a duly noticed public hearing to review this project. The Commission discussed issues regarding the overall scale and design of the project, including; concerns with the second-story plate height, providing a transition from the existing to the proposed structure, changes to the proposed building materials, consideration to reduction of scale or massing, provide details for railings, eliminate large void on south wall plane, accuracy on the elevation illustrations, reconsideration of the proposed exterior materials used on the first story addition, and provide 3-D models or renderings of the project. The project was continued to the August 17, 2023 Cultural Heritage Commission meeting.

The August 17th Cultural Heritage Commission meeting was cancelled.

The applicant has submitted revised plans including the additional materials and design changes to address Commission's comments.

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 project does not propose a subdivision and intends to remain developed with a single-family residence; therefore, it is consistent with the General Plan.

Development Standards

The subject site is located within the Residential Single-Family (RS) zoning district. The existing land use and density of the project site complies with Section 36.220, Residential Zoning Districts of the South Pasadena Municipal Code (SPMC). The purpose of the residential design review process is to ensure that the proposed layout and building design are suitable and compatible with the City's design standards and guidelines. Residential development standards from SPMC sections were applied to the proposed project. Since the property measures 7,518 sq. ft., under 10,000 square-feet, the development standards for small nonconforming residential parcels are also applicable. The following table list the project's conformance with applicable development standards.

Nonconforming Residential Parcels / (RS) Residential Development Standards
Compliance

| Standard | Requirement | Existing | Proposed |
|---|--|-------------------------------------|-------------------------|
| Lot Coverage (Section 36.220.050) | 50% (3,759 SF max. allowed) | 21% 1,589 SF | 34% 2,562 SF |
| Floor Area Ratio (FAR - Enclosed Habitable Space) | 35% (2,631 SF max. allowed) | 16% 1,229 SF | 34.9% 2,624 SF |
| Building Height | 35 ft. | 15 ft. 8 in. | 23 ft. 2 in. (addition) |
| On Site Parking | 2 Covered Parking Spaces (Garage or Carport) | 2 Covered Spaces within a garage | Unchanged |
| Front Setback (Section 36.220.050) | 20 ft. (15 ft. with a porch) | 35 ft. 4 in. | Unchanged |

| Side Setback (North) | 10% of lot width (5 ft.) | 5 ft. 1 in. | 8 ft. 1in. (Second Story) |
|-----------------------------------|--------------------------|----------------------------------|--------------------------------|
| Side Setback (South) | 10% of lot width (5 ft.) | 9 ft. 10 in. | Unchanged |
| Rear Setback (House) | 25 ft. | 67 ft. 6 in. | 36 ft. |
| Distance Between Structures | 10 ft. minimum | 48 ft. 6 in. (Home to Garage) | 20 ft. (Addition to Garage) |

Design Review

Project Design Elements

The addition is being proposed at the rear of the existing home. The new addition will incorporate custom cedar shake roof shingles, new 8" wood siding for the first story addition, and stucco for the second story, new wood doors and windows, and wood railings for the proposed 380 square-foot balcony and rear porch.

As proposed, the addition does not alter the style of the existing home, remove, or modify original features. As illustrated in the development plans, the demolition will be limited to the unpermitted sunroom, the rear wall, and some interior changes. (Attachment 3 – Development Plans and Material Board)

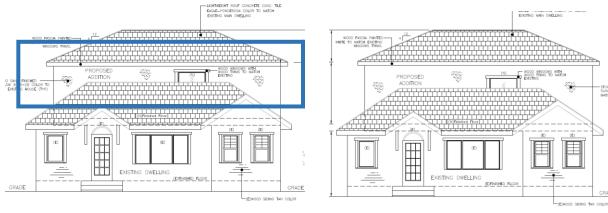
The new proposed windows and doors schedule calls out wood material, similar to the existing styles and design (Attachment 4 – Doors and Windows Brochures) as required by the City's design guidelines. The proposed addition will respect the orientation, location, and building integrity of the existing house. In addition, the single-family home will remain compatible to the single-family tract as the block has other two-story single-family residential buildings. (Attachment 5 - Site & Neighborhood Images)

Figures 1-4, illustrate the previous design from the July 20, 2023 Commission meeting and the revised elevations that incorporate the suggested modifications from the Commission. **Figures 5-7** are the additional requested illustrations to help evaluate the projects' scale and massing.

Figure 1 – Front (West) Elevations

New Design – September 21, 2023

Previous Design – July 20, 2023



Minor elevation changes have been proposed to the front (west) façade. The total height has been reduced by 1 foot; making the second-story plate height 8 feet vs. the previous proposed 9 feet. This difference can be slightly noticed in the gap between the first and second story rooflines.

Figure 2 - Rear (East) Elevations

New Design – September 21, 2023

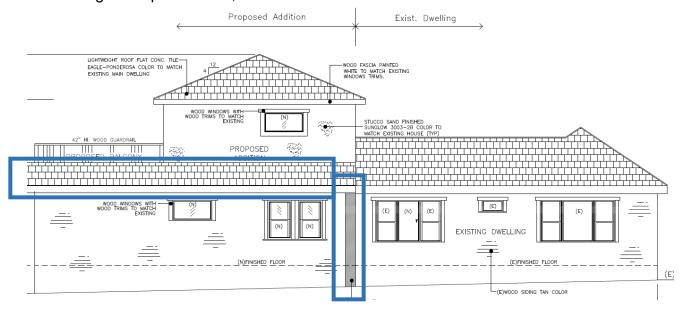
Previous Design – July 20, 2023



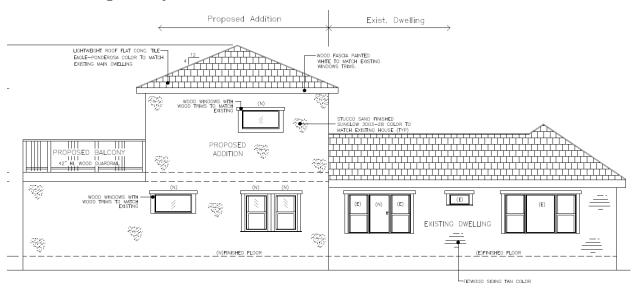
The rear elevations changes include exterior 8-inch wood siding to the first floor and changes to the roof illustration on the north-facing wall, to accurately represent the first floor roof pitch and height.

Figure 3 - Side (North) Elevations

New Design – September 21, 2023



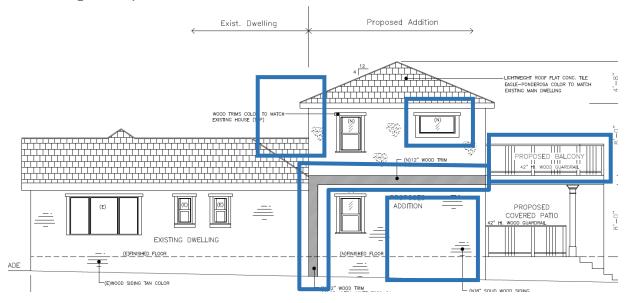
Previous Design – July 20, 2023



The proposed changes to the north elevation include the extension of the existing roofing materials thru to the proposed addition and a transitional strip between existing 6 inch and proposed 8 inch woods siding. The proposed changes also address the concerns of excessive blank wall areas on this side yard elevation.

Figure 4 - Side (South) Elevations

New Design – September 21, 2023



Previous Design - July 20, 2023



The changes to the south elevation include; a new window on the second floor, the installation of wood siding for the first floor, a new transitional strip between existing and proposed, a transitional strip between stucco and wood siding, and the reduction of the building height of the proposed addition. With the added materials, the new design helps lesson the empty wall space on the elevation, as requested by the Commission.

Figure 5 – 3-D Models (Front and Rear)

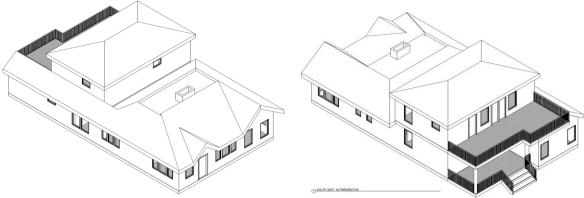


Figure 6 – 45% line of sight



Figure 7 – Front Elevation with Adjacent Buildings



City of South Pasadena Design Guidelines for Historic Properties

As codified in the SPMC section 2.65, the City of South Pasadena Design Guidelines for Alteration and Additions to Historic Residences are to be assessed in the issuance of a Certificate of Appropriateness (COA). As stated on Page 9 of the Design Guidelines for historic resources, the guidelines are based on the Secretary of the Interior's Standards for Treatment of Historic Properties, which intend to foster the preservation and rehabilitation of the character defining features of existing resources. Historic buildings standard procedure is to identify, retain, and preserve the form and detailing of

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the existing architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features. The Design Guidelines include a section focused on the Colonia Revival inspired styles (pages 16-17).

As proposed, the addition is in compliance with the South Pasadena Design Guidelines. The project proposes the retention of the original structure with minimal alterations. The proposed addition also provides differentiation from the existing. The overall materials, finishes, detailing, and size/mass of the addition is compatible with the existing style and color of the single-family residential home. The proposed roof intends to mimic the visual form that exists in the faux gable roof. They also complement the existing exterior materials and will use wood windows and doors to comply with applicable requirements. The property will retain the street facing façade of the existing home as no alterations are proposed. The addition is placed completely behind the original structure and will not overlap the footprint above the existing home. Although the new addition will be visible from the street, the residential tract already contains other two-story dwelling units. The Colonia Revival style architecture is not a unifying featured style in the neighborhood, as the neighborhood contains a variety of architectural styles. (Attachment 5 – Neighboring Properties)

Findings

Required Certificate of Appropriateness Findings

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

Mandatory Findings

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

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

The proposed project is consistent with the General Plan, specifically with Goal 8.0 of the Land Use Element by harmonizing physical change to preserve South Pasadena's historic character, scale, and "small town atmosphere". The area where the addition is located is set back from the street. The proposed addition has been designed to be complimentary to the existing home, and to be treated as new additions differentiated from the original design. Therefore, the original Colonial Revival influenced design, historic integrity, and its features, are maintained both in the existing and proposed. Additionally, the land use will continue to be designated for Low Density Residential. Therefore, preserving the historic character, scale, and "small-town atmosphere" as to the surrounding land uses and historic nature.

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

The project is consistent with the goals and policies of the Cultural Heritage Ordinance. The project implements the goals of the Cultural Heritage Ordinance by encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent in a manner that is generally consistent with the Secretary of Interior's Standards. The primary home will have minimal impact, as the new addition will be completely located behind the footprint of the existing home.

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

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

- 1. "Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style. The original roof form should be preserved. Any replacement of deteriorated features or addition of small features should be done in the style of the original building, considering the original roof form and slopes." (p. 26)
- 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. "Stepping the height up away from the street and neighboring structures can minimize the perceived scale of an addition. Locate the rooftop addition back from the building front. The back of the building may be taller than the front and still appear in scale with the primary structure if appropriately designed." (p. 38)
- 3. "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)
- 4. "Window mullion widths, window trim, and surrounds should be consistent with the existing windows." (p. 42)

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

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

| Consistency with Secretary of the Interior Standards | | |
|--|---|--|
| Standard | Staff's Recommended Consistency Determination | |
| 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. | |

Recommended Project Specific Findings for a Certificate of Appropriateness (2, 3, and 5)

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

The project is appropriate to the size massing, and design context of the historic residence and the surrounding areas in the neighborhood. The building materials, finishes, and detailing are compatible to the existing historical architectural design of the subject residence in that the new roof mimics the gable faux look of the existing, new materials are differentiation from existing, and the addition proposes to retain the integrity of the existing home. The existing front yard setback is 35 feet, while the new addition is proposed more than 66 feet from the front property line. Additionally, the neighborhood is comprised of a variety of other two-story, single-family residences, similar in design and total height. Therefore, the proposed addition will be harmonious and compatible with the surrounding historic neighborhood in size, massing, and design.

Finding No. 3: In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the cultural resource or improvement;

This addition will extend onto the rear, using materials such as complementary roofing shingles, 8" wood siding, and the use of wood doors and windows. The new addition will have clear distinguishing architectural elements differentiating from the original home. The new addition is proportionate to the original house

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and design. The views of the second-story addition from the street will be partially visible. The proposed addition is in compliance with the development standards and design guidelines of South Pasadena as well as the existing historic character of the neighborhood.

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

The proposed second story addition will create a primary bedroom and bathroom with a separate office, while the first floor addition will create an additional bedroom and shared habitable space. The proposed addition is consistent with the surrounding residential land uses, which also contain two-story, single-family residences and will help further enjoy the existing use on the property. The proposed addition will not modify the first floor façade facing Diamond Avenue, helping to preserve the original design influence and comply with the design guidelines for historic properties.

Environmental Analysis

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

Staff Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- Approve Project No. 2449-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 <u>Approve</u> the project as is or with modified condition(s) added or removed and provide findings; or
- 2. The Cultural Heritage Commission can <u>Continue</u> the project, providing the applicant with clear recommendations to revise the proposal; or

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3. The Cultural Heritage Commission can <u>Deny</u> the project if it finds that the project does not meet the City's COA requirements.

Public Noticing

This item was continued from the regularly scheduled Cultural Heritage Commission meeting on July 20, 2023.

Public Comments

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

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. Permit History
- 3. Development Plans & Material Board
- 4. Doors and Windows Brochures
- 5. Site & Neighborhood Images

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL Certificate of Appropriateness Project No. 2449-COA 1808 Diamond Avenue (APN: 5319-021-020)

DEVELOPMENTREQUIREMENTS

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

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on September 21, 2023:
 - a. Certificate of Appropriateness to add a 1,395-square-foot two-story addition with a 380 square-foot rear balcony to an existing 1,229 sq. ft. one-story single-family residence for the property located at 1808 Diamond Avenue.
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any permitted or unpermitted building/structure on the property involved with the Certificate of Appropriateness.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the

City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

P7. Any modification to the approved plans shall require review and approval of the Planning Division.

Notes on Construction Plans

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

- P8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P9. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P10. During construction, the clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
 - a. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
 - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P11. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

Prior to issuance of a Building Permit

- P12. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50), for approval by the Community Development Director. The final landscape plans shall provide, but not limited to the following:
 - a. Screening of all above ground equipment from public view.
- P13. The applicant shall install all landscaping and irrigation per the approved final landscape plans pursuant to the City's Water Efficient Landscape Ordinance (SPMC Section 35.50). The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:
 - a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
 - b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

BUILDING DIVISION:

- B1. The second sheet of building is to list all conditions of approval and to include a copy of the Cultural Heritage Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. The Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior to 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. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B7. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.

- B8. Plans are to be prepared and stamped by a licensed architect.
- B9. Project shall comply with the CalGreen Residential mandatory requirements.
- B10. 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.

Prior to issuance of a Building Permit

B11. The applicant shall provide photographs to Planning, Building, and Public Works Departments illustrating that proper construction fencing is installed and signs describing construction and noise disturbance coordinator contact information are posted at the construction site.

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. When applicable, the applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.
- PW6. Diamond 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.

- PW7. 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.
- PW8. 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.
- PW9. 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.
- PW10. 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.
- PW11. The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to: demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.
- PW12. 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.

- PW13.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.
- PW14. 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.
- PW15. 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.
- PW16. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- PW17. 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.
- PW18. 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.
- PW19. 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).

- PW20. 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.
- PW21. 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.
- PW22. The applicant shall show all utility poles adjacent to the properties and note to protect-in-place.
- PW23. 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).
- PW24. The applicant shall properly identify the property lines as part of the plan check submittal.

FIRE DEPARTMENT:

- FD1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA Standards.
- FD2. Fire Sprinklers are required. Submit a separate plan to City for approval.
- FD3. (CFC 903.1) General. Automatic Sprinkler systems shall comply with this section.
- FD4. (CFC 903.2.8) Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.
- FD5. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed company. Please provide a drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD6. (CFC 903.3.5) Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code Section 13114.7.
- FD7. (CFC 507.1) Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities,

- buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD8. (CFC 507.3) Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
- FD9. 507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD10. 903.2.11.9 Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
 - An addition of over 750 square feet to any building or structure which creates a
 fire area large enough that if the existing building or structure plus proposed work
 were being built new today, an automatic sprinkler system would be required
 under this code:
 - 2) Any addition to an existing building which has fire sprinklers installed;
 - 3) Within any twelve (12) calendar month period of time, any alteration, including repairs, to any existing building or structure, where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such alteration, including repairs, creates or alters a fire are large enough that if the existing building or structure were being built new today, and automatic sprinkler system would be required by this code;
 - 4) Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;
 - 5) An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
- FD11. Address Identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that

is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Special Provisions related to Roof Types.

FD12. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.

Smoke Alarms.

- FD13. Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations:
 - 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.
 - 4) In a Group R-3.1 occupancy, in addition to the above, smoke alarms shall be provided throughout the habitable areas of the dwelling unit except kitchens.
- FD14. 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).

Carbon Monoxide Alarms.

- FD15. Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed; and in dwelling units that have attached garages.
- FD16. Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Multiple-Purpose Alarms

- FD17. Carbon monoxide alarms combined with smoke alarms shall comply with all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms.
- FD18. (CFC 903.2.18) Group U private garages and carports accessory to Group R-3 occupancies. Carports with habitable space above and attached garages, accessory to Group R-3 occupancies, shall be protected by residential fire sprinklers in accordance with this section. Residential fire sprinklers shall be connected to, and installed in accordance with, and automatic residential fire sprinkler system that complies with Section R313 of the California Residential Code or with NFPA 13D. Fire sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a minimum density of 0.05 /ft2 (2.04 mm/min) over the area of the garage and/or carport, but not to exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions with respect to sprinkler placement.
- FD19. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2019 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
 - 1) At each stairway on all floor levels where combustibles materials have accumulated.
 - 2) In every storage and construction shed.
 - 3) Where special hazards exist included but not limited to, the storage and use of combustible and flammable liquids.
- FD20. For any questions regarding water meter, please contact Public Works at 626-403 7240.
- FD21. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

ATTACHMENT 2

Building Permit History

1808 DIAMOND AVENUE

N. 50' Lot 11, Block E. McFarland's Sub.

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

| LOCATION | 1808 | - DIAMON | O AVE | |
|-------------|--------|----------------|---------------------------------------|---------------|
| LOT | | BLOCK | TRACT | |
| OWNER | 27/55 | IDEZ WI | 999ONER | |
| DESCRIPTION | N RE | ROOF | | · |
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| DATE | NUMBER | CLASSIFICATION | CONTRACTOR | PERMIT FEE |
| | | PLAN CHECKING | | |
| 11-12-48 | 19756 | BUILDING | MONARCH BOOF CO | . 200 |
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| | | ELEC. WIRING | | |
| | | ELEC. FIXTURES | , , , , , , , , , , , , , , , , , , , | |
| | | PLUMBING | | • |
| | | SEWER | • | |
| | | HOUSE CONN. | | |
| , | | DRIVEWAY | | |
| | | FURNACE | | |

FORM 502 1M 1.48

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

| LOCATIO | N /8 | 08 5 | 1=7~15 | 3/ | | · · · _ · _ · _ · _ · _ · _ · _ · | | | | |
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FORM 502 1M___10-20-37__MOCK

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

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CITY OF SOUTH PASADENA

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

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| | Mailing Address 1808 | | | | | | | | | | | |
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| department of | WORKER'S COMPENSATION DECLARATION I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.) Policy No. 410 347-86 Company State Fund CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is | | | | for the for Any city of demolish applican coursuant (commen fessions (alleged efor a perfive hund land to the course of the cour | y affirm that sollowing reasor county when y | /NER-BUIL I I am exeson: (Sec. iich requir ny structur rmit to file sions of the chion 700 at he is ex the apolii (\$500). I e propert ion, will of for sale. If, or sale. If, or sale. If, or sale if, or at he did e propert or construct or contract or builds or contractor or Sec. er Sec. | LDER DECLARAT mpt from the Cor 7031.5. Business es a permit to cor re, prior to its issue a signed statem the Contractor's Lio 1) of Division 3 of tempt therefrom, on of Section 703 cant to a civil per the work, and Sec. 7044, Bus. Law does not appered and who do vided that such however, the busiletion, the owner to the project. Se tor's License Law improves thereon, s) licensed pursue , B.&P.C. for | ntractor's and Profiser to the Businand the Businand the Businand the Stand | essions Cocilter, improvence of the provence o | des ve, ve, the ded r 9 ro- ded ro- or or or or or or or or or or or or or | |

INSPECTION RECORD

| FOUNDATION: [Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation. | | | | INS | PECTIO | N NO | OTES | | |
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| FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr. | | | | | | | | | |
| MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts. | | | | | | | | | · |
| ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains. | | | | | · · · · · | | | | |
| FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops. | | | | | | <u>.</u> | | | |
| INSULATION: Thickness, R-Values, Piping, Sound Caulking. | | | | | | | | | |
| FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links. | | | | | | | | | |
| INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf. | | | | | | | | | |
| EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing. | | | | | | | | | · · · |
| FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear. | | | | | · · · · · · · · · · · · · · · · · · · | | | | |
| SWIMMING POO | DL/SPA | | | · | | | | | |
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| INSPECTION | DATE | INSP. SIGN. | | | | | | | |
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PLEASE PLAN A 1" SQ. SCALE

City of South Pasadena

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

| SITE ADDRESS |
|--|
| 1808 DIAMOND AVE |
| ASSESSOR PARCEL NUMBER |
| BOOK PAGE PARCEL |
| ADDITIONAL INFORMATION / LEGAL DESCRIPTION |
| |
| OWNER'S NAME |
| GOLITHAM SAHA |
| STREET ADDRESS |
| CITY SOB DIAMOND AVE. |
| South Pasadena CA 91030 |
| PHONE NUMBER |
| 626 808 - 1286 |
| PRINCIPA LICE NO. |
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| CITY STATE ZIP CODE |
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| 626 793-0255 |
| CONTACT PERSON |
| Ken Compton |
| (2/ '791 - 2 300 |
| 626 7911-2300 CONTRACTOR'S NAME |
| |
| SEISMIC SAFETY INC |
| 1910 N. LAKE AVE |
| CITY STATE ZIP CODE |
| |
| Pasadena CA 91104 |
| PASADONA CA 91104 LICENSE CLASS LICENSE NUMBER EXPIRATION DATE |
| l • |
| B 662926 1-31-2011 PHONE NUMBER |
| B 662926 1-31-2011 PHONE NUMBER 626) 791-2300 |
| B 662726 1-31-2011 PHONE NUMBER 626) 791-2300 WORKER'S COMPENSATION INSURANCE COMPANY NAME |
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| B 662726 1-31-2011 PHONE NUMBER 626) 791-2300 WORKER'S COMPENSATION INSURANCE COMPANY NAME |

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

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

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

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

| riolessions Code). | |
|--------------------------------|----------------------------|
| l am exempt under Section | , Business and Professions |
| Code for the following reason: | |
| Signature: | Date: |

LICENSED CONTRACTOR'S DECLARATION

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

| • | 1/ | / / / |
|------------|-------|-------|
| | ν | |
| Signature: | -151 | 2000 |
| _ | | |

Date: 1-21-11

WORKERS' COMPENSATION DECLARATION

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

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

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

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

| Signature: | Ken | on |
|------------|-----|----|
| | 1 | |

Date: 1-21-11

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

<u>AUTHORIZATION OF ENTRY</u>

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

| Name: | Kom | Compron (ACE | |
|-----------|-----|--------------|------|
| Signature | 1/ | Cool- | 1-21 |

DIAMOND

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| OCCUPANCY GROUP | TYPE OF CO | NSTRUCTION | AREA | | | |
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| | ION | RE 2 | VISED VALUATION | | | |
| PLAN CHECK FEE | | \$\$ | | | | |
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| ☐ SANITATION DIST. PAID | | ☐ INDUSTRIA | AL WASTE APPROVAL | | | |
| HEALTH DEPT. APPROV. | AL | OSHA PER! | MIT OBTAINED | | | |
| FIRE DEPT. APPROVAL | | PUBLIC WORKS FEES PAID | | | | |
| BUILDING PERMIT FEE | 13.595 | 25 10 | 38.00 | | | |
| ISSUANCE FEE | | \$ | 26.60 | | | |
| SMIP FEE | | \$ | 0.00 | | | |
| GENERAL PLAN FEE | | \$ | 9.98 | | | |
| PIF (PARK IMPACT FEE) | | \$ | | | | |
| GROWTH FEE | | \$ | | | | |
| # 29663 PERMIT NUMBER | 4 TOTAL | s2 | 7.46 | | | |
| | | INITIALS | DATE | | | |
| 0272 | VB | (V) | 1/21/1 | | | |
| DATE OF FINAL / / | | FINAL/BY | Red | | | |

| NO. | INSPECTION | DATE | INSPECTOR | PERCENTER COMPLETE VIEW PRINCIPLE VIEW COMPLETE VIEW COMPL | ALL CDA CE A DOLICA DI E TO TUNO DUIN DOLIC DEDIVIT |
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| | REQUIRED BUILDING INSP | | | DESCRIBE COMPLETELY THE INTENDED USE OF A | ALL SPACE APPLICABLE TO THIS BUILDING PERMIT |
| Bl | Soils Engineer's Approval | <u> </u> | | | |
| B2 | Location and Setbacks | | 1 1 | | |
| B3 | Foundation/Trench Forms | 1/3//// | MILLE | THE FOLLOWING STATEMENT MUST BE | Will the applicant or future building occupant handle |
| B4 | Structural Concrete Slab on Grade | | | SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFI- | a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts |
| B5 | Raised Floor Framing | | | CIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS <u>OTHER THAN</u> THE INITIAL OR | specified on the hazardous materials information guide? |
| B6 | Underfloor Insulation | | | SHELL BUILDING PERMIT. | YES NO |
| B 7 | First Level Floor Diaphragm | | | I have read the hazardous material information guide | If the answer to the question above was yes, will the |
| B8 | Second Level Floor Diaphragm | | | and the SCAQMD permitting checklist. I understand | proposed building or modified facility be within 1000 |
| В9 | Third Level Floor Diaphragm | | | my requirements under the State of California Health | feet of the outer boundary of a school. |
| B10 | Roof Diaphragm | | | and Safety Code Section 25505, 25533, and 25634 | ☐ YES ☐ NO |
| B11 | Concrete Deck | | | concerning hazardous materials reporting. | Will the intended use of the building by the applicant |
| B12 | Steel Framing | | | | or future building occupant require a permit for con- |
| B13 | Fire Dept. Frame Inspection | 1 | | ☐ OWNER ☐ AGENT | struction or modification from the South Coast Air |
| B14 | Bldg. Dept. Frame Inspection | 1/31/11 | What | NAME: | Quality Management District (SCAQMD)? See permitting checklist for guidelines. |
| B15 | Fire Sprinkler Hangers | | | SIGNATURE: | YES NO |
| B16 | Insulation/Weather Stripping | | | | |
| B17 | Interior Lath and/or Drywall | | | DATEA | PPROVED: |
| B18 | Exterior Lath | | | PEDESTRIAN PROTECTION: DATE DE | PROVED: |
| B19 | Rated Horizontal Assemblies | | | DATE PE | RMITTED TO BE REMOVED: |
| B20 | Rated Wall Assemblies | | | | |
| B21 | Rated Opening Protection | | | INSPECTION NOTES | |
| B22 | Rated Shaft Construction | | | | |
| B23 | T-Bar Ceilings | | | | |
| B24 | Lot Drainage | | | | |
| B25 | Planning Dept. Approval | | | | |
| B26 | Fire Dept. Approval | | | | |
| B27 | Public Works Dept. Approval | | | | |
| perf | construction to the construction of the work for white of the Civil Code). | nstruction lend | ling agency for the | | |
| Len | der's Name: | | | | |
| Lene | der's Address: | | | | |

SITE ADDRESS

City of South Pasadena

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

| ASSESSOR PARCEL NUMBER | מאטן | AVE. |
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| BOOK PAGE ADDITIONAL INFORMATION / LEGAL DE | SCRIPTION | PARCEL. |
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| EQUITH PASADEN | 1 | 6 |
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| PRINCIPAL DESIGNER'S NAME | | LICENSE NO |
| STREET ADDRESS | i | A STATE OF THE STA |
| | | |
| CITY | STATE | ZIP CODE |
| PHONE NUMBER | 1 | |
| CONTACT PERSON | | |
| CHRIS SALA | G | |
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| | <u> </u> | Consideration and the Constant |
| 618 426.38 CONTRACTOR'S NAME | | |
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| CID BUILDERS | & PCE | |
| CID BUILDERS STREET ADDRESS 4804 LAURFEL | STATE | EUO 14755 ZIP CODE |
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| CID BUILDERS STREET ADDRESS 4804 LAURFEL CITY STUDIO CIT T LICENSE CLASS LICENSE NL E PHONE NUMBER | CYN. STATE CA MBER 1935 | DU/0 #755 ZIP CODE 11604 EXPIRATION DATE 7/27/18 |
| CID BUILDERS STREET ADDRESS 4804 LAURFEL CITY STUDIO CITY LICENSE CLASS LICENSE NI E CASS | CYN STATE CA | DUO 1-755 ZIP CODE |
| CID BUILDERS STREET ADDRESS 4804 LAURFEL CHY STUDIO CITY LICENSE CLASS LICENSE NI GOOD PHONE NUMBER 800 501 | CYN STATE CA MBER 1935 - 1755 COMPANY NAME | DU/0 #755 ZIP CODE 11604 EXPIRATION DATE 7/27/18 |

BUILDING PERMIT APPLICATION

OWNER-BUILDER DECLARATION

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

- [] I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code)
- 1, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code)

| am exempt under Section | Business and Professions |
|--------------------------------|--|
| Code for the following reason: | The state of the s |
| Senature / | Date 0/16/17 |

LICENSED CONTRACTOR'S DECLARATION

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

Senature

WORKERS' COMPENSATION DECLARATION

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

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.
- I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature

Date 5/16/19

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

<u>AUTHORIZATION OF ENTRY</u>

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

| Name | CHEUS | SALI | 45 |
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| 1908 | IAMO | <u> </u> | AVENOE | | | | |
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| SANITATION DIST PAR |) | ☐ INDUSTRI | AL WASTE APPROVAL | | | | |
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| NO. | INSPECTION | DATE | INSPECTOR | DESCRIBE COMPLETED VITHE INTENDED USE OF A | ALL SPACE APPLICABLE TO THIS BUILDING PERMIT |
|--------|--------------------------------------|--|--|--|--|
| | REQUIRED BUILDING INSI | PECTIONS AND | D APPROVALS | DESCRIBE COMPLETELY THE INTERDED USE OF | ALL SPACE APPLICABLE TO THIS BUILDING PERMIT |
| BI | Soils Engineer's Approval | | | | THE STATE OF THE S |
| B2 | Location and Setbacks | | ************************************** | THE CONTROL OF THE CO | 23 (- 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - |
| B3 | Foundation/Trench Forms | 10.400 | | THE FOLLOWING STATEMENT MUST BE | Will the applicant or future building occupant handle |
| 13-1 | Structural Concrete Slab on Grade | | | SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFI- | a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts |
| B5 | Raised Floor Framing | | | CIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS <u>OTHER THAN</u> THE INITIAL OR | specified on the hazardous materials information |
| B6 | Underfloor Insulation | | | SHELL BUILDING PERMIT. | YES NO |
| B7 | First Level Floor Diaphragm | | 9 | | If the answer to the question above was yes, will the |
| B8 | Second Level Floor Diaphragm | | | I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand | proposed building or modified facility be within 1000 |
| B9 | Third Level Floor Diaphragm | | | my requirements under the State of California Health | feet of the outer boundary of a school. |
| B10 | Roof Diaphragm | | | and Safety Code Section 25505, 25533, and 25634 | ☐ YES ☐ NO |
| B11 | Concrete Deck | | | concerning hazardous materials reporting. | Will the intended use of the building by the applicant |
| B12 | Steel Framing | | | | or future building occupant require a permit for con- |
| B13 | Fire Dept. Frame Inspection | | | OWNER AGENT | struction or modification from the South Coast Air |
| B14 | Bldg. Dept. Frame Inspection | 6/6/12 | (C) | NAME. | Quality Management District (SCAQMD)? See |
| B15 | Fire Sprinkler Hangers | 7 | | | permitting checklist for guidelines. YES NO |
| B16 | Insulation/Weather Stripping | 4/4/17 | 131 | SIGNATURE | TES NO |
| B17 | Interior Lath and/or Drywall | 6/2/12 | QA | | |
| BIS | Exterior Lath | | | L PEDESTRIAN PROTECTION: | PPROVED: |
| B19 | Rated Horizontal Assemblies | | | DATE PE | RMITTED TO BE REMOVED: |
| B20 | Rated Wall Assemblies | | | | elasta CI |
| B21 | Rated Opening Protection | | | INSPECTION NOTES Fruit lu | pertus 04 5/27/1+ Cit |
| B22 | Rated Shaft Construction | | | | · . |
| B23 | T-Bar Ceilings | | | | |
| B24 | Lot Drainage | | | | |
| B25 | Planning Dept. Approval | 8/28/12 | 6, IC () | | |
| B26 | Fire Dept. Approval | 177 | | | |
| B27 | Public Works Dept. Approval | | | | |
| | CONSTRUCTION L | ENDING AC | PENCY | | The state of the s |
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| | rmance of the work for which | | | | |
| 3097 | of the Civil Code). | - | | | |
| Lend | er's Name: | | i | | 45.17 May 100 |
| Lend | er's Address: | OFFINITES CONTRACTOR AND | SOCIONO I NO SIGNA S | ************************************** | |

ATTACHMENT 3

Development Plans and Material Board

AREA TABULATION

LOT NET AREA = 7,518 SQ.FT. = 1,229 SQ.FT. EXISTING DWELLING EXISTING DETACHED GARAGE = 360 SQ.FT. PROPOSED 1^{ST} FLOOR ADDITION = 756 SQ.FT. PROPOSED 2^{ND} FLOOR ADDITION = 639 SQ.FT. PROPOSED COVERED PATIO = 217 SQ.FT. PROPOSED BALCONY = 380 SQ.FT.

TOTAL ALLOWED LOT COVERAGE = 3,759 SQ.FT.

(LOT NET AREA x 50%)

TOTAL PROP. LOT COVERAGE

2,562 SQ.FT. (EX. SFD + EX GARAGE + PROP. 1ST FLOOR ADD.

+ PROP. COVERED PATIO = 34.1%)

TOTAL PROP. F.A.R. = 2,624 SQ.FT.

(EX. SFD + PROP 1ST FLOOR ADD. + PROP.

 2^{ND} FLOOR ADD. = 34.9%)

LEGAL DESCRIPTION

PARCEL MAP: 5319

LOT : 20

APN : 5319-021-020

NOTES

-ANY EASEMENTS ON LOT (NO) -ANY OAK TREES ON LOT (NO)

-ANY POOLS ONLOT (NO)

-ANY SLOPES 3% OR STEEPER WITHIN 40' OF PROPOSED STRUCTURE (NO)

PROJECT INFORMATION

ZONE: RESIDENTIAL LOW DENSITY (RS) HISTORICAL STATUS: 5D3 OCCUPANCY GROUP: R3/U CONSTRUCTION TYPE: V-B No. of (E)UNITS : 1 No. of (E)STORIES: 1 No. of (N)STORIES: 2 (E)Dwelling Non-Fire Sprinkler (N)Landscape 500 S.F. or More: No

INDEX TO SHEETS

COVER SHEET EXITING SITE PLAN PROPOSED SITE PLAN PROJECT MATERIALS

PRELIMINARY LANDSCAPE PLAN EXISTING/DEMO PLAN & ROOF PLAN PROPOSED FLOOR PLAN

WINDOW & DOOR SCHEDULE/ROOF PLAN

EXISTING ELEVATIONS PROPOSED ELEVATIONS PROPOSED ELEVATIONS

CROSS SECTIONS

SCOPE OF WORK:

756 SF 1ST FLOOR ADDITION INCLUDES PROPOSED FAMILY ROOM, BEDROOM, BATHROOM, AND SUNROOM CONVERSION TO PROPOSED BEDROOM. ADDITION OF 217 SF COVERED PATIO.

639 SF 2ND STORY ADDITION INCLUDES PROPOSED OFFICE, MASTER BEDROOM AND BATHROOM. ADDITION OF 380 SF BALCONY.

REVISIONS

91114

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 \bigcirc ADDITION -STORY ING TWO-

Date: AUG. 2022 Scale: AS NOTED

A-1

NOTES:

- 1. PROVIDE SMOKE ALARM IN ALL SLEEPING ROOMS AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR.
- 2. PROVIDE HARD WIRED SMOKE INTERCONNECTED DETECTOR AT NEW BEDROOMS. WITH BATTERY BACK-UP
- 3. PROVIDE AT LEAST ONE EGRESS TO MEET RESCUE REQUIREMENTS
 - a) 22" CLR MIN. 24" HEIGHT WITH OPENABLE AREA NOT LESS THAN 5.7 S.F.
- b) 44" MAX. SILL HEIGHT OF WINDOW FROM FINISH FLOOR
- 4. ALL NEW WINDOWS TO BE DUAL GLAZED TO MEET ENERGY REQ'S. USE WINDOW U-FACTOR=0.30 10% MIN. OF FLOOR AREA, 70% MAX.
- 5. SHOWER AREA TO HAVE A MINIMUM OF 72" HGT. OF CERAMIC TILE OR WATER PROOF MATERIAL; (30" MIN. WIDE).
- 6. ALL NEW DOORS TO BE 32" MIN. @ BEDROOMS
- 7. WINDOWS WITHIN 60" ABOVE. SHOWER TUB SHALL BE TEMPERED.
- 8. ALL OUTLETS SHALL BE TAMPERED AND ON A DEDICATED 20 AMP CIRCUIT.
- 9. ALL BRANCH CIRCUITS AND RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S).
- 10. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW, SPARK, OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE GARAGE FLOOR. (M.C. 308.0)
- 11. THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.28 GALLONS PER FLUSH.
- 12. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
- 13. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROL. (P.C. 510.5)
- 14. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR APPROVED SEWAGE DISPOSAL SYSTEM.
- 15. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXIST. SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 16. SEWER/DRAIN PIPE SHALL BE MINIMUM 4"Ø WITH 2% MIN. SLOPE.
- 17. RECEPTACLE OUTLETS SHALL BE SPACED @ 12' O.C. MAXIMUM AND SHALL BE LOCATED WITHIN 6' OF DOOR OPENINGS (E.G. CLOSET DOORS, ETC). ALSO, EVERY 2' OR WIDER OF WALLS. OUTLETS ALSO REQUIRED FOR COUNTER TOPS @ 4' O.C. AND WITHIN 2' OF ENDS OR BREAKS OR COUNTERS, NEC.
- 18. PROVIDE HEATING TO PRODUCE THE REQUIRED MINIMUM ROOM TEMPERATURE OF 70 DEGREE FAHRENHEIT 3 FT. ABOVE FLOOR LEVEL. ALSO, UNDERCUT DOORS FOR NON-DUCTED HEATING SYSTEM FOR WARM AIR CIRCULATION CBC SECTION 310.11.
- 19. USE 2x6 STUDS FOR PLUMBING WALLS. CBC SECTION 2320.11.9,10.
- 20. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER- HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN SIX(6) FEET ABOVE FLOOR.
- 21. ACCESS PANEL (12"x12") REQUIRED FOR TUB TRAP SLIP-JOINT OR NON-SLIP (WELDED) JOINT CPC SECTION 405.2.
- 22. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET CBC SECTION 502.
- 23. INTERCONNECTED, HARD-WIRED CARBON MONOXIDE ALARM WITH BATTERY BACK-UP SHALL BE INSTALLED PER CRC
- 24. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES PER PMC 14.04.010
 - 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 RESIDENTIAL MANUAL ENERGY EFFICIENCY STANDARDS
 - 2020 LOS ANGELES GREEN BUILDING CODE

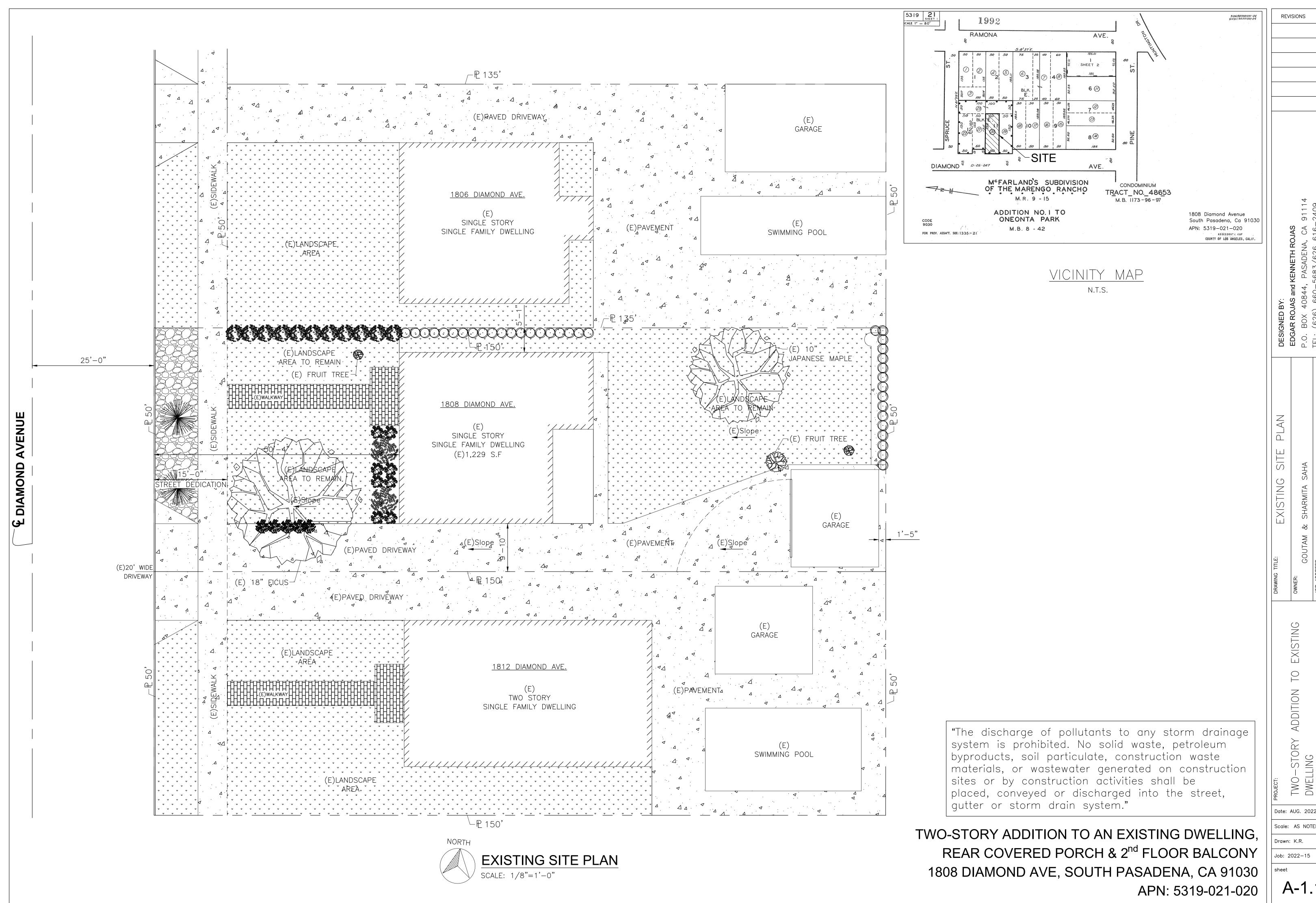
VALVES, METERS, ETC) OR TO THE LOCATION OF A HOOK—UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. 26. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON

25. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY

WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS,

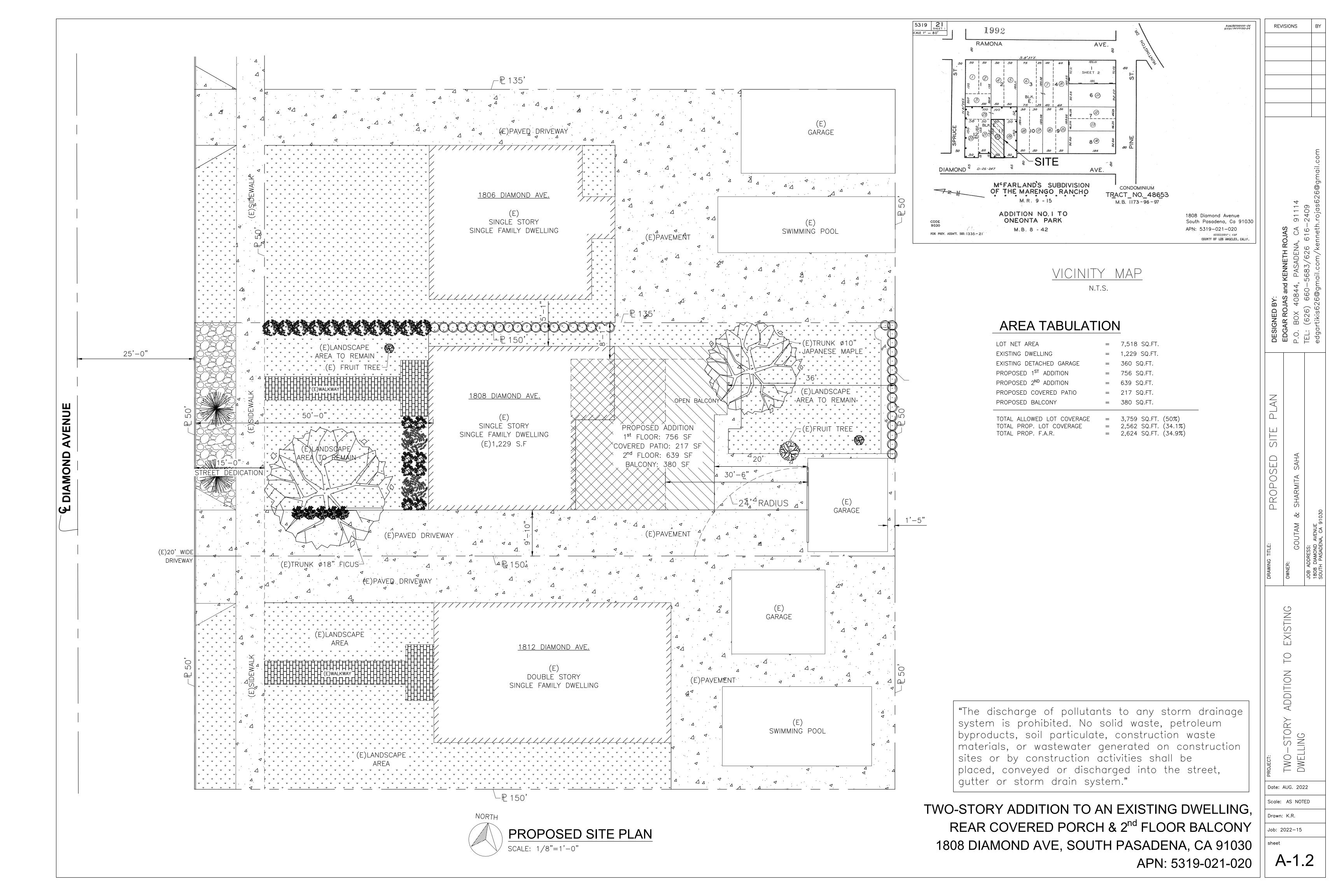
- THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR
- 27. AT THE TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
- 28. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION
- 29. EXCESS OR WASTE CONCRETE MAY NO BE WASHED INTO THE PUBLIC WAY OR AN OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- 30. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/PR REMODEL WORK, THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COMPLY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAMD MAY REQUIRE A 10 DAY WAIT PERIOD PRIOR TO START OF WORK.
- 31. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 32. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCE RULES AND/OR REGULATIONS
- 33. THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE UNTIL THE PROJECT IS FINISHED OR APPROVAL TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.
- 34. PROVIDE HIGH EFFICACY FIXTURES FOR ALL PERMANENTLY INSTALLED LIGHTING AS REQUIRED BY THE 2019 CEnC.
- 35. DUE TO THE POSSIBLE PRESENCE OF LEAD—BASED PAINT, LEAD—SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$5,000 (SECTION (D) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS COUNTY JAIL OR BOTH.
- 36. ALL RESTROOMS SHALL HAVE A VACANCY SENSOR
- 37. QUALITY INSULATION INSTALLATION (QII) IS REQUIRED PRIOR TO BUILDING APPROVAL

TWO-STORY ADDITION TO AN EXISTING DWELLING. REAR COVERED PORCH & 2nd FLOOR BALCONY 1808 DIAMOND AVE, SOUTH PASADENA, CA 91030 APN: 5319-021-020



Date: AUG. 2022 Scale: AS NOTED

A-1.1



(E)6" SOLID WOOD SIDINGS/COLOR BEIGE (N)8" SOLID WOOD SIDING COLOR SUNGLOW 3003-28 MAKE:UFP-EDGE MODEL: #460334



(N)STUCCO FINE SAND FINISHED /COLOR SUNGLOW 3003-2B OR SIMILAR TO MATCH EXISTING HOUSE



(E)EXTERIOR WINDOW TRIMS COLOR BLUE

(N)EXTERIOR WINDOW TRIMS COLOR BLUE CHINA 5001-8B

OR SIMILAR TO MATCH EXISTING HOUSE



ROOF CEDAR SHAKES, COLOR: TO MATCH EXISTING HOUSE MAKE: CUSTOM SHINGLES, MODEL: WESTERN RED CEDAR



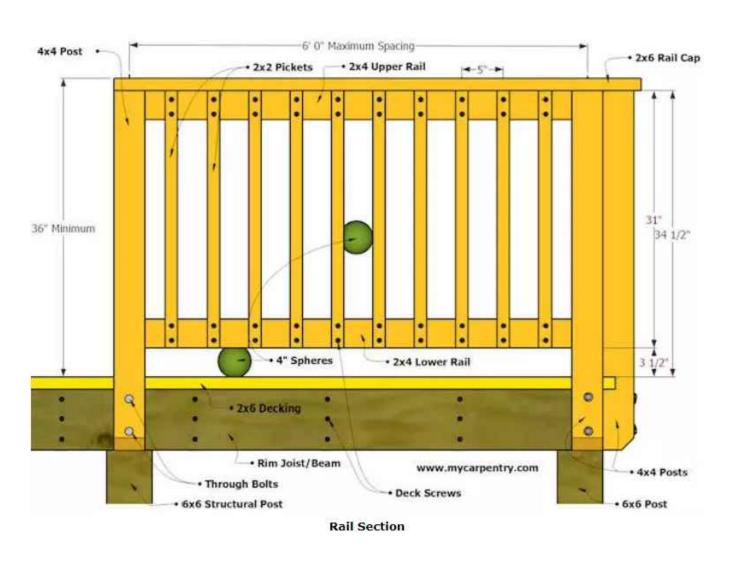
O'HAGIN ROOF TILE VENT



(E)EXTERIOR WOOD WINDOW WHITE
(N)EXTERIOR WOOD WINDOW COLOR ULTRA
WHITE 7006-24
OR SIMILAR TO MATCH EXISTING HOUSE



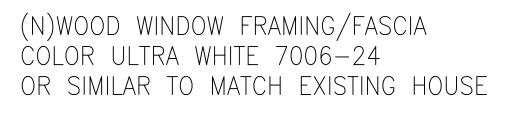
(N)BACK PATIO WOODEN COLUMN COLOR ULTRA WHITE 7006-24 OR SIMILAR TO MATCH EXISTING HOUSE



(N)OPEN BALCONY WOODEN GUARDRAIL COLOR ULTRA WHITE 7006-24 OR SIMILAR TO MATCH EXISTING HOUSE

COLOR SCHEME

(N)Stucco Sand Finish/(N)Wood 8" Siding COLOR SUNGLOW 3003-2B OR SIMILAR TO MATCH EXISTING HOUSE





(N)EXTERIOR WINDOW TRIMS
COLOR BLUE CHINA 5001-8B
OR SIMILAR TO MATCH EXISTING HOUSE

Date: AUG. 2022

EXISTING

 \bigcirc

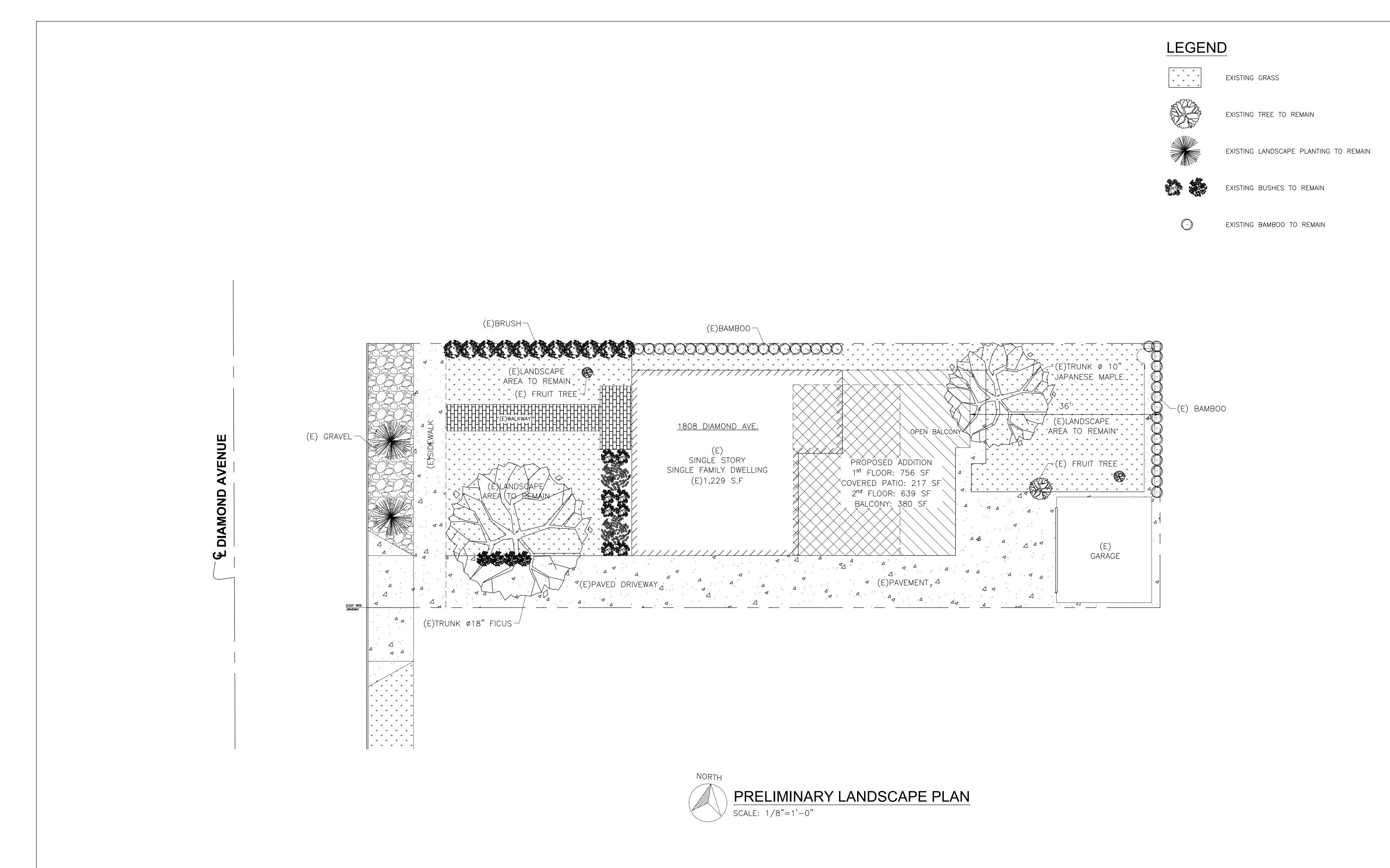
ADDITION

Scale: AS NOTED

Drawn: E.R.

Job: 2022-15

A-1.3

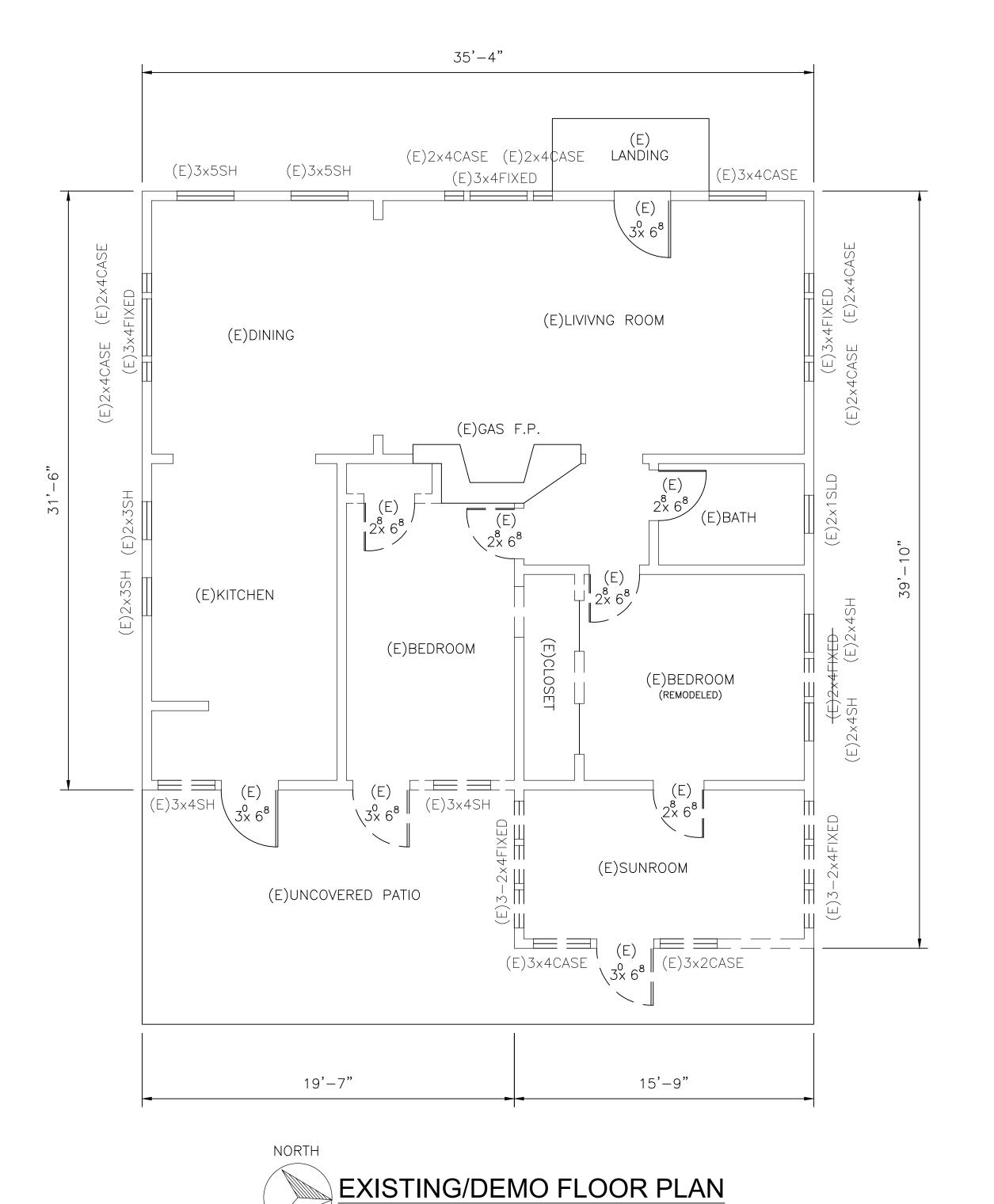


TWO-STORY ADDITION TO AN EXISTING DWELLING, REAR COVERED PORCH & 2nd FLOOR BALCONY 1808 DIAMOND AVE, SOUTH PASADENA, CA 91030 APN: 5319-021-020

EXISTING \bigcirc ADDITION TWO-STORY DWELLING

Scale: AS NOTED

A-1.4



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

LEGEND

EXISTING WALLS

WALLS TO BE DEMOLISHED

PROPOSED WALLS

HARDWIRED SMOKE DETECTOR

SD WITH BATTERY BACKUP

HARDWIRED CARBON MONOXIDE DETECTOR
WITH BATTERY BACKUP

\$_D DIMMER SWITCH

\$ SWITCH

+ LIGHT

MOTION SENSOR LIGHT/PHOTO CONTROL COMBINATION

← ELECTRICAL AFCI OUTLET

MECHANICAL FAN 50 CFM W/HUMIDISTAT CONTROL — ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING MIN. 3 FEET. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

| EXISTING/DEMO PLAN & ROOF PLAN besigned by: | EDGAR ROJAS and KENNETH ROJAS | SHARMITA SAHA P.O. BOX 40844, PASADENA, CA 91114 | TEL: (626) 660-5683/626 616-2409 | edgartikis626@gmail.com/kenneth.rojas626@gmail.com |
|---|-------------------------------|--|----------------------------------|--|
| DRAWING: EXISTING/DEM | OWNER: | GOUTAM & SHARM | JOB ADDRESS: | 1808 DIAMOND AVENUE |

REVISIONS

PROJECT:
TWO—STORY ADDITION TO EXISTING
DWELLING

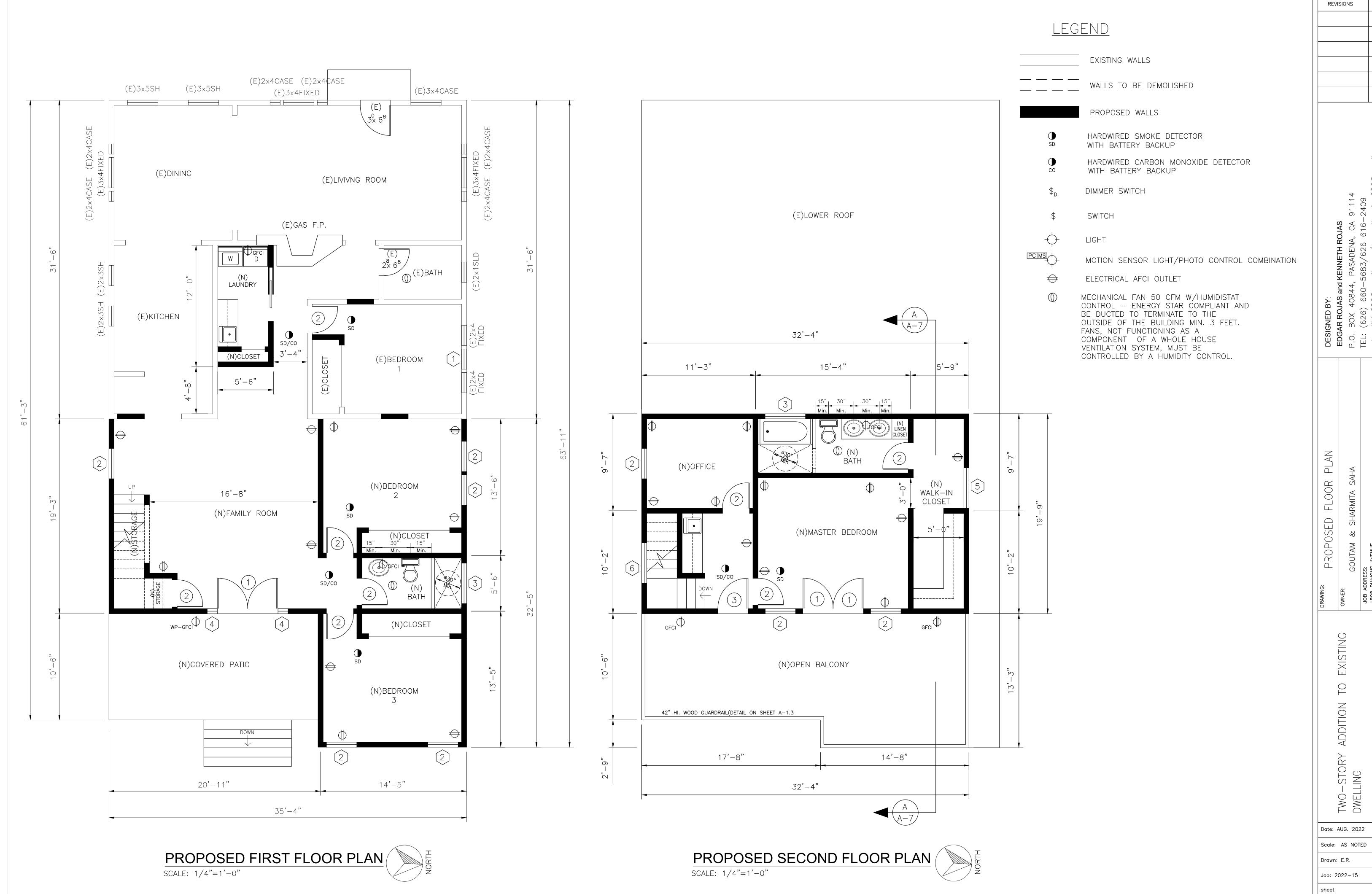
Date: AUG. 2022

Scale: AS NOTED

Drawn: E.R.

Job: 2022-15

A-2



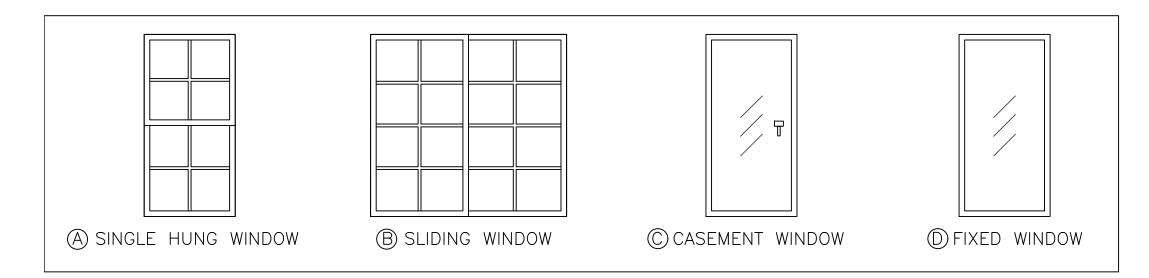
ADDITION TWO-STORY DWELLING

Date: AUG. 2022

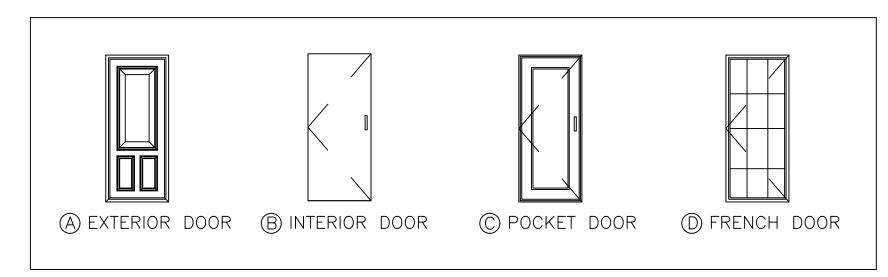
Scale: AS NOTED

A-3

WINDOW TYPE

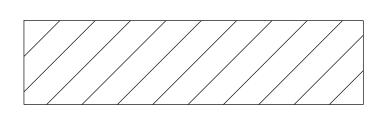


DOOR TYPE

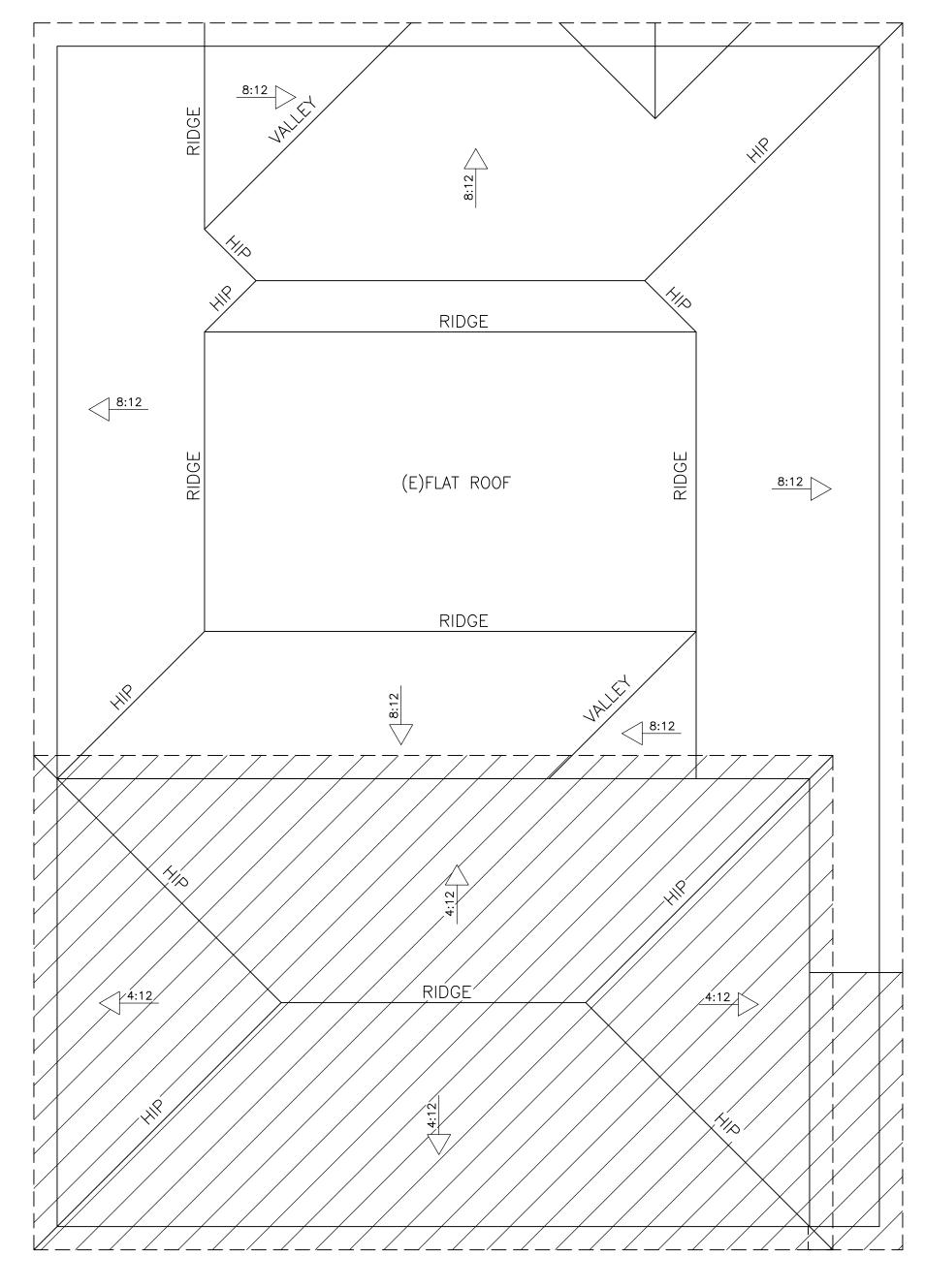


| | WINDOW SCHEDULE | | | | | | | | | | | |
|---------------------|------------------|-------|--------|---------------|---------|---------------|---|--|--|--|--|--|
| BOL | LJ. | SI | ZE | MATER | IAL | TOP OF WINDOW | REMARKS | WINDOW CATALOG | | | | |
| WINDOW SYMBOL | WINDOW TYPE | WIDTH | HEIGHT | WOOD TEMPERED | OBSCURE | | ALL WINDOWS SHALL BE DUAL GLAZED AND LABELED EVERY SLEEPING ROOM SHALL HAVE AN EGRESS WINDOW HAVING A FINISHED SILL HEIGHT NOT MORE THAN 44"ABOVE THE FINISHED FLOOR ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER SEE ELEVATIONS FOR WINDOW SHAPE & WINDOW GRID PATTERN THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT FINAL INSPECTION HAS BEEN COMPLETED | ULTIMATE MARVIN SIGNATURE COLLECTION CATALOG | | | | |
| | \bigcirc | 2'-0" | 4'-0" | | | 6'-8" | U-FACTOR: 0.30 SHGC: 0.23 | ULTIMATE FRENCH CASEMENT PAGE: 37 | | | | |
| $\langle 2 \rangle$ | \triangleright | 3'-0" | 5'-0" | | | 6'-8" | U-FACTOR: 0.30 SHGC: 0.23 | ULTIMATE SINGLE HUNG PAGE: 23 | | | | |
| 3 | А | 4'-0" | 2'-0" | | | 6'-8" | U-FACTOR: 0.30 SHGC: 0.23 | ULTIMATE SINGLE HUNG PAGE: 23 | | | | |
| 4 | С | 1'-0" | 6'-0" | | | 6'-8" | U-FACTOR: 0.30 SHGC: 0.23 | ULTIMATE FRENCH CASEMENT PAGE: 37 | | | | |
| 5 | А | 4'-0" | 2'-0" | | | 6'-8" | U-FACTOR: 0.30 SHGC: 0.23 | ULTIMATE SINGLE HUNG PAGE: 23 | | | | |
| 6 | D | 4'-0" | 2'-0" | | | 6'-8" | U-FACTOR: 0.30 SHGC: 0.23 | ULTIMATE PICTURE WINDOW PAGE: 23 | | | | |

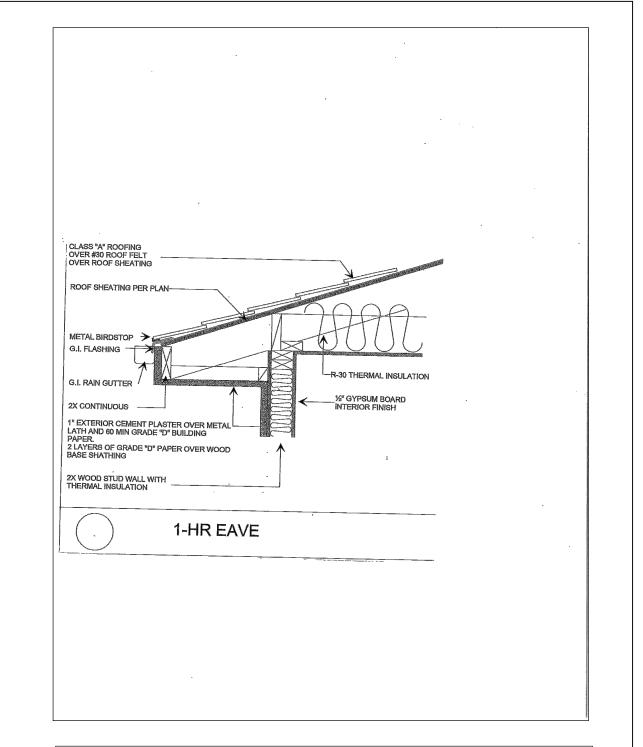
| | DOOR SCHEDULE | | | | | | | | | | | | | | |
|-------------|---------------|-------|--------|-----------|-------|-----------|---------|----------|-------------|--------------|--------------|--------------|------|--|--|
| | | | | С | ORE | HARDWARES | | | MATERIAL | | REMARKS | DOOR CATALOG | | | |
| DOOR SYMBOL | DOOR TYPE | WIDTH | НЕІСНТ | THICKNESS | SOLID | HOLLOW | KEYLOCK | DEADBOLT | DOOR VIEWER | PRIVACY LOCK | SELF-CLOSING | TEMP GLASS | WOOD | — ALL GLAZED OPENING SHALL BE DUAL PANES | ULTIMATE MARVIN SIGNATURE COLLECTION CATALOG |
| 1 | D | 6'-0" | 6'-8" | 1 3/4" | | | | | | | | | | | ULTIMATE SWINGING FRENCH DOOR G2. PAGE: 73 |
| 2 | В | 2'-8" | 6'-8" | 1 3/4" | | | | | | | | | | | |
| 3 | А | 3'-0" | 6'-8" | 1 3/4" | | | | | | | | | | | ULTIMATE SWINGING NARROW PROFILE DOOR. PAGE: 71 |

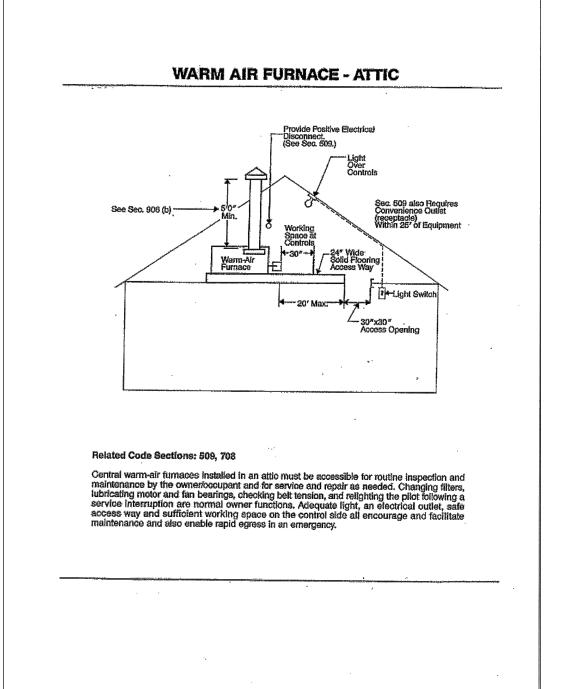


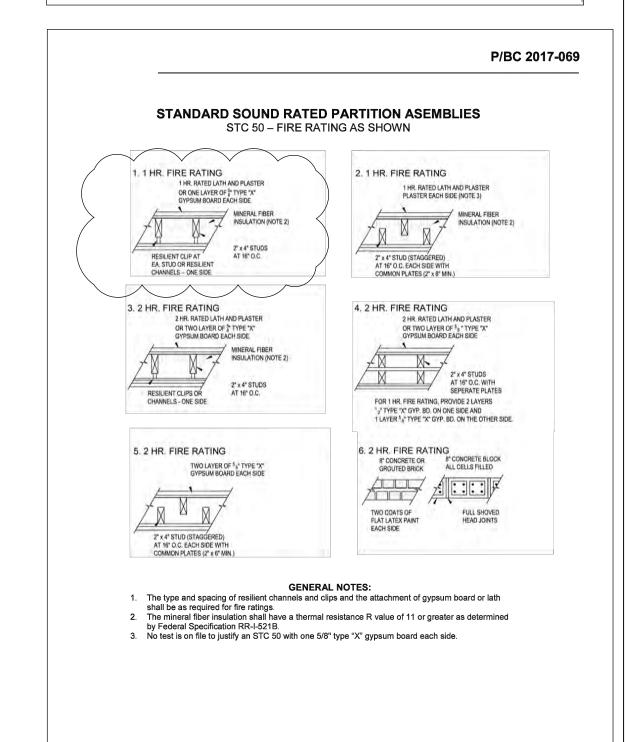
ew Roof

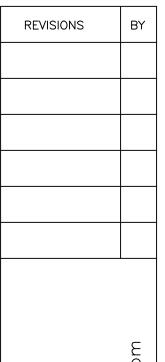












GAR ROJAS and KENNETH ROJAS

). BOX 40844, PASADENA, CA 91114

: (626) 660-5683/626 616-2409

gartikis626@gmail.com/kenneth.rojas626@gmail.cor

NDOW & DOOR SCHEDULE/ ROOF PLAN GOUTAM & SHARMITA SAHA

STORY ADDITION TO EXISTING

TWO-STORY ADDITI DWELLING

Date: AUG. 2022

Scale: AS NOTED

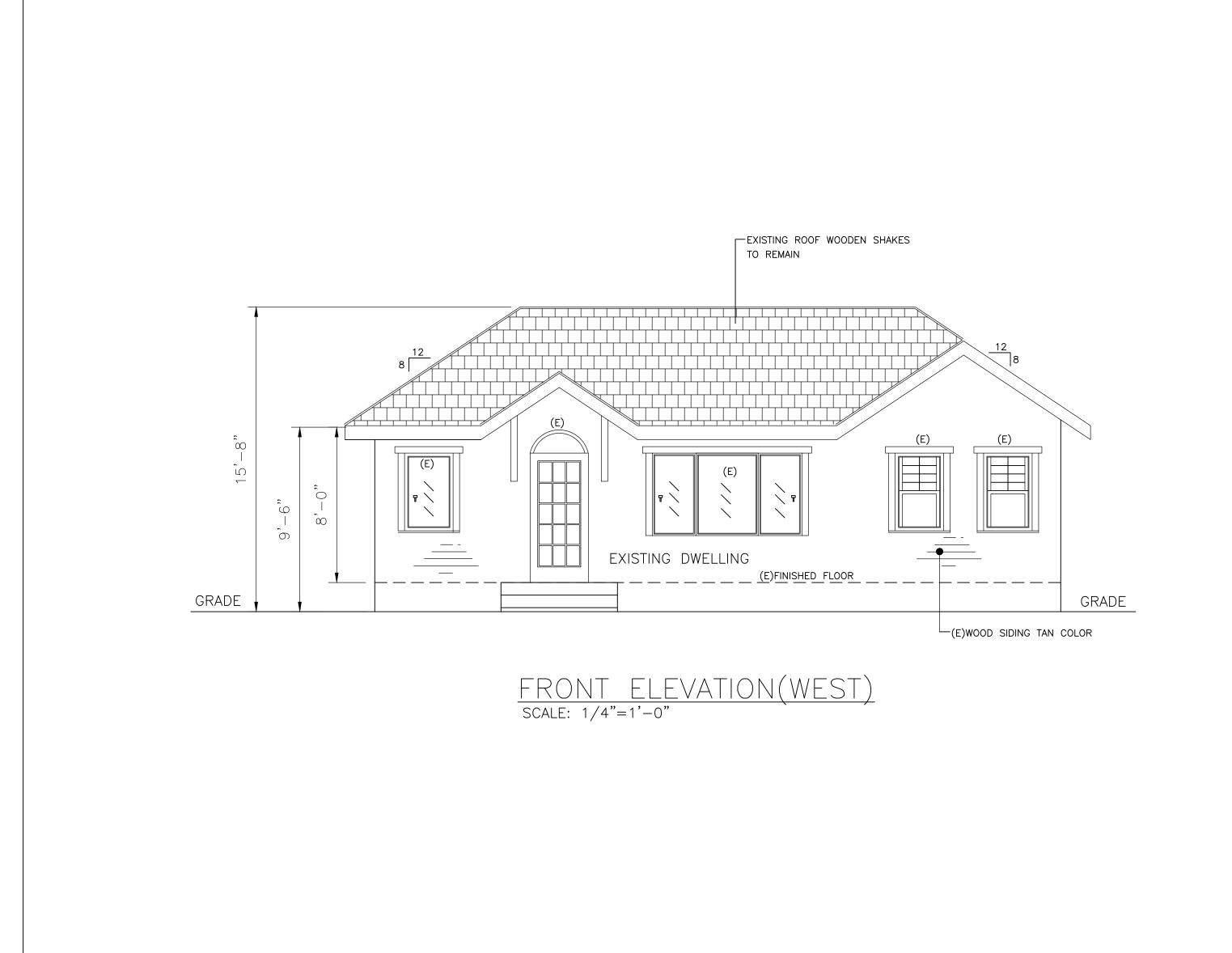
Drawn: K.R.

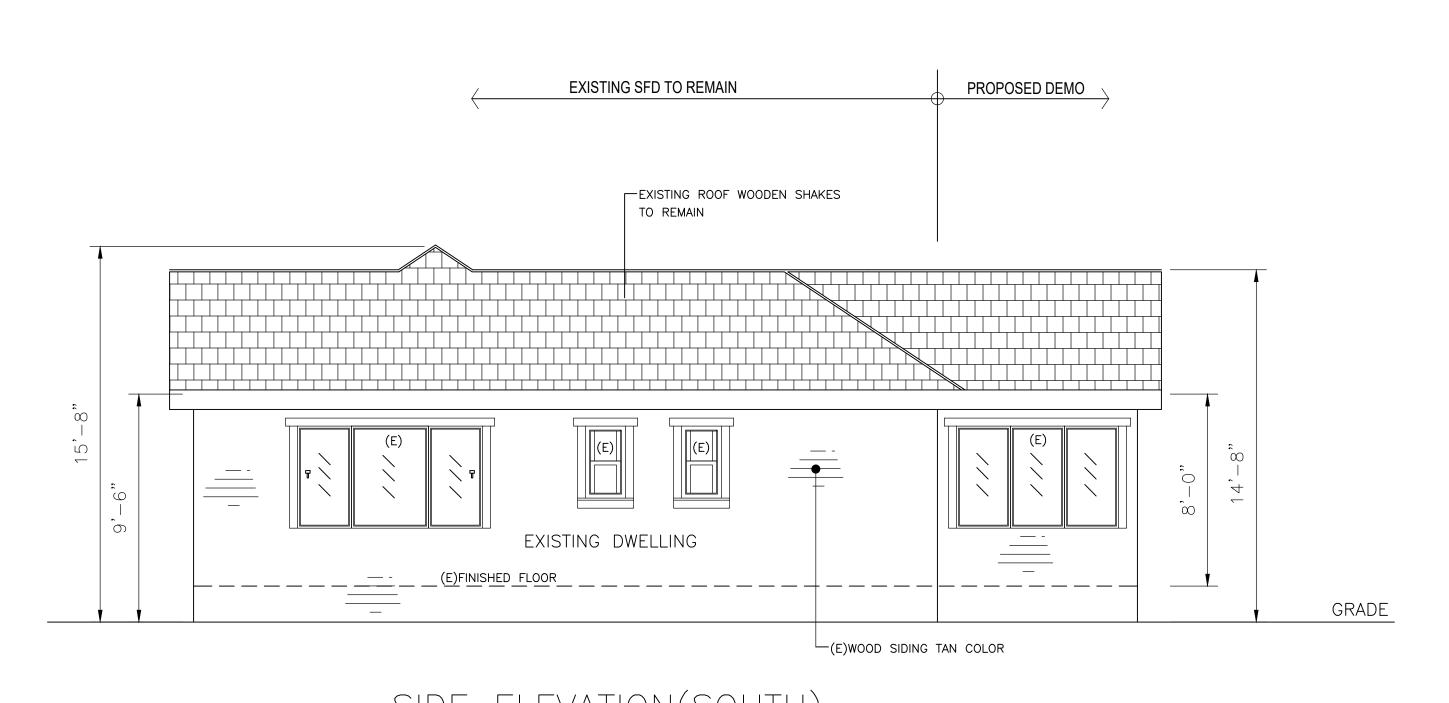
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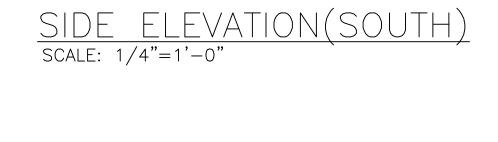
Job: 2022-15

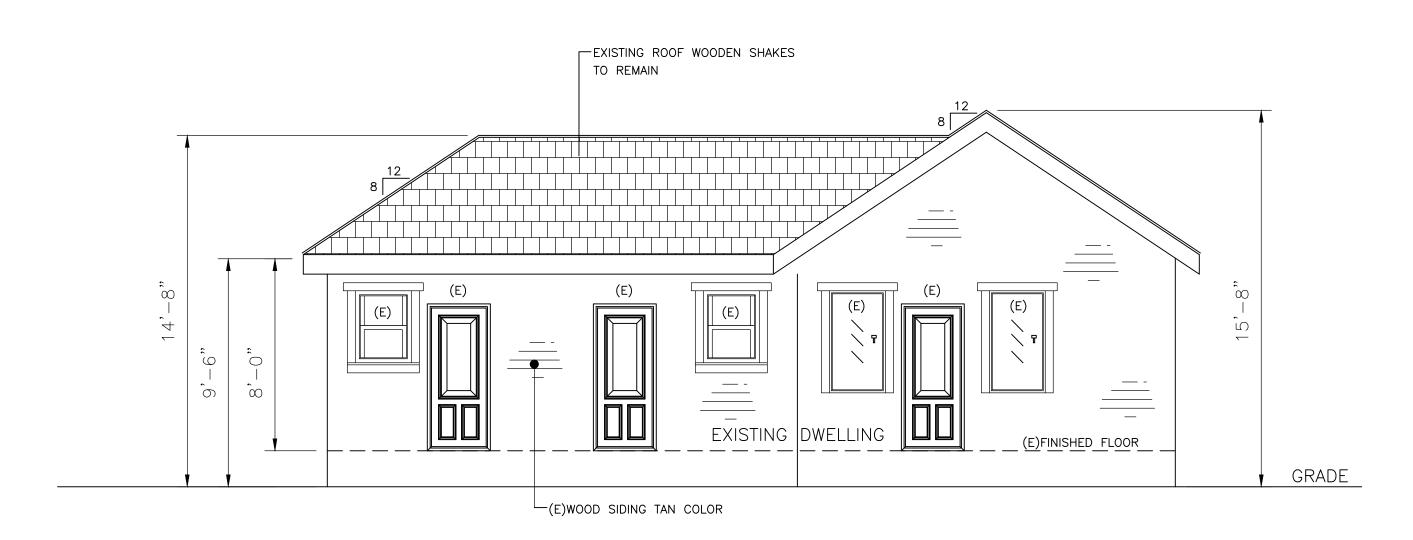
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A-3.1

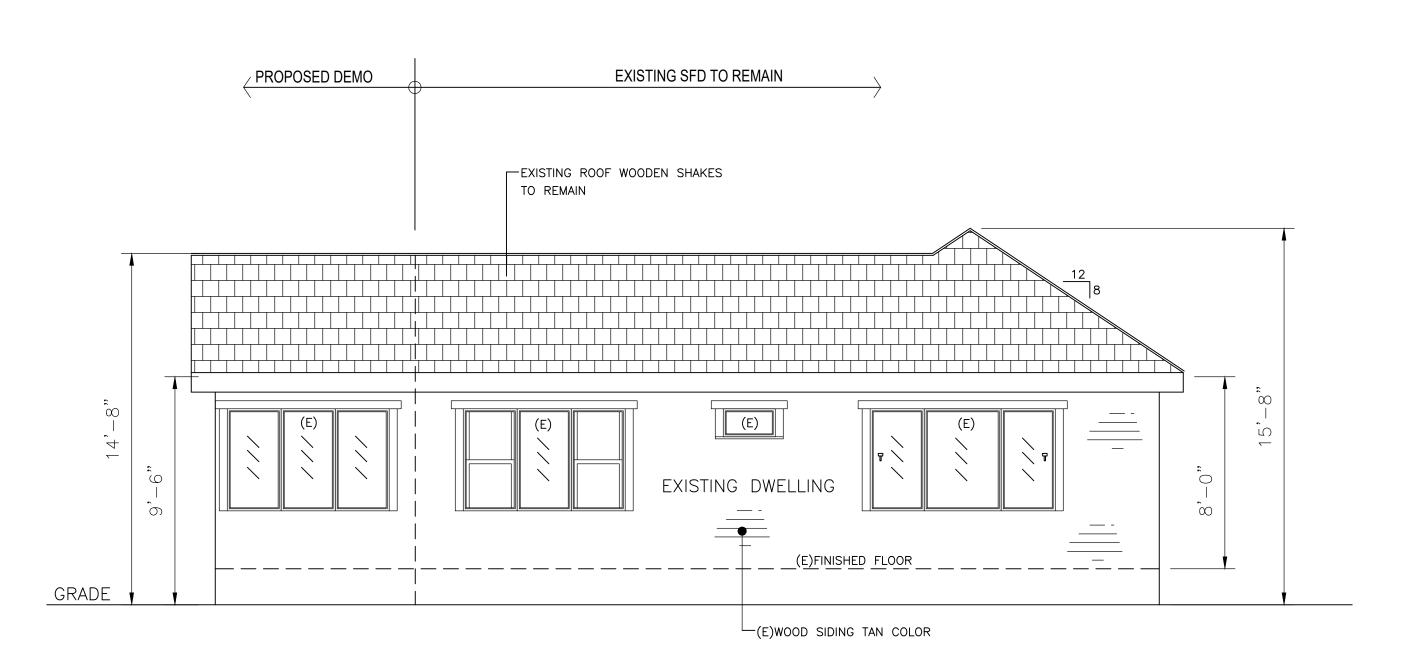








SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"



SIDE ELEVATION(NORTH)

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

TWO-STORY ADDITION DWELLING

EXISTING

 \bigcirc

ELEVATIONS

REVISIONS

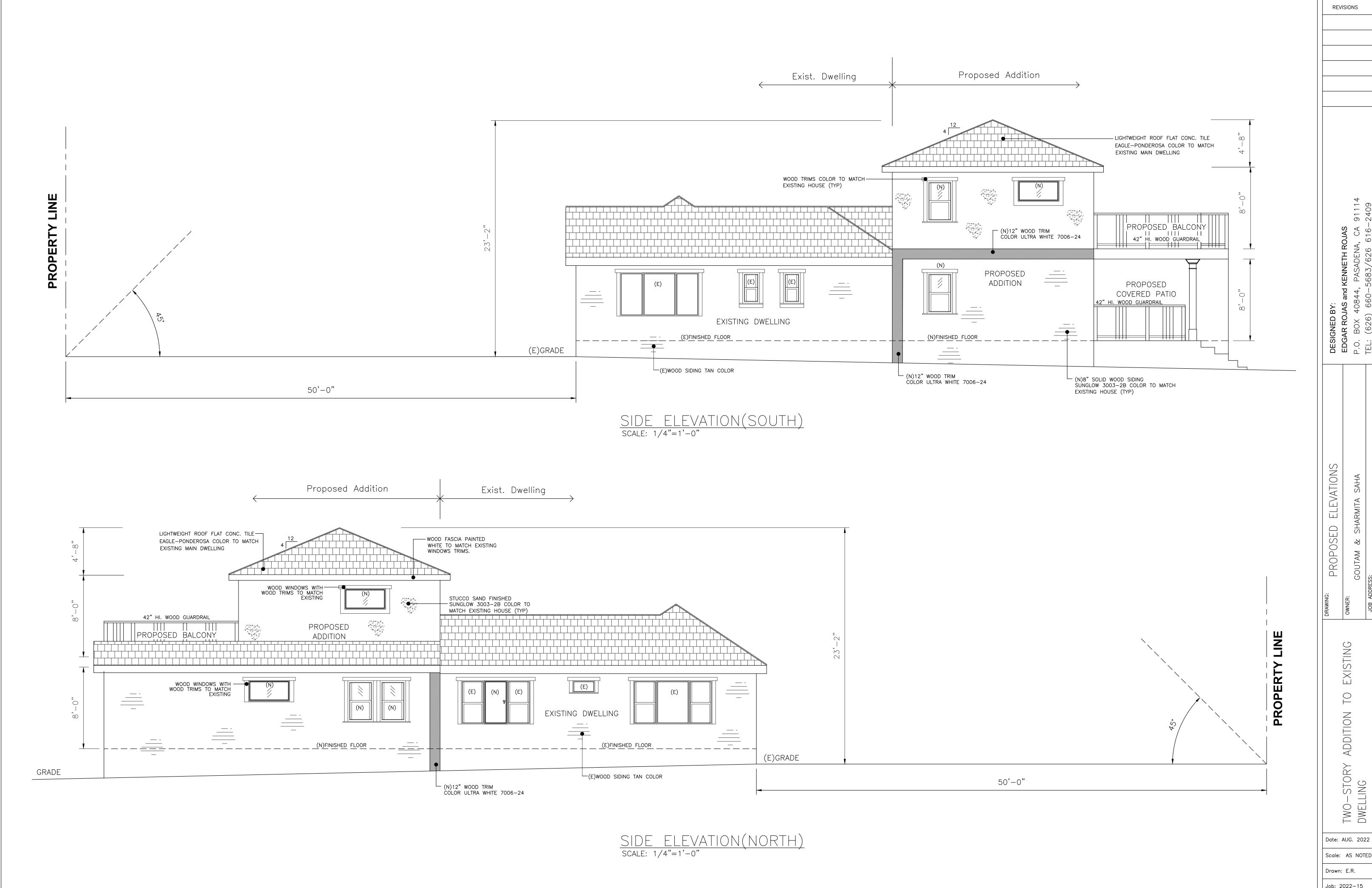
Date: AUG. 2022

Scale: AS NOTED

Drawn: E.R.

Job: 2022-15

A-4



Scale: AS NOTED Drawn: E.R. Job: 2022-15

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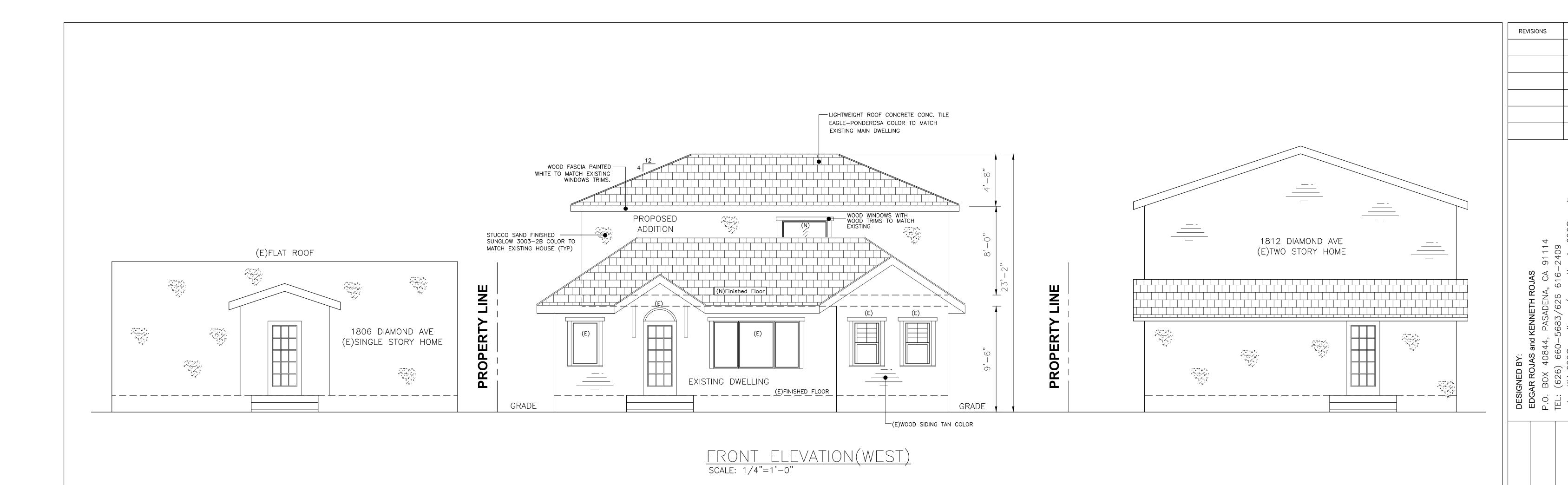
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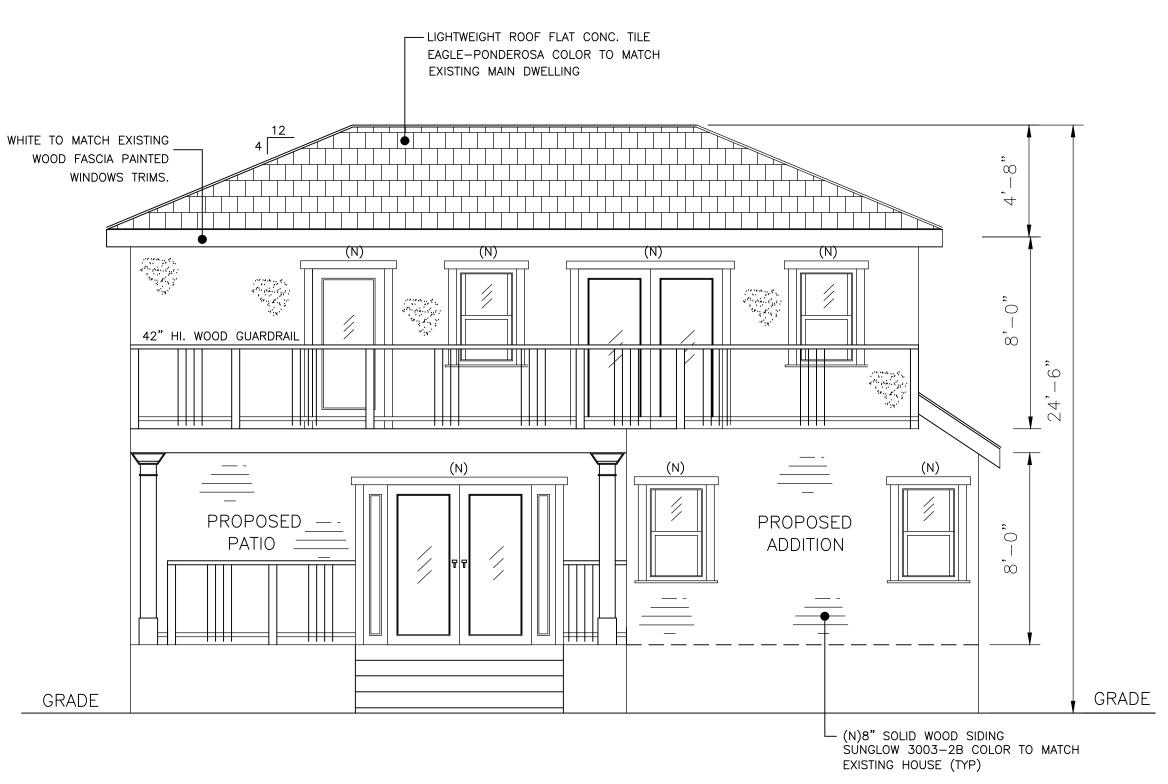
ADDITION

91114 -2409 n.rojas62

A-5

sheet





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

DRAWING:
PROPOSED ELEVATIONS

OWNER:
GOUTAM & SHARMITA SAHA

OWNER:

GOUTAM & SHARMITA

JOB ADDRESS:

1808 DIAMOND AVENUE

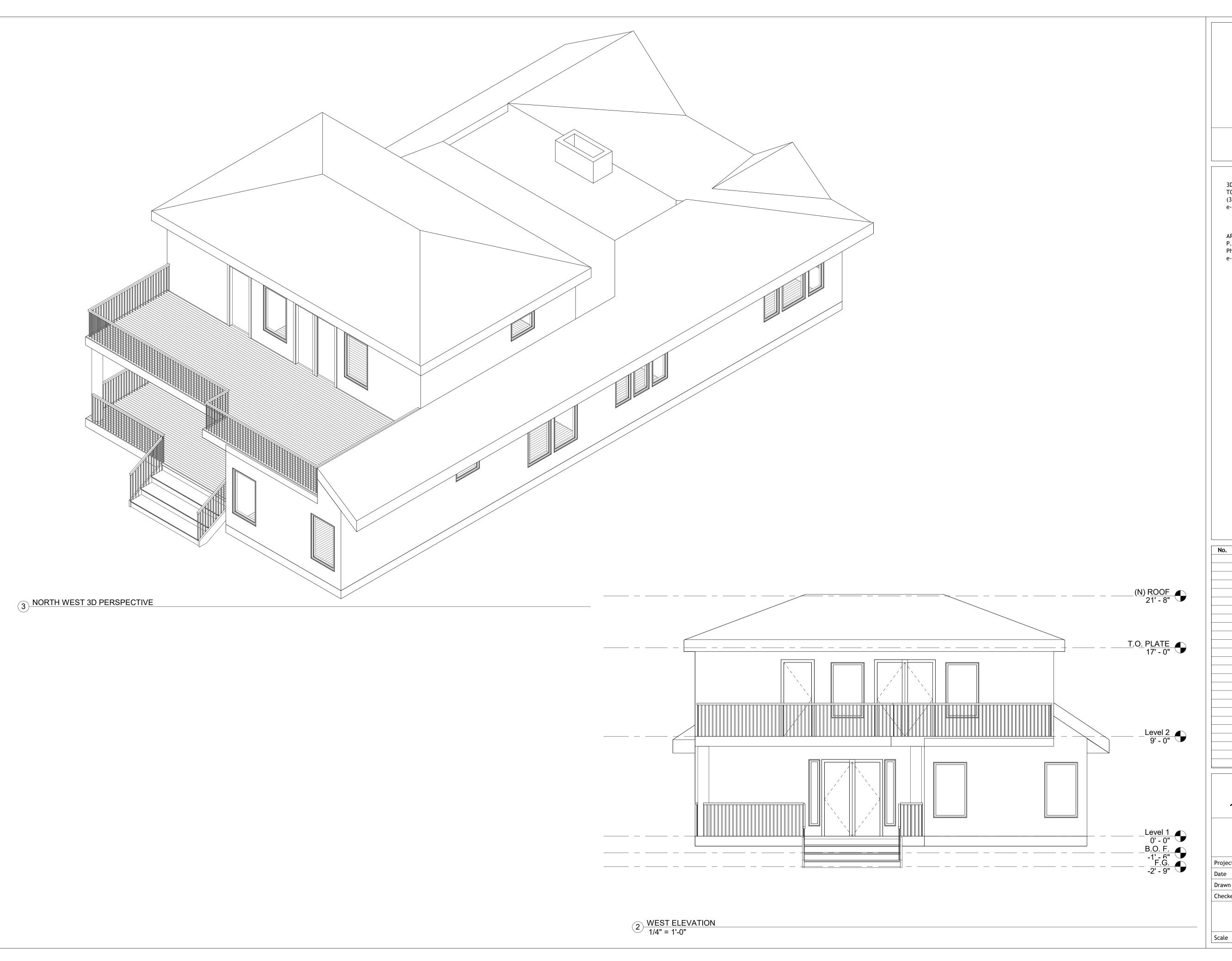
TWO-STORY ADDITION TO EXISTING DWELLING

Date: AUG. 2022 Scale: AS NOTED

Drawn: E.R.

Job: 2022-15

A-6



3D DESIGNED BY: JUAN R VALDIVIEZO TORRANCE (310)619-9144 e-mail: valdiviezojuan@yahoo.com

ARCH'L DESIGN BY: EDGAR AND KENNETH ROJAS P.O. BOX. 40844 - PASADENA, CA. 91114 Phone: (626)660-5683 / (626)616-2409 e-mai: edgartikis626@gmail.com kenneth.rojas626@gmail.com

No. Description Date

SAHA RESIDENCE

1808 DIAMOND AVE

NORTH / WEST 3D

PERSPECTIVE

Project number Project Number

Date Issue Date

Drawn by Author

Checked by Checker

A-3D1

1/4" = 1'-0"



3D DESIGNED BY: JUAN R VALDIVIEZO TORRANCE (310)619-9144 e-mail: valdiviezojuan@yahoo.com

ARCH'L DESIGN BY: EDGAR AND KENNETH ROJAS P.O. BOX. 40844 - PASADENA, CA. 91114 Phone: (626)660-5683 / (626)616-2409 e-mai: edgartikis626@gmail.com kenneth.rojas626@gmail.com

SAHA RESIDENCE

1808 DIAMOND AVE

SOUTH / EAST 3D

DEDSDECTIVE

PERSPECTIVE

Project number

Date

Drawn by

Checked by

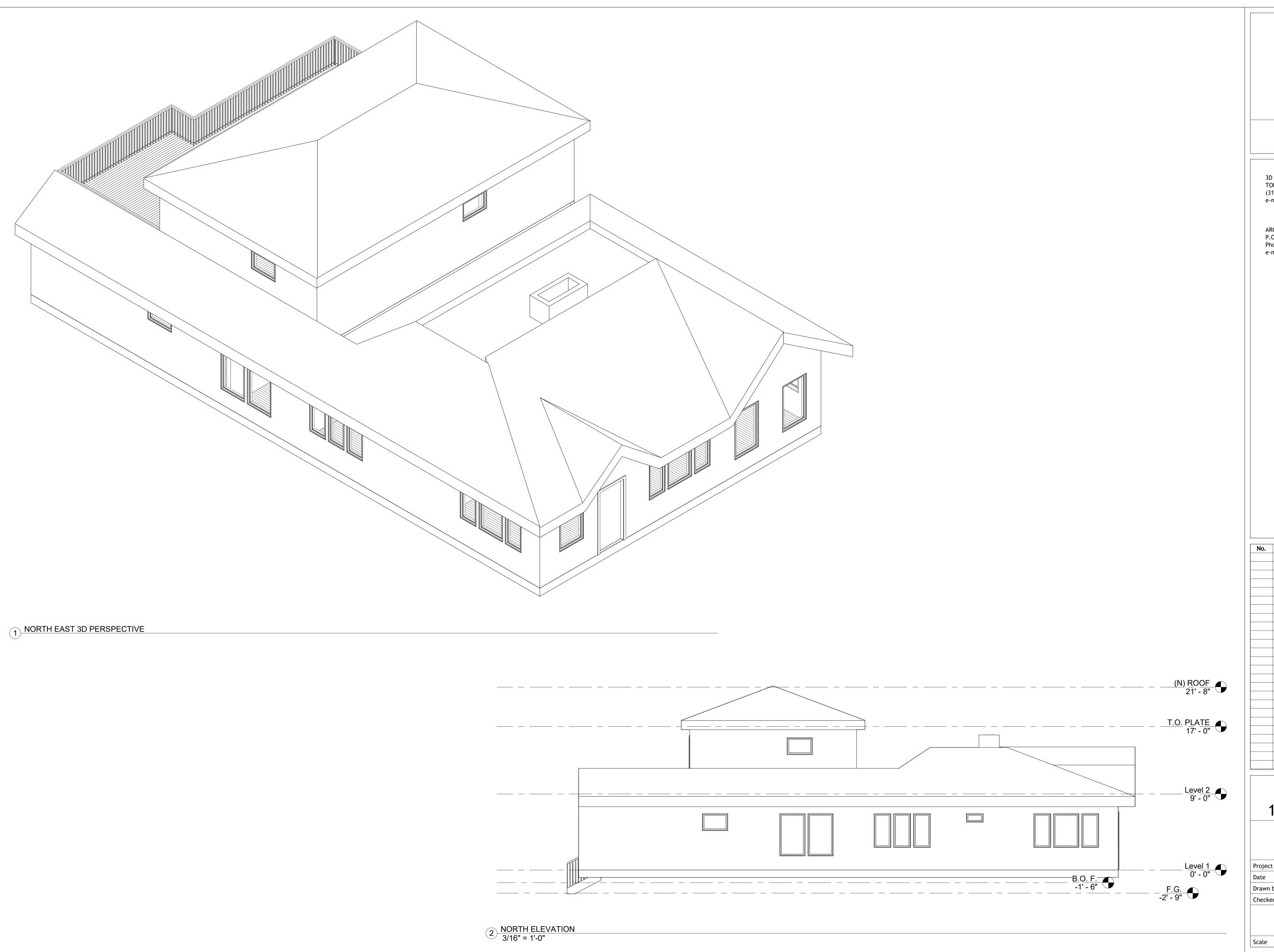
Project Number

Issue Date

Checker

A-3D2

1/4" = 1'-0"



3D DESIGNED BY: JUAN R VALDIVIEZO TORRANCE (310)619-9144 e-mail: valdiviezojuan@yahoo.com

ARCH'L DESIGN BY: EDGAR AND KENNETH ROJAS P.O. BOX. 40844 - PASADENA, CA. 91114 Phone: (626)660-5683 / (626)616-2409 e-mai: edgartikis626@gmail.com kenneth.rojas626@gmail.com

SAHA RESIDENCE

1808 DIAMOND AVE

NORTH / EAST 3D

PERSPECTIVE

PERSPECTIVE

Project number Project Number

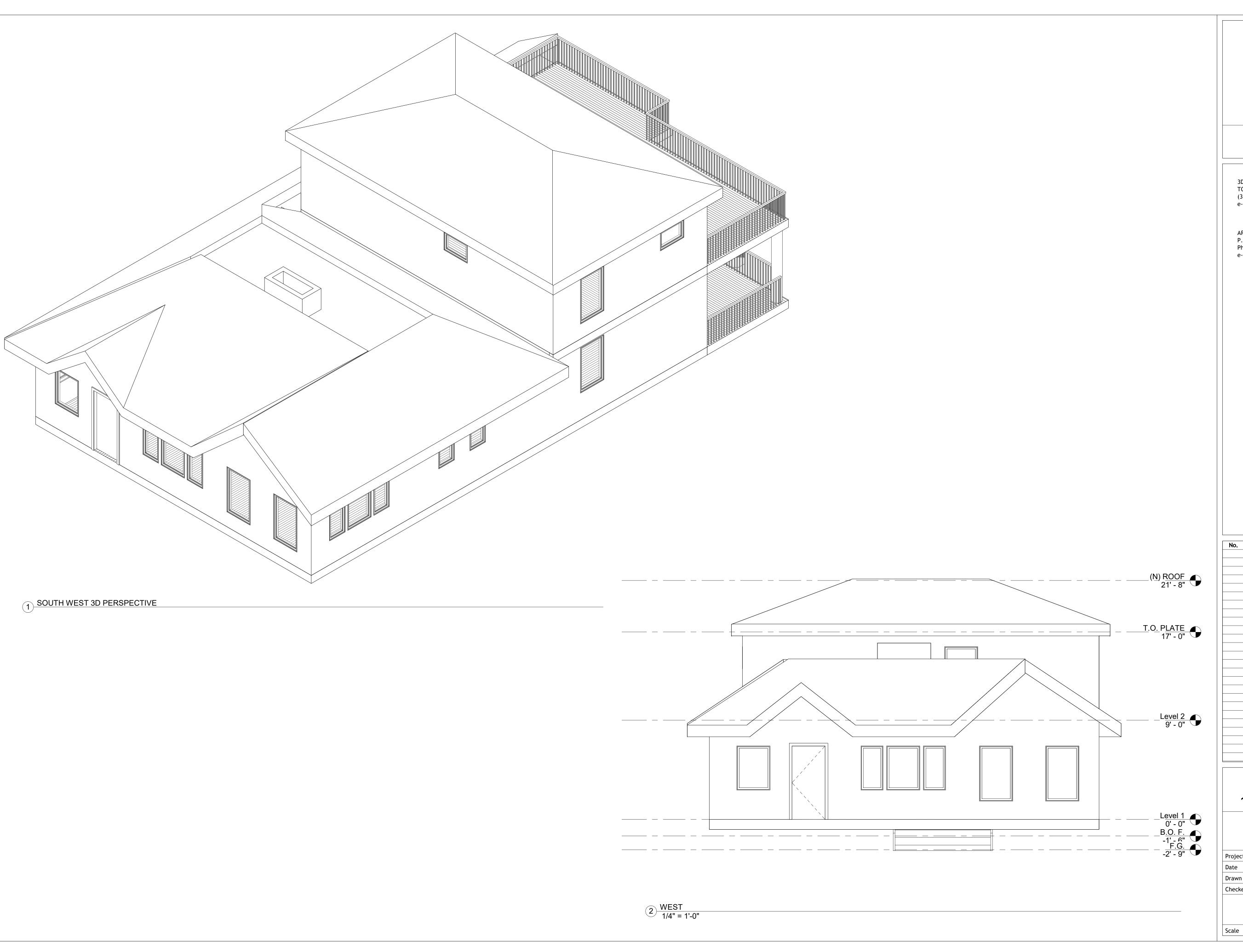
Date Issue Date

Drawn by Author

Checked by Checker

A-3D3

3/16" = 1'-0"



3D DESIGNED BY: JUAN R VALDIVIEZO TORRANCE (310)619-9144 e-mail: valdiviezojuan@yahoo.com

ARCH'L DESIGN BY: EDGAR AND KENNETH ROJAS P.O. BOX. 40844 - PASADENA, CA. 91114 Phone: (626)660-5683 / (626)616-2409 e-mai: edgartikis626@gmail.com kenneth.rojas626@gmail.com



SAHA RESIDENCE

1808 DIAMOND AVE

SOUTH / WEST 3D

PERSPECTIVE

PERSPECTIVE

Project number Project Number

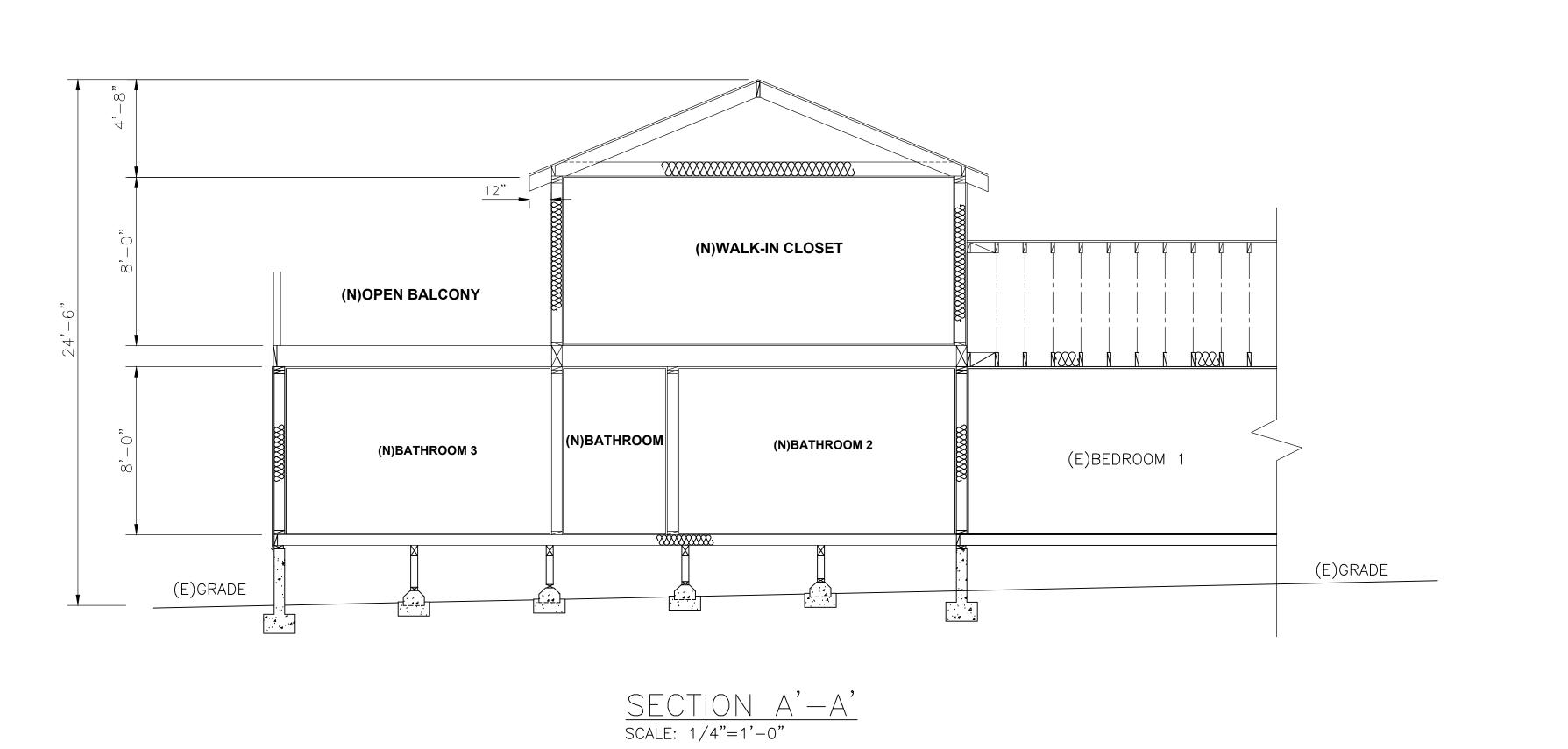
Date Issue Date

Drawn by Author

Checked by Checker

A-3D4

1/4" = 1'-0"



CROSS SECTIONS

REVISIONS

ORAWING: CROSS SE

OWNER:

GOUTAM & SH

JOB ADDRESS:
1808 DIAMOND AVENUE
SOUTH PASADENA, CA 91030

TWO-STORY ADDITION TO EXISTING DWELLING

Date: AUG. 2022

Scale: AS NOTED

Drawn: E.R.

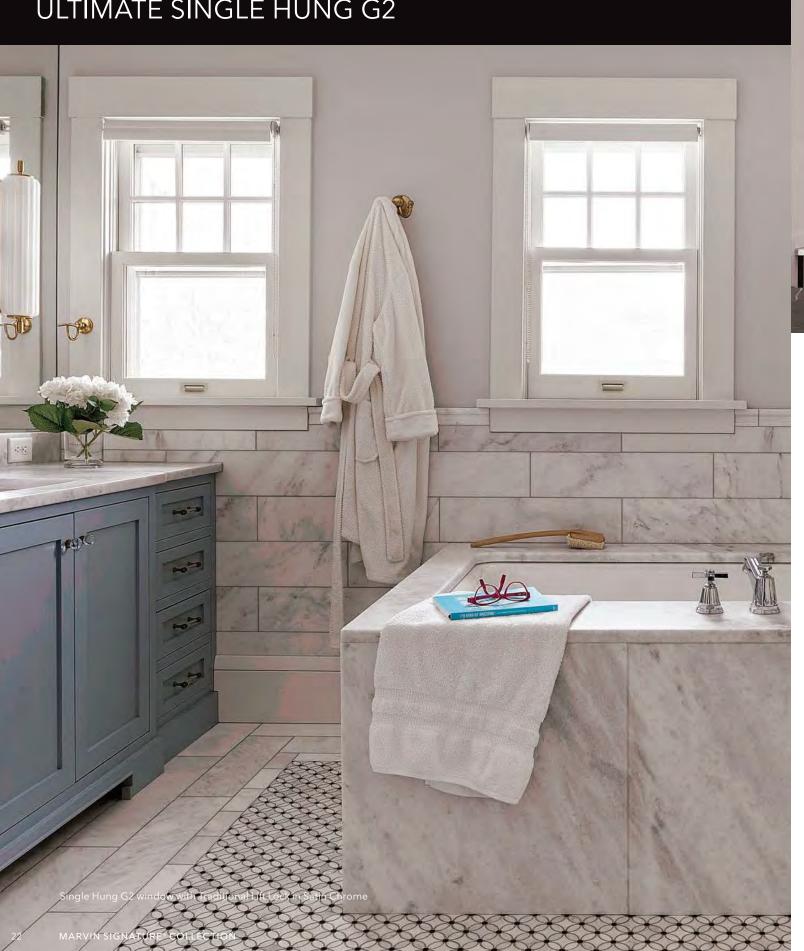
Job: 2022-15

A-7

ATTACHMENT 4

Door and Window Brochures

ULTIMATE SINGLE HUNG G2





ULTIMATE SINGLE HUNG G2

A contemporary classic, the Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and Marvin's unique Wash Mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.





CONTEMPORARY LIFT LOCK OPERATION SHOWN IN SATIN NICKEL

ULTIMATE FRENCH CASEMENT





ULTIMATE FRENCH CASEMENT

The Ultimate French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.







FRENCH CASEMENT PUSH OUT INTERIOR



FRENCH CASEMENT PUSH OUT EXTERIOR

ULTIMATE SWINGING NARROW PROFILE DOOR





ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.



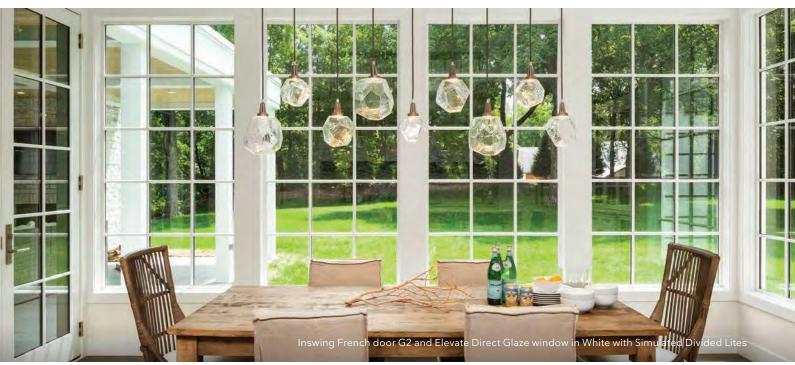




SWINGING DOOR HANDLES IN MATTE BLACK EXTERIOR

ULTIMATE SWINGING FRENCH DOOR G2





ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 ½ inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.







INSWING EXTERIOR



ATTACHMENT 5

Site & Neighborhood Pictures





Street / West

South / Right VIew





Rear / West View Project Site Pics
Saha Residence Addition • 1808 Diamond Ave

North / Left View





Garage Front - West Garage Side - North

1808 Diamond Ave., South Pasadena, CA 91001 November 19, 2022

Neighborhood Photos

PROJECT INFORMATION

1808 DIAMOND AVE SOUTH PASADENA, CA 22-341

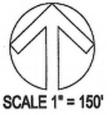






Photo No. 1



Photo No. 2

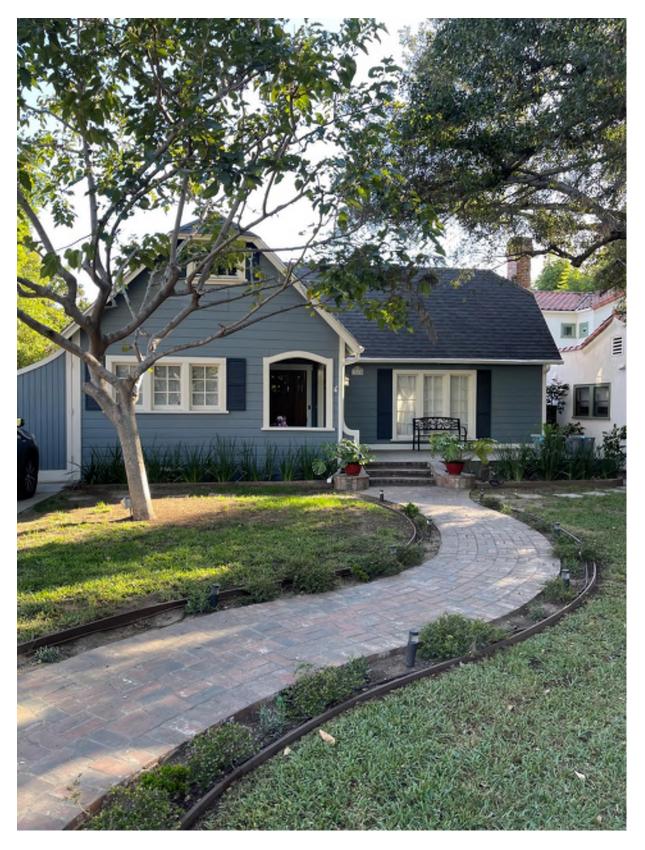


Photo No. 3



Photo No. 4



Photo No. 5

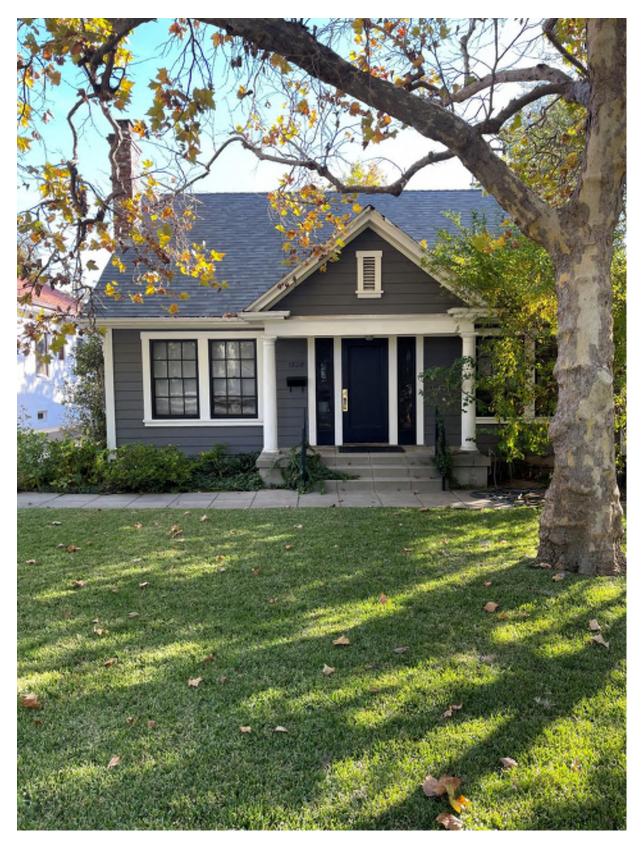


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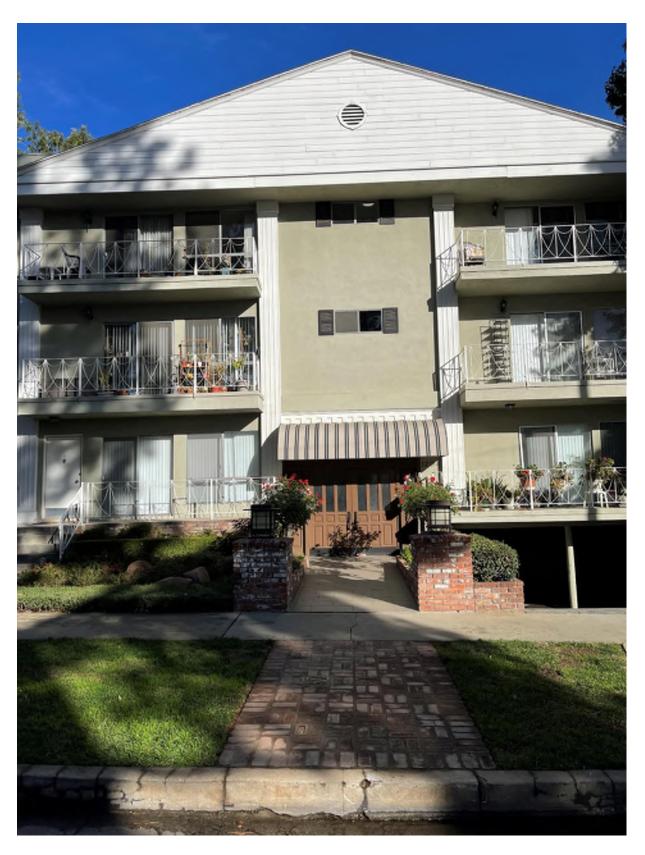


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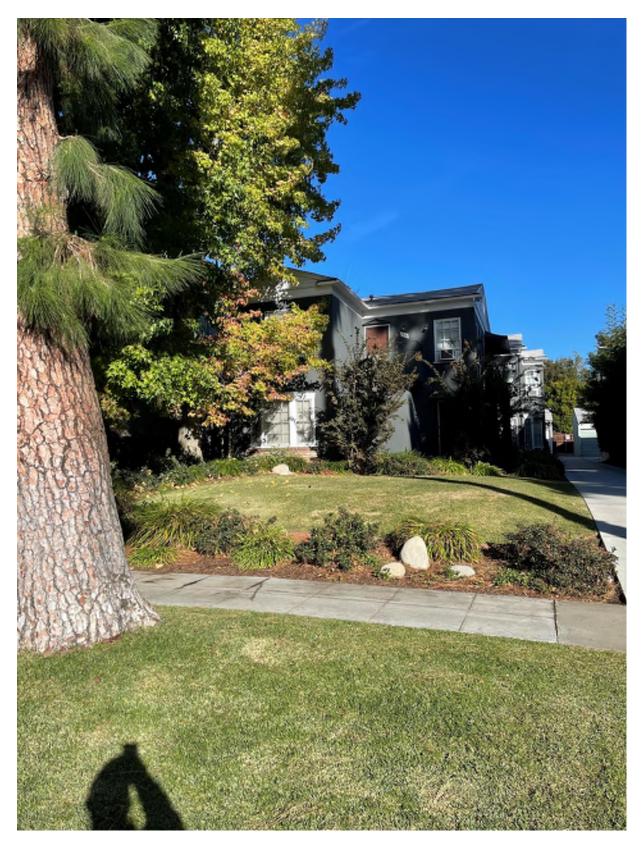


Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11

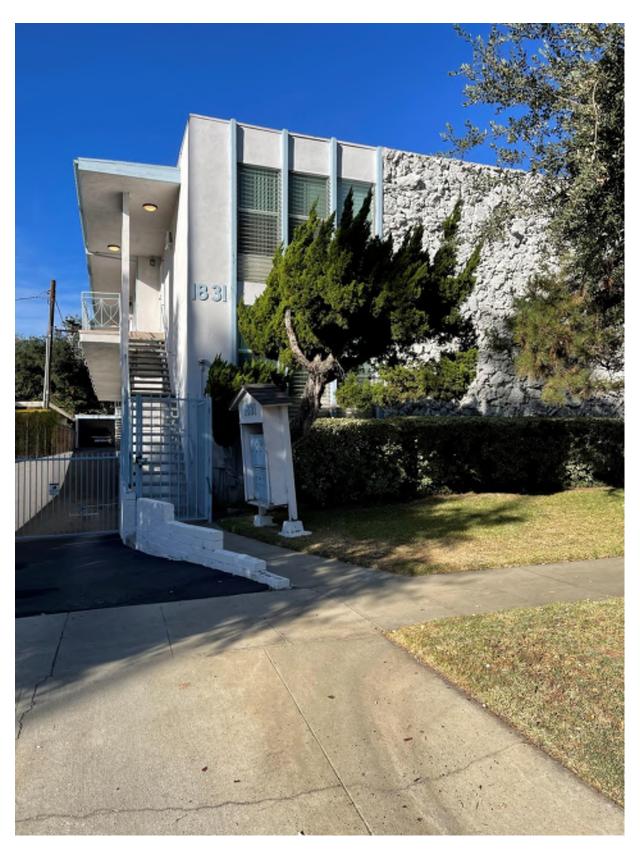


Photo No. 12



Photo No. 13

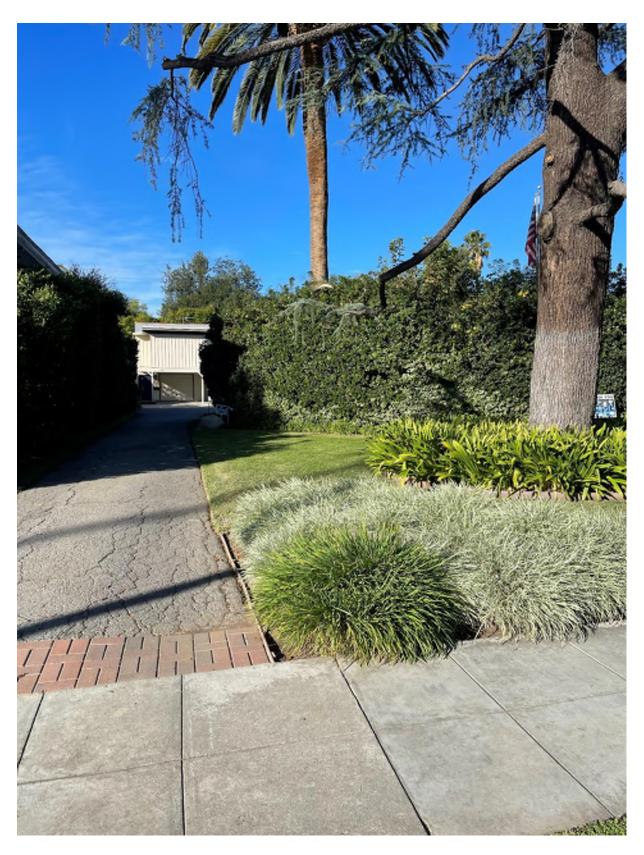


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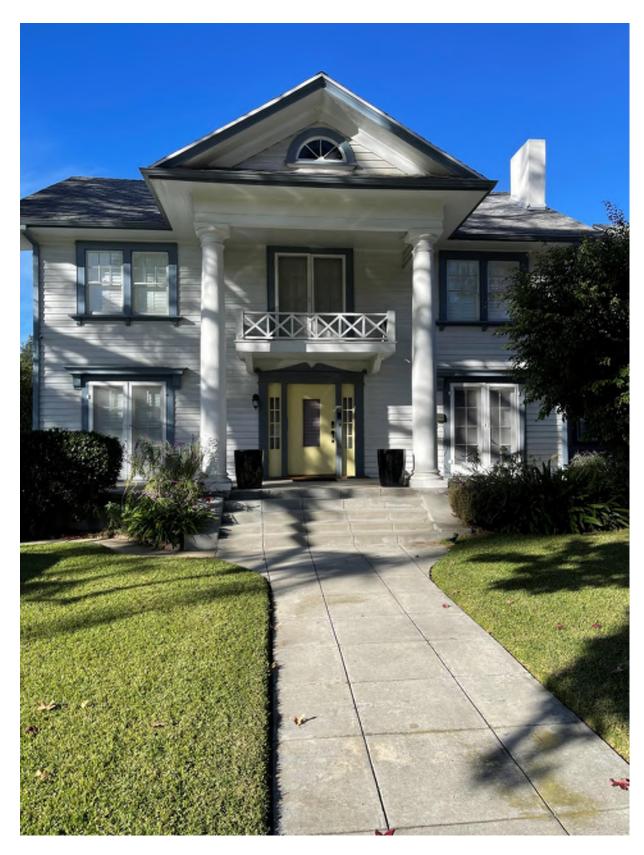


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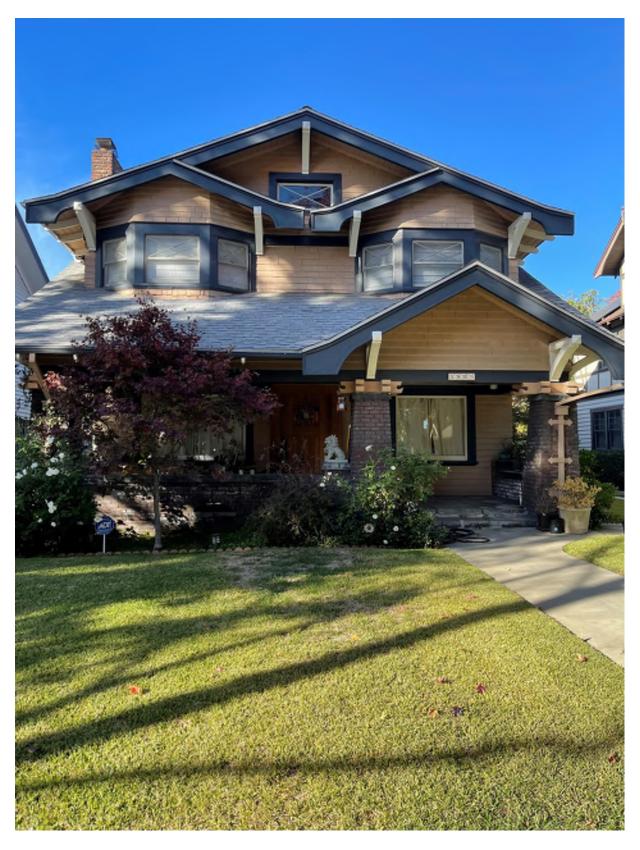


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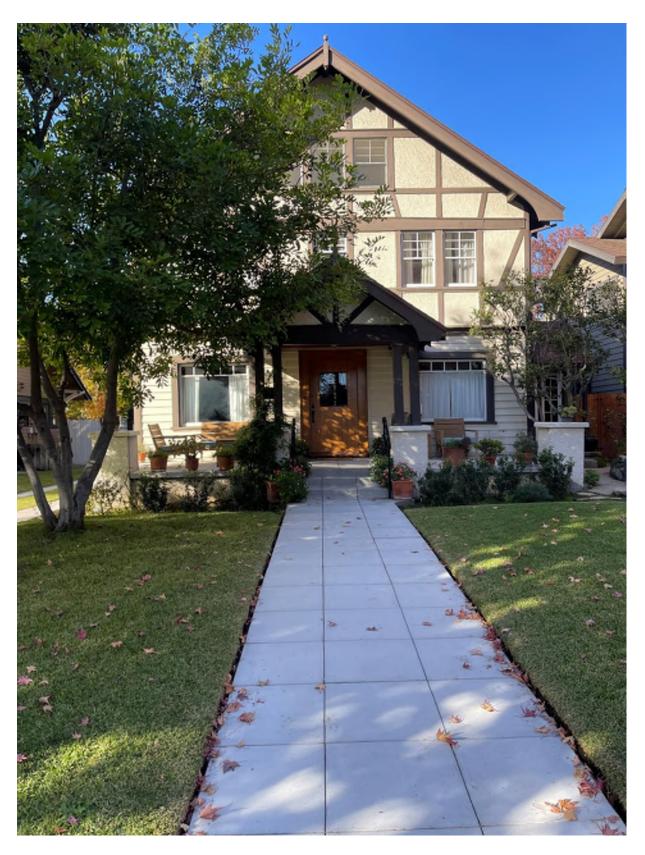


Photo No. 17



Photo No. 18



Photo No. 19



Photo No. 20



Photo No. 21

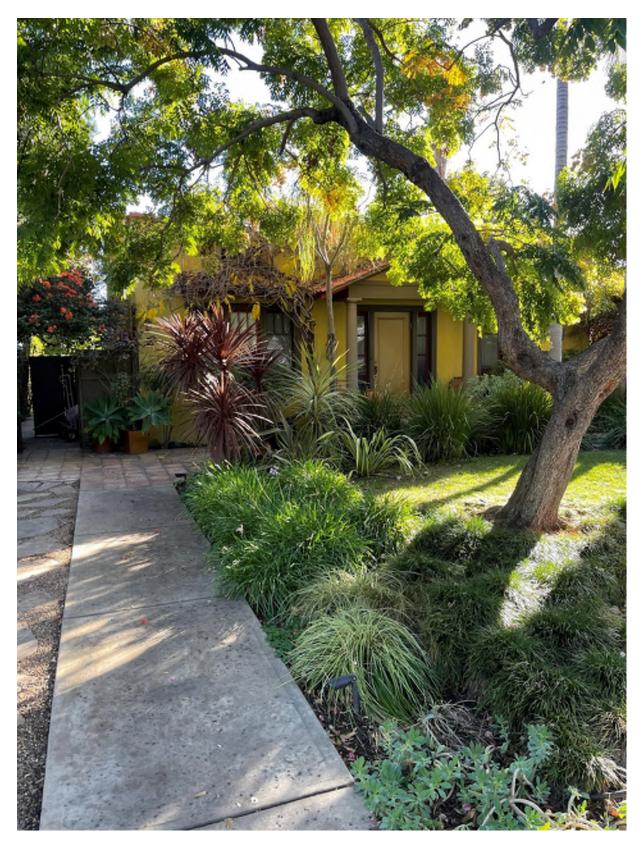


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Photo No. 23

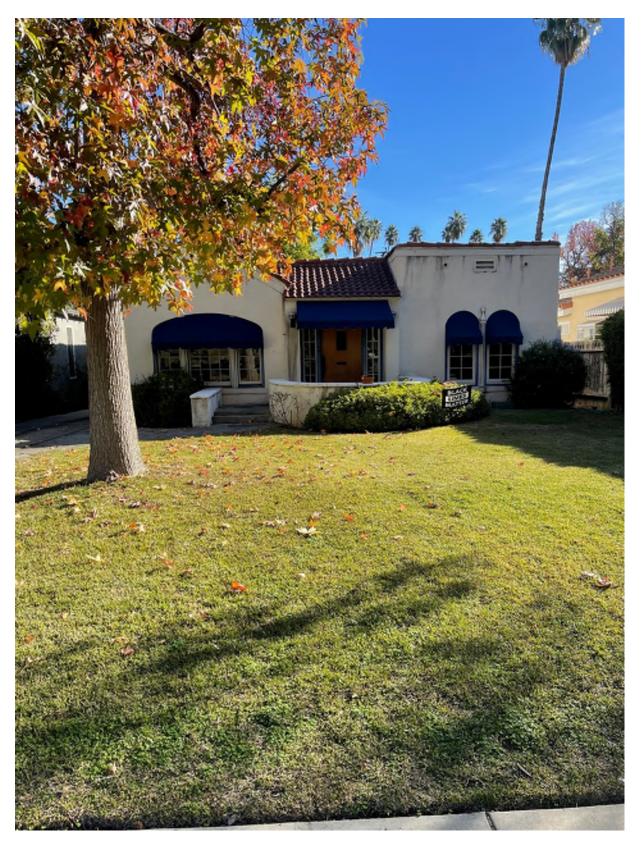


Photo No. 24



Photo No. 25

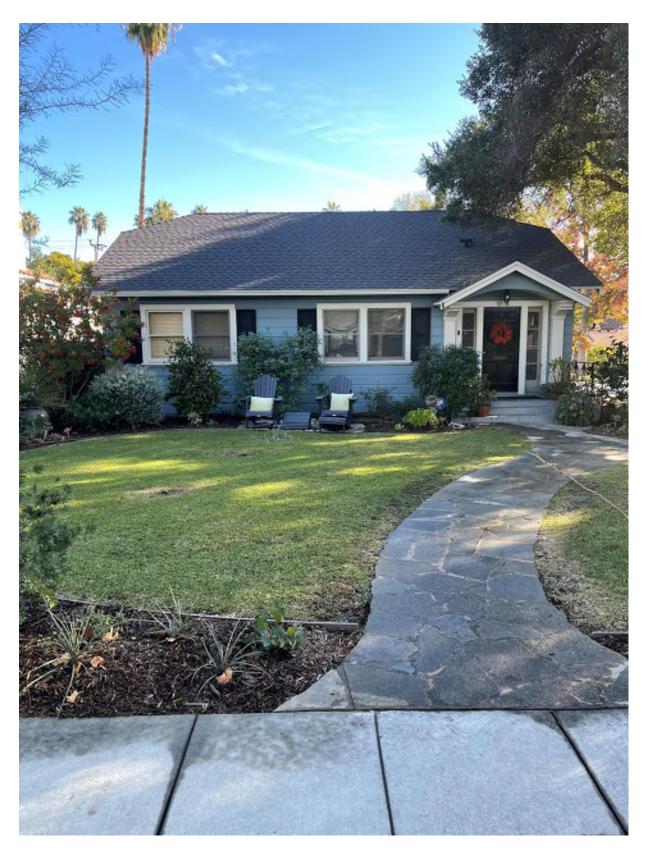


Photo No. 26



Photo No. 27



Photo No. 28



Photo No. 29



Photo No. 30



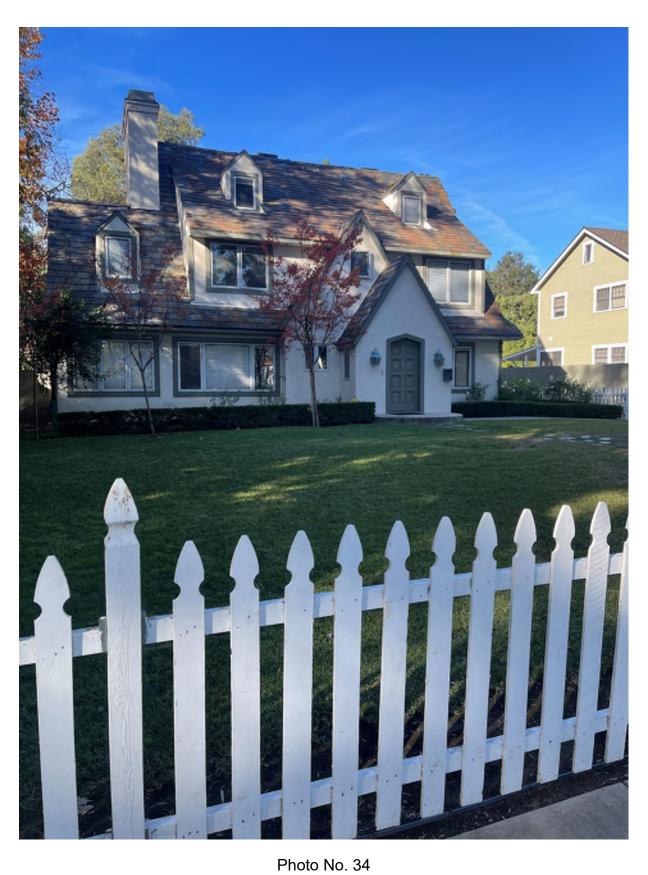
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Photo No. 32



Photo No. 33



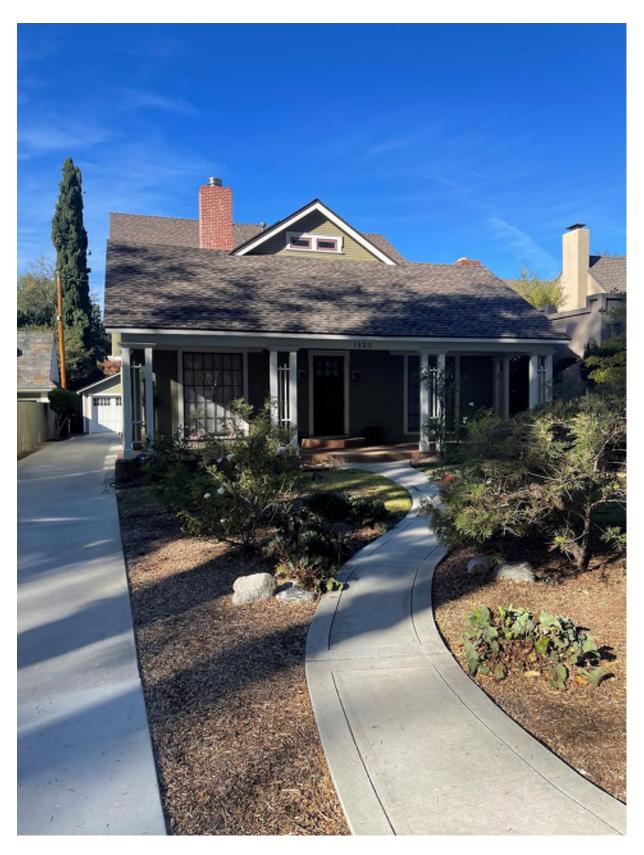


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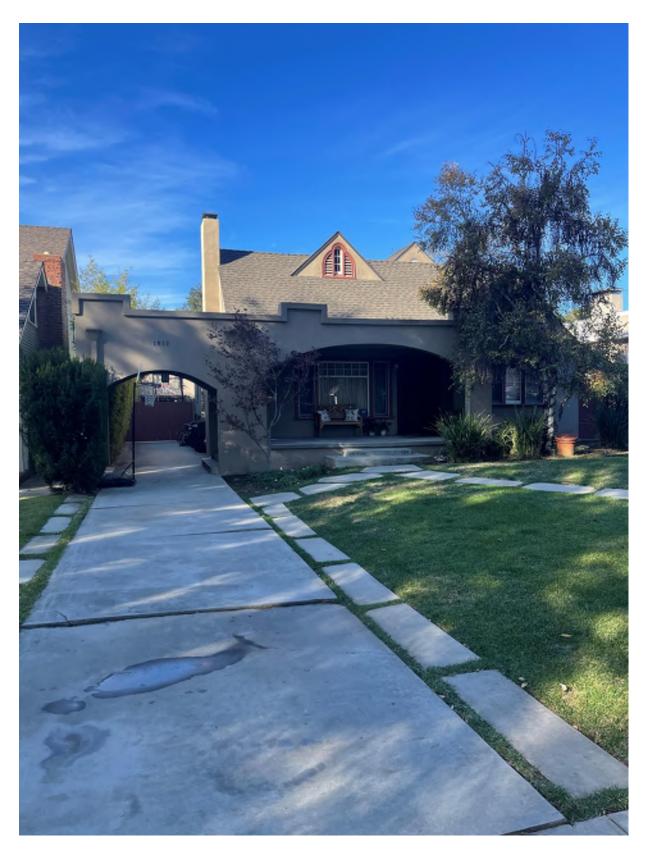


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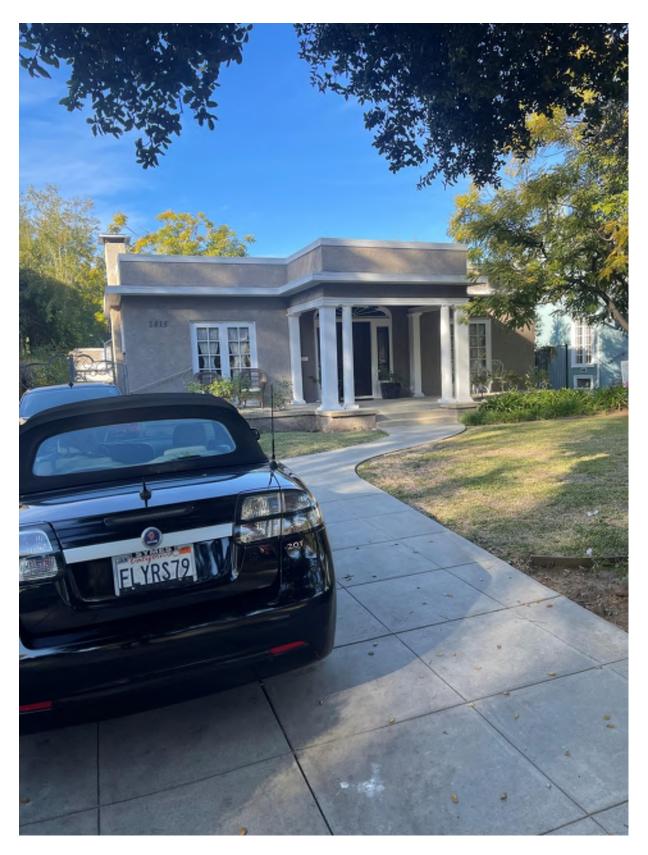


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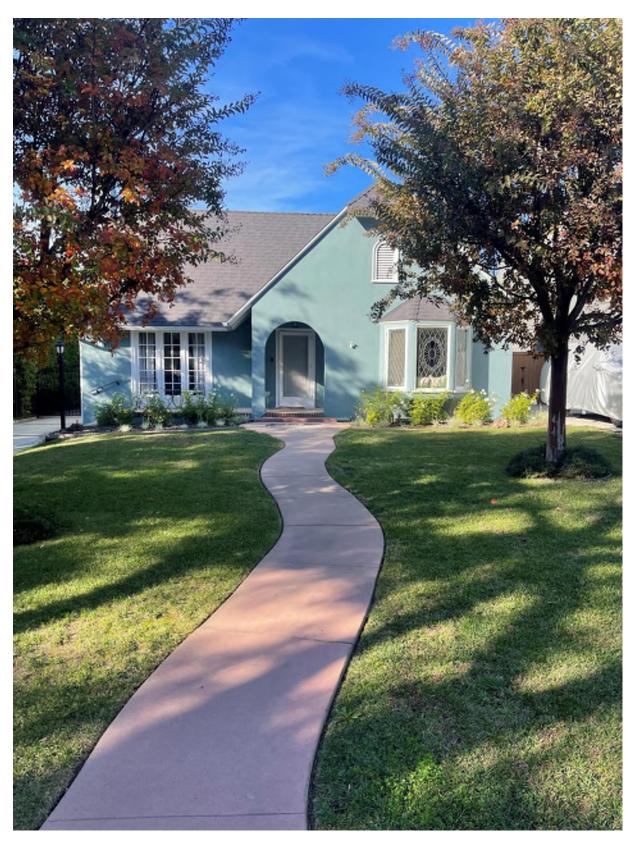


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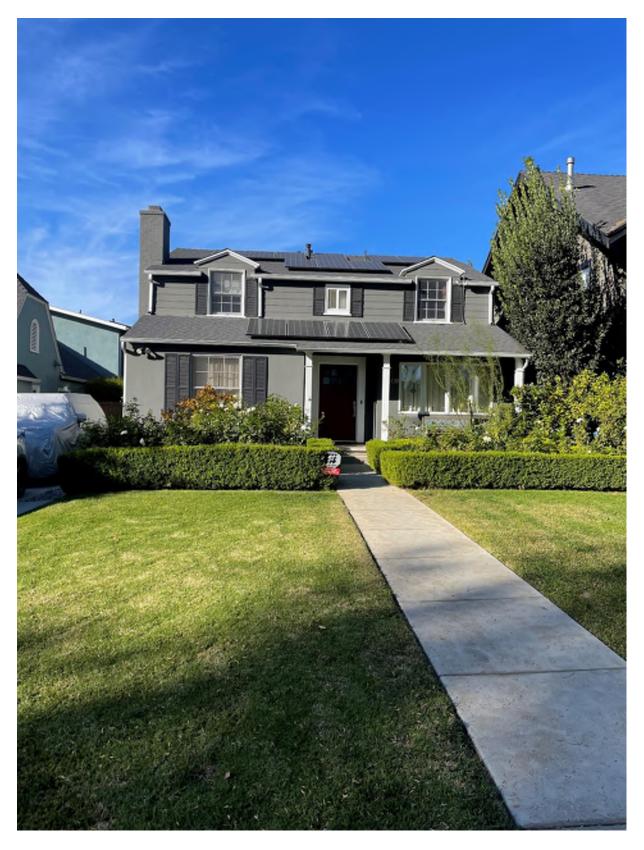


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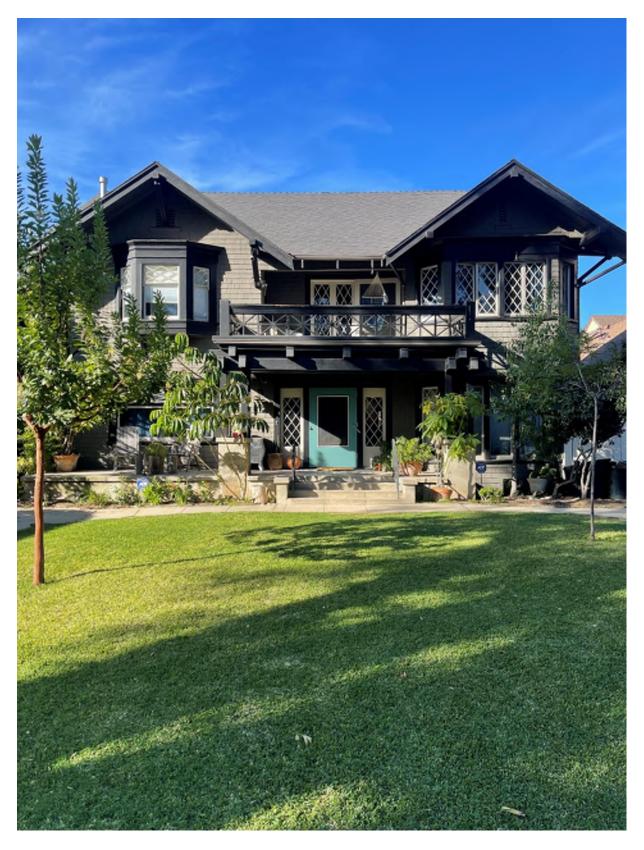


Photo No. 40



Photo No. 41



Photo No. 42

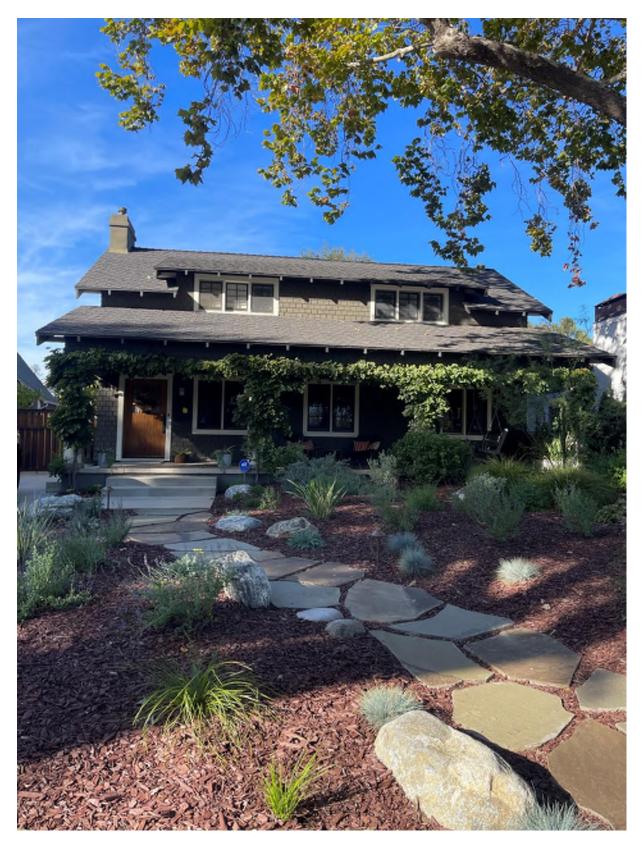


Photo No. 43



Photo No. 44



Photo No. 45

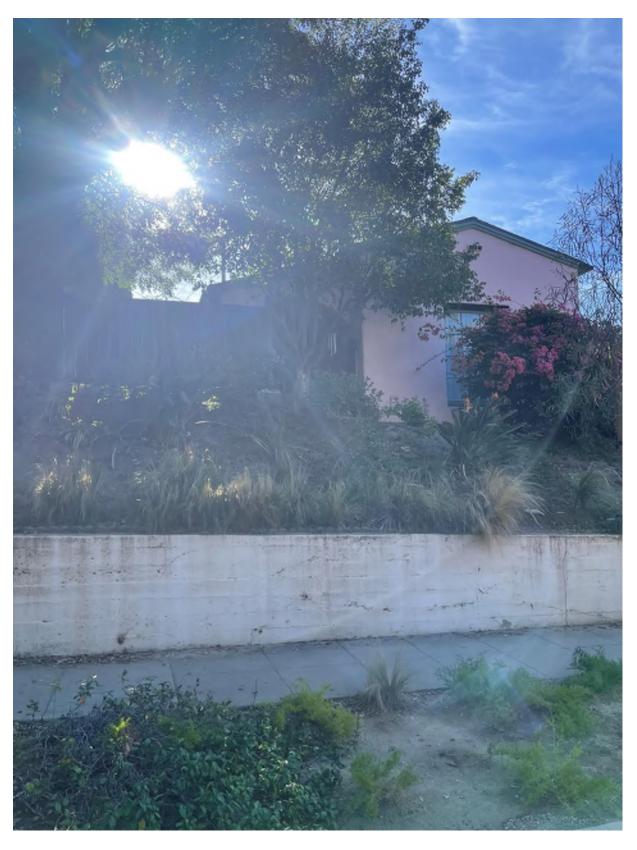


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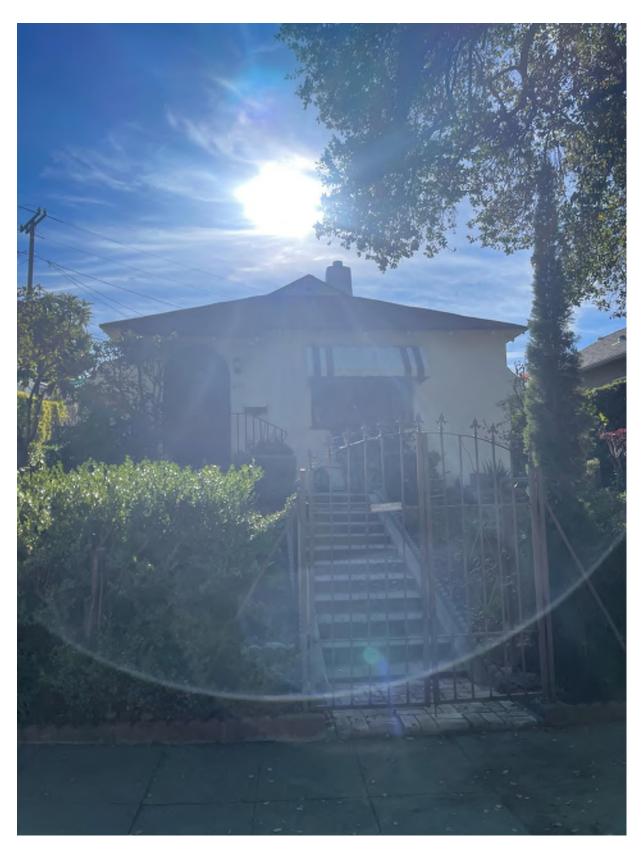


Photo No. 47



Photo No. 48

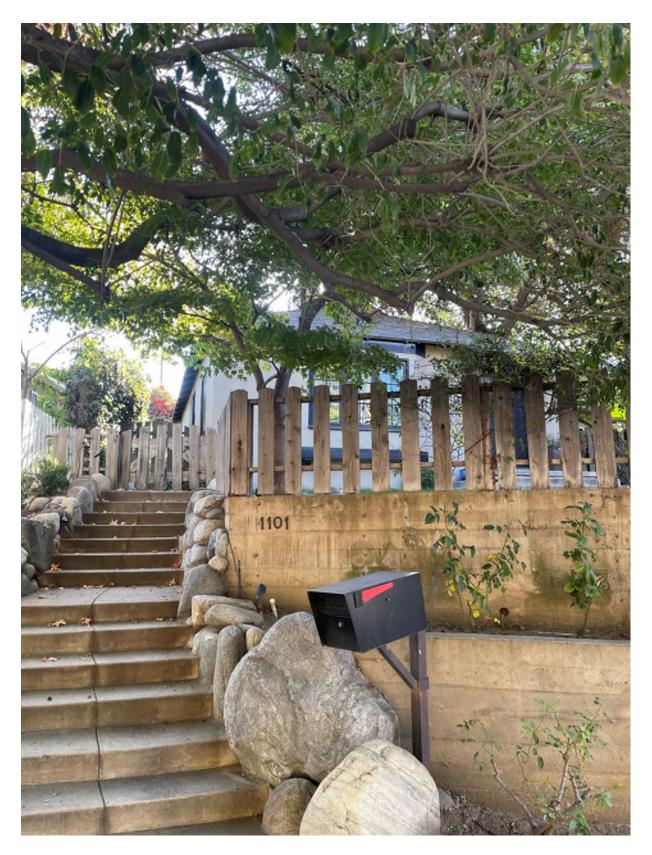


Photo No. 49



Photo No. 50

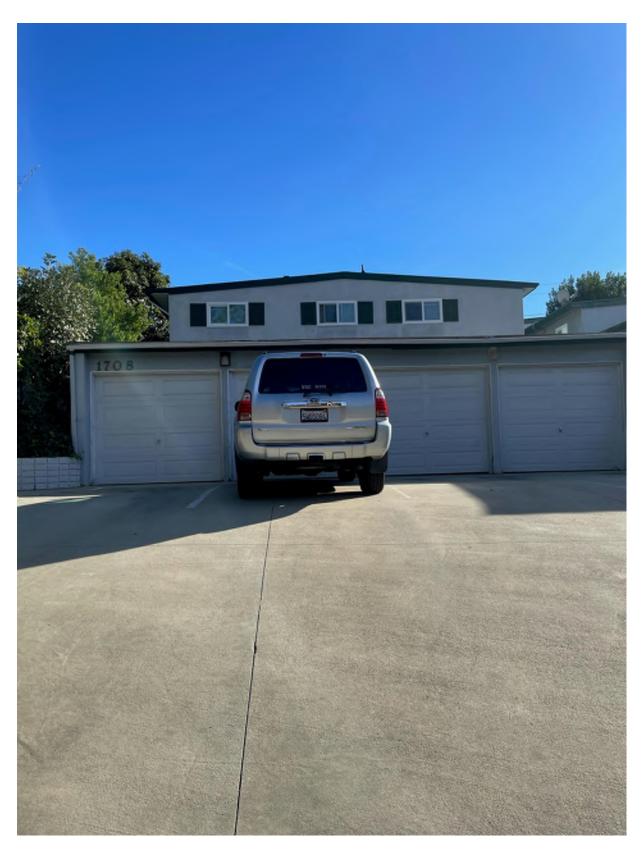


Photo No. 51



Photo No. 52



Photo No. 53



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: September 21, 2023

FROM: Angelica Frausto-Lupo, Community Development Director

Matt Chang, Planning Manager

PREPARED BY: Braulio M. Madrid, Associate Planner

SUBJECT: Project No. 2513-COA - A request for a Certificate of

Appropriateness for a first-story interior remodel and a 484 square-foot second-story addition with a new proposed rear deck and pergola to an existing 1,207 square-foot, one-story single-family residence located at 541 Prospect Avenue (APN: 5317-036-031). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource

Restoration/Rehabilitation).

Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. 2513-COA subject to the conditions of approval (Attachment 1 Conditions of Approval).

Background

Constructed in 1927, the subject site is included in the City's Inventory of Historic Resources. The residence is designed with influence of Tudor/ English Revival style, "which can be identified by steeply pitched cross-gable roofs, false half-timbering, exposed timbering, and tall multi-paned windows in bands, as described in the city's design guidelines.

The subject site is located within the Buena Vista/Prospect Addition potentially eligible historic district. The home in its original condition has good integrity with minimal modifications to the existing building shell.

541 Prospect Avenue Project No. 2513-COA

After its original built, the home had one restoration for the chimney, as well as other minor building permits that were pulled for reroofing, electrical, and mechanical permits. (Attachment 2 - Building Permits) Additionally, the previous owner replaced doors and windows without obtaining building permits. The unpermitted windows and doors are vinyl and glass block, which are inconsistent with the period style in the 1920's.

The Tudor/English Revival style is noticeable in the structures' current condition with the use of; steeply pitched overlapping gable roof, a small covered recessed arched porch at entry, multiple gables with variations of size, stucco finish, prominent chimney and original multi-paned casement wood window.

Project Site Description

The subject site is located on the west side of Prospect Avenue between Buena Vista Street and Grevelia Street. The property measures a total of 6,000 square feet. The property is a rectangular lot with an approximate depth of 100 and an approximate width of 60 feet. The subject site is currently developed with a single-story, 1,207 square-foot, single-family residence and a detached two-car garage.

Although not required for the proposed scope of work, the applicant has provided a Historic Resource Assessment report for the subject site. The consultant, Sapphos Environmental, Inc produced the report on May 5, 2022. The Historic Resource Assessment report concluded "the building does not appear to be individually eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a Historic Landmark. The subject property is not a significant example of Tudor Revival-style residential development and lacks character or value that contributes to the heritage of the City. The building does not embody the distinctive characteristics of a type, period, or method of construction and was not designed by a master architect. The subject property would also not contribute to a potential historic district as the surrounding buildings do not convey a significant development pattern within the history of the City or architectural style. Therefore, the subject property does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines." (Attachment 3 - Historic Resource Assessment Report - May 5, 2022)

Project Analysis

Certificate of Appropriateness

The scope of work consists of reconfiguring the original first floor interior floor plan to accommodate the new second-story addition. The second-story 484 square-foot expansion above will accommodate a new primary bedroom, private bathroom, and walk-in closet. The second floor will be maintained within the existing footprint of the first-story. Additionally, the project proposes a deck with a pergola at the rear and minor improvements to the front façade including, reroofing and replacement of unpermitted doors and windows.

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 and will remain a single-family residence after the proposed addition; therefore, it is consistent with the General Plan.

Development Standards

The subject site is located within the Residential Single-Family (RS) zoning district. The existing land use and density of the project site complies with Section 36.220, Residential Zoning Districts of the South Pasadena Municipal Code (SPMC). The purpose of the residential design review process is to ensure that the proposed layout and building design are suitable and compatible with the City's design standards and guidelines. Residential development standards from SPMC sections were applied to the proposed project. Since the property measures 6,000 sq. ft., under 10,000 square-feet, the development standards for small nonconforming residential parcels are also applicable. The following table list the project's conformance with applicable development standards.

Nonconforming Residential Parcels / (RS) Residential Development Standards Compliance

| Standard | Requirement | Existing | Proposed |
|--|--|----------------------------------|-------------------|
| Lot Coverage (Section 36.220.050) | 50% (3,000 SF max. allowed) | 21.7% 1,303 Gross SF | 24.6% 1,478 SF |
| Floor Area Ratio (FAR) | 35% (2,100 SF max. allowed) | 20% 1,207 SF | 28.2% 1,691 SF |
| Building Height | 35 ft. | 20 ft. 7 in. | Unchanged |
| On Site Parking | 2 Covered Parking Spaces (Garage or Carport) | 2 Covered Spaces within a garage | Unchanged |
| Front Setback (Section 36.220.050) | 20 ft. (15 ft. with a porch) | 34 ft. 9 in. | Unchanged |

| Side Setback (North) | 10% of lot width (6 ft.) | 11 ft. 6 in. | 18 ft. 4in (Second-story) |
|-----------------------------------|--------------------------|---------------------------------------|------------------------------|
| Side Setback (South) | 10% of lot width (6 ft.) | 4 ft. 1 in. (Legal Non-conforming) | 9 ft. (Second-story) |
| Rear Setback (House) | 25 ft. | 27 ft. 9 in. | Unchanged |
| Distance Between Structures | 10 ft. minimum | 8 ft. 6 in. (Legal Non-conforming) | Unchanged |

Design Review

Project Design Elements

The addition is proposed behind the existing roofline. The new addition will incorporate roofing materials to match the existing style, fine sand finish smooth stucco to differentiate from the existing rough stucco, new wood doors and windows to replace the unpermitted vinyl windows, and wood material for the proposed 435 square foot deck with pergola. The addition does not alter the original style of the home or modify original features, elements, or spaces, as illustrated in the development plans. Other minor improvements to the front of the façade for the rehabilitation of the home include repairs to the existing wood arched window, replacement of unpermitted vinyl windows and doors, repairs to damaged eave fascia boards, replacement of a wrought iron gate, and a reroof. (Attachment 4 - Development Plans & Materials Board)

The new proposed windows and doors schedule incorporate wood material to replace the unpermitted doors and windows, to be consistent to the styles found in Tudor/English Revival homes. (Attachment 5 - Door and Window Brochures) The applicant is proposing to rehabilitate the existing front arched wood window and primary door. The proposed addition respects the existing location of the house and is minimally visible from the public right-of-way.

In addition, the single family home will remain compatible to the single-family residential tract, as the existing design style of the home will not be modified. (**Attachment 6 - Site & Neighborhood Images**).

City of South Pasadena Design Guidelines for Historic Properties

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

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and rehabilitation of the character defining features. Historic buildings standard procedure is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features. The Design Guidelines include a section focused on the Tudor/English Revival inspired styles (pages 18-19).

The Tudor/English Revival style architecture is not a unifying featured style in the neighborhood, as the neighborhood tract contains a variety of architectural styles but only two English Revival homes, including the subject site. (Attachment 5 – Neighboring Properties)

The materials, finishes, detailing, and size/mass of the additions, with the proposed work, are all compatible with the existing style and color of the home. The property will retain the original architectural style with the second-story addition tucked behind the roofline of the original roof structure.

Findings

Required Certificate of Appropriateness Findings

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

Mandatory Findings

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

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

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

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

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

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

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

- "Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style...The original roof form should be preserved. Any replacement of deteriorated features or addition of small features should be done in the style of the original building, considering the original roof form and slopes." (p. 26)
- 2. "Dormers should be consistent with the style of the building. The slope, form, size, and location of new dormers should all be integral with the existing roof, and located so that they are inconspicuous from the public right-of-way. The type of window in the dormer should be consistent with windows typical of the style and others on the building. New dormers should be designed to match any that exist on the building." (pg. 27)
- 3. "Where skylights are added, they should be on a non-dominant facade or roof surface, away from public view. Skylights should be an integral part of the roof, flat in profile to add limited height to the roofline. Avoid the installation of a pronounced feature such as a ridge skylight, a dome or pyramid shaped skylight. Glazing should be clear or solar bronze; white acrylic is discouraged." (Page 27)
- 4. "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)
- 5. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p.37)

- 6. "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)
- 7. "Window mullion widths, window trim, and surrounds should be consistent with the existing windows." (p. 42)

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

| Consistency with Secretary of the Interior Standards | | | | |
|--|---|--|--|--|
| Standard | Staff's Recommended Consistency Determination | | | |
| Standard 1 : A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships | Consistent. | | | |
| Standard 2 : The historic character of a property will be retained and preserved. The removal of distinctive materials of alteration of features, spaces, and spatial relationships that characterize a property will be avoided. | Consistent. | | | |
| Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. | Consistent. | | | |
| Standard 4 : Changes to a property that have acquired historic significance will be retained and preserved. | Consistent. | | | |
| Standard 5 : Distinctive materials, features, finishes, and construction techniques or examples of Tudor/ English Revival that characterize a property will be preserved. | Consistent. | | | |
| Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. | Consistent. | | | |

| Consistency with Secretary of the Interior Standards | | | | |
|--|--|--|--|--|
| | Staff's Recommended | | | |
| Standard | Consistency | | | |
| | Determination | | | |
| Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. | Consistent. | | | |
| Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. | Consistent, no archeological resources are known to exist on the site. | | | |
| Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. | Consistent. | | | |
| Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. | Consistent. | | | |

Recommended Project Specific Findings for a Certificate of Appropriateness (1, 2, 3, and 5)

Finding No. 1: The project removes inappropriate alterations of the past;

The applicant is proposing to replace unpermitted vinyl windows and door with new wood replacements to rehabilitate the buildings' historic integrity. The previous owners installed the unpermitted doors and windows. Pictures of the existing vinyl windows and doors are attached to this report. (Attachment 7)

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

The project is appropriate to the size massing, and design context of the historic residence and the surrounding areas as the massing and style of the home will remain the same. The building materials, finishes, and detailing are compatible to the existing historical architectural design of the subject residence. Additionally, the neighborhood is comprised of a variety of other architectural styles with only

one other home design as a Tudor/English Revival home. The proposed addition has been designed to be subordinate, contemporary, and to be treated as new additions without applying new interpretations to the original design. Therefore, the proposed addition will be harmonious and compatible with the surrounding potentially historic neighborhood.

Finding No. 3: In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the cultural resource or improvement;

This addition will be using similar materials as the existing such as similar roofing, use of stucco, and the use of wood doors and windows. However, no introduction of new materials is proposed as part of the project proposal. The new addition will have distinguishing elements differentiating from the original home with the use of fine sand smooth stucco proposed for the exterior, compared to the existing stucco that will be maintained as a rough texture. The new roof will be proposed a new slope from the existing that will integrate skylights. The new addition is proportionate to the original house and design. The views of the second-story addition from the street will be partly visible, thus the project will remain in compliance with maintaining historic elements of the cultural resource, applicable development standards, and design guidelines of South Pasadena.

Finding No. 4: (iv) The project restores original historic features in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties;

The proposed project includes restoration of a large existing wood arched window located at the front of the façade. Additionally, the applicant is proposing to replace any non-historic doors and windows with materials that are not in compliance with the SOI standards. The new windows will be multi-paned wood frame windows, consistent with the period style of Tudor /English Revival.

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

The proposed second-story addition will create a primary bedroom and bathroom with a separate office, while the first floor addition will remodel the configuration of the habitable space. The proposed addition is consistent with the surrounding residential land uses, which also contain one and two-story, single-family residences and will help further enjoy the existing use on the property. The proposed addition will not modify the front facade, helping to preserve the original structure and style in compliance with the design guidelines for historic properties.

Environmental Analysis

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

Staff Recommendation

Staff recommends that the Cultural Heritage Commission:

- 1. Finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.
- 2. Approve Project No. 2513-COA subject to the conditions of approval (**Attachment 1**).

Alternatives to Consider

The Cultural Heritage Commission has the following options available;

- The Cultural Heritage Commission can <u>Approve</u> the project as is or with modified condition(s) added or removed and provide findings; or
- 2. The Cultural Heritage Commission can <u>Continue</u> the project, providing the applicant with clear recommendations to revise the proposal; or
- 3. The Cultural Heritage Commission can <u>Deny</u> the project if it finds that the project does not meet the City's COA requirements.

Public Noticing

A Public Hearing Notice was published on September 8, 2023 in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on September 7, 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. Building Permit History
- 3. Historic Resource Assessment Report May 5, 2022
- 4. Development Plans & Material Board
- 5. Doors and Windows Brochures
- 6. Site & Neighborhood Images
- 7. Pictures of Unpermitted Windows and Doors

ATTACHMENT 1

Conditions of Approval

CONDITIONS OF APPROVAL Certificate of Appropriateness Project No. 2513-COA 541 Prospect Avenue (APN: 5317-036-031)

DEVELOPMENTREQUIREMENTS

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

PLANNING DIVISION:

- P1. The following approvals are granted as described below and as shown on the development plans submitted to the Cultural Heritage Commission on September 21, 2023:
 - a. Certificate of Appropriateness a first-story interior remodel and a 484 square-foot second-story addition with a new proposed rear deck and pergola to an existing 1,207 square-foot, one-story, single-family residence for the property located at 541 Prospect Avenue.
- P2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- P3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. An appropriate permit issued by the South Pasadena Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any permitted or unpermitted building/structure on the property involved with the Certificate of Appropriateness.
- P4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- P5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any occupancy inspection clearance and/or prior to obtaining any occupancy clearance.
- P6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena

and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or Commission concerning this approval. In the event of any claim or lawsuit, the applicant and/or successor shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

- P7. Any modification to the approved plans shall require review and approval of the Planning Division.
- P8. Applicant shall submit new proposed wrought iron gate prior to submittal for Plan Check.

Notes on Construction Plans

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

- P9. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such excess may include but is not limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete, asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- P10. The hours of all construction activities shall be limited to the following: 8:00 am to 7:00 pm, Monday through Friday, 9:00 am and 7:00 pm Saturday, and construction on Sundays limited to 10:00 am to 6:00 pm.
- P11. When applicable, during construction, the demolition, clearing, grading, earth moving, or excavation operations that cause excessive fugitive dust emissions shall be controlled by regular water or other dust preventive measures using the following procedures:
 - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferable in the late morning and after work is done for the day;
 - b. All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
 - c. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
 - d. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
- P12. All on-site landscaping, including the front yard and parkway areas, which are damaged during construction shall be revitalized upon completion of construction, as necessary, prior to final building permits. All landscaping, including the parkway, shall be maintained in a healthy, green, pruned, growing condition.

BUILDING DIVISION:

- B1. The second sheet of building plans shall list all conditions of approval and to include a copy of the Letter of Determination from Planning. This information shall be incorporated into the plans prior to the first submittal for plan check.
- B2. Plans prepared in compliance with the code in effect shall be submitted to Building Division for review prior permit issuance
- B3. Converted structure to ADU shall be in compliance with current codes for residential units. You may check the FAQ prior preparing the plans. https://www.dropbox.com/s/7xpqxefbmk8jeqm/B-005-ADU%20FAQs.pdf?dl=0
- B4. School Developmental Fees shall be paid to the School District prior to the issuance of the building permit.
- B5. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
- B6. Park Impact Fee to be paid at the time of permit issuance.
- B7. Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.
- B8. Plans shall be prepared under the supervision of a licensed architect 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
- B9. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
- B10. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
- B11. Project shall comply with the CalGreen Residential mandatory requirements.
- B12. Fire-resistance rating requirements for exterior walls and maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or Table R302.1(2) as applicable.
- B13. 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.

PUBLIC WORKS DEPARTMENT:

- PW1. The applicant shall obtain City approval for any modifications or revisions to the approval of this project. Deviations not identified on the plans may not be approved by the City, potentially resulting for the project to be redesigned/resubmitted.
- PW2. The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to submitting plans for review.
- PW3. The applicant shall identify all existing on-site easements. Any conflict with and/or presence of existing easements must be addressed. The applicant shall provide a Title Report, with effective date within the last 60 days, to verify the presence of easements.
- PW4. Prospect Avenue shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the street by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.
- PW5. Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. Provide a copy of the inspection video of the cleared pipe for review.
- PW6. The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection.
- PW7. The applicant shall include the following information on the plans:
 - A. The 24-hour emergency contact number for the applicant and contact information of all utility agencies involved/impacted/potentially impacted by this project on the title sheet of the plans.
 - B. The location of all existing utilities on adjacent street(s), as well as the location and size of all existing or proposed utilities serving the property. Show all utility points of connection (POC).

PW8. The applicant shall add the following notes on the plans:

- A. The proposed building structure shall not be constructed within critical root zone area of any trees. For native and protected species, use the tree trunk's diameter measured at breast height (DBH) (X5) as the minimum critical root mass. For non-native and protected species, use the tree's DBH (X3) as the minimum critical root mass.
- B. Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.
- C. No overnight storage of materials or equipment within the public right-of-way shall be permitted.
- D. Temporary bins (low boy), if used, shall be "roll off" style to be provided by Athens Services. Athens Services has an exclusive agreement with the City for the provision of trash removal services: only Athens dumpsters can be used. Any dumpsters placed on the roadway shall require a protective barrier underneath (such as plywood) to protect the pavement. The applicant shall obtain dumpster permit from the Public Works Department.
- E. 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.
- F. The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-ofway.

FIRE DEPARTMENT:

- FD 1. Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); 2022 California Building Code and NFPA standards.
- FD 2. Fire Sprinklers are required. Submit plans to City for approval.

- FD 3. Fire sprinklers shall not be able to shut off unless the domestic line to the property is shut off. There shall be no other means to turn off water to the sprinkler system. Ensure this sprinkler system is installed by an approved C-16 licensed contractor. Provide a set of drawing of the sprinkler system to the Fire Department prior to beginning of work.
- FD 4. Water Supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. The potable water supply shall be protected against backflow in accordance with Health and Safety Code.
- FD 5. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- FD 6. Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.
- FD 7. Additions and Alterations. All existing buildings and structures, regardless of the type of construction, type of occupancy or area, shall be provided with an automatic sprinkler system conforming to Section 903.3 and this code upon the occurrence of any of the following conditions:
 - A. Within any twelve (12) calendar month period of time, combination of any addition and alteration to any existing building or structure where the valuation of the proposed work exceeds fifty percent (50%) of the valuation of the entire building or structure, as determined by the Building Official, and where such addition and alteration creates or alters a fire area large enough that if the existing building or structure were being built new today, an automatic sprinkler system would be required by this code;
 - B. An automatic sprinkler system shall be installed throughout any existing Group R Occupancy building when the floor area of the Alteration or Combination of an Addition and Alteration, within any twelve (12) calendar months, is 50% or more of area and or valuation of the existing structure and where the scope of the work exposes building framing and facilitates sprinkler installation and is such that the Fire Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.
- FD 8. 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 maintain.

- FD 9. Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.
- FD 10. 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:
 - A. On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms;
 - B. In each room used for sleeping purposes.
 - C. 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.
- FD 11. Interconnection. Where more than one smoke alarm is require to be install within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
- FD 12. Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows:
 - A. At each stairway on all floor levels where combustibles materials have accumulated.
 - B. In every storage and construction shed.
 - C. Where special hazards exist included but not limited to, storage and use of combustible and flammable liquids.
- FD 13. A set of plans must remain on the job site at all times. Appointments for inspectors should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.

- FD 14. For water meter related questions, please contact Public Works (626) 403 7240 or the Water Department at (626) 460 6393.
- FD 15. The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.

ATTACHMENT 2

Building Permit History

541 PROSPECT AVENUE

See Planning File

CITY OF SOUTH PASADENA

JOB CARD

| 541 Prospect Avenue | Jan 15, 1962 |
|---------------------------------|---------------------------|
| OWNER: Earl J. Jeuck | DATE: |
| CONTRACTOR: Howard L. Randol | |
| PERMIT NUMBER: 48307 VALUE: 608 | .00 _{FEE} , 5.00 |
| JOB: reroof dwelling w/ c | omp. shingles |
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| | FINAL INSPECTION |
| | INSPECTOR: 1-17-62 Welson |

FORM 753 2M 9-61 MOCK

JOB CARD

| Address: 541 Prospect | Date: 2-20-58 |
|-------------------------------|--------------------------------|
| · · | |
| Owner: Earl Jenek. | |
| Contractor: W.B. Jones Electi | ee. |
| Permit Number: 390/2. Value: | Fee: 4 10 |
| Job: Change og Service 100 a | mps., 1app. outlet, 1 garb. di |
| Rough Inspection | Final Inspection 2/20/5 |
| | RB |
| Inspector | Inspector |

FORM 753 1M 2-58 MOCK

JOB CARD

| Address: 541 Prospect | Date: Q-6-58. |
|-----------------------------|--|
| • | EDISON 4/12 1 NOTIFIED 2/20/58 2/20/58 |
| Contractor: Owner. 510NE | 2/20/58 |
| Permit Number: 38946 Value: | Fee: 180 |
| Job: 1 garbage disposal | |
| | |
| Rough Inspection | Final Inspection 2 /2 0/5 |
| | 33 |
| Inspector | Inspector |

FORM 753 2M 1-56 MOCK

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

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| 632/ | 3329 | SEWER | | 71 / | <u></u> | | | | | 100 |
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| Form 500 | 500 8-24-26 | Mook 5 | 11 | | | _ | | ļ | 7. | <u> </u> |

PLANNING & BUILDING DEPARTMENT MISCELLANEOUS FEE RECEIPT

CITY OF SOUTH PASADENA. CA 91030 . PHONE (818) 799-9101

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WHEN PROPERLY VALIDATED, BELOW, THIS IS A RECEIPT FOR THE AMOUNT SHOWN ON THE VALIDATION STAMP.

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

TOK INSPECTION

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Department of Building Inspection

| This permit becomes null and void if work is not commenced within 90 days from date of issue. |
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| South Pasadena Calif. 1921 |
| Permission is hereby |
| Owner's Address: 115 to Bonnie |
| City and State Phones |
| Contractor's Name |
| Contractor's Address: |
| City and State Phones |
| To Liza Oliver Net |
| Com 140 For no of Frence Mind |
| On Lot P place Black |
| Tract 82 addy |
| Street and Number 6 H |
| Subject to the provisions of the Building Ordinances of the City of South Pasadena. |
| Estimated Value, \$ 400 |
| Fee, \$ BUILDING MSPECTOR |
| By Section By |
| (Owner must post Inspection Card on job) |
| (= man post mapped out on job) |

FORM 556, 11-12-25 1080 RECORD

CITY OF SOUTH PASADENA

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

BUILDING PFRMIT

| Building Address 541 PROSPECTAUE, Edition 8 Type Load Group R Lot Tract Tract USE USE R- Variance Required App Owner SHARON OLIVO Mailing Address 541 PROSPECT A VE. City 6. PAS Zip 1030 Tel. 441. 3385 VALUATION: \$ 2,000. Contractor OWNER - BUILDER Address City Zip Tel. State Lic. & Classif. Arch., Engr., Designer Address City SAFED State SMILDING FEE SPECIAL INSP. | 5. 00 7.50 9. 00 |
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| Lot No. Tract Tract Tract USE ZONE Required App Owner SHARON OLIVO Mailing Address 54/ PROSDECT A VE. City So. PAS Zip 1030 Tel. 44/. 3385 VALUATION: \$ 2,000. Address Contractor OWNER - BUIL DER City Zip Tel. F PLAN CHECKING FEE STATE Lic. & Classif. Arch., Engr., Designer ADDER Address SUILDING SEE SPECIAL INSP. | 5. 00 7.50 9. 00 |
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INSPECTION RECORD

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| ROOF SHTG: Nailing, Diaph, Blocking, Material Grade and Thickness, Roof Drains. | | • | Torepl | are Strag | pc 2/12 | 181 79 |
| FRAMING: Walls, Raft., Ists., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops. | | | | <u> </u> | | |
| INSULATION: Thickness, R-Values, Piping, Sound Caulking. | | | | | | |
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| INTERIOR: LATH/DRY WALL: Nailing, Supports, Lops, Joint Reinf, | | | | | | |
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| FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compt. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, Hause Numbers, Weather Stripping, Pt./Engr. Clear. | 3/4/91 | Jam | | - | | |
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STREET

PLEASE PLAN A 1" SQ. SCALE

CITY OF SOUTH PASADENA

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

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| State Lic. No. City & Classif. 4/54/637 Lic. No. 34839 | | | | | |
| WORKER'S COMPENSATION DECLARATION | } | | | | |
| I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.). | NO OF HEATING API | LIANCES (INCL. VENTS | | | |
| Policy No. Company | INSTALLED, ALTERE | TYPE | OR RELOCATE | B. Y. U. | |
| CERTIFICATE OF EXEMPTION FROM WORKER'S | 1-30 | ooo ille | el. | 30,00 | 0 |
| 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 Warker's Compensation Laws of California. | | · | | | |
| Date Applicant Applicant NOTICE TO APPLICANT: II, after making this Certificate of Exemption | | | | <u> </u> | |
| 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. | · | | | | |
| | GAS LINE: 1-5 OU | LETS AT 5.00 EACH | | | |
| CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the per- | | RIGERANT COMPRESSO | | OR REPLACED | |
| formance of the work for which this permit is issued. (Sec. 3097, Civil Code.) | QUANTITY | OVER | INCL. 20 | ACIDAL A | . P. |
| Lender's Name | | 20 | 50 | | |
| | | | | | |
| LICENSED CONTRACTOR'S DECLARATION I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions | | 700 00 | VP | - | |
| Code, and my license is in full force and effect. | VALUATION: \$ | 277 | | | |
| Date 12/31/3/ Signature of Market Market | <u> </u> | | | 15 | |
| OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for | F INVESTIGA | TION FEE | 2 | 2000 | |
| the following reason: (Sec. 7031.5, Business and Professions Codes) | E PLAN CHE | CKING FEE | 4 | 7454 | ×_ |
| i, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not in- | | | | QLY | |
| tended or offered for tale. (Sec. 7044, Business & Professions Codes). I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business) | E ENERGY COMPL. FE | E | CKY, | ,,, | |
| and Professions Code.) I am exempt under Sec | S ISSUANCE | FEE | | 10- | |
| DateOwner | | TOTA | . 1 | 20 | |
| I certify that I have read this application and state that the above in- | | | | ا مر | |
| formation is correct. I agree to comply with all city and county or- dinances 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 Market Date 18 40 | ما ال | | | | |
| Mailing Address 5245 16 1. Male | Ter E | | CA | SHIER USE | |
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ATTACHMENT 3

Historic Resource Assessment Report – May 5, 2022

HISTORIC RESOURCES ASSESSMENT REPORT

54 I PROSPECT AVENUE SOUTH PASADENA, CALIFORNIA 9 I O 3 O

PREPARED FOR:

MR. ANDREW DOOLITTLE 541 PROSPECT AVENUE SOUTH PASADENA, CA 91030

PREPARED BY:

SAPPHOS ENVIRONMENTAL, INC. 430 NORTH HALSTEAD STREET PASADENA, CALIFORNIA 9 I 1 07

MAY 5, 2022

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|---|---|
| 1 | EXECUTIVE SUMMARY |
| 2 | PROJECT DESCRIPTION |
| 3 | METHODOLOGY |
| 4 | REGULATORY FRAMEWORK |
| 6 | HISTORIC CONTEXT |
| 7 | DESCRIPTION OF EVALUATED RESOURCES |
| 8 | PROPERTY HISTORY |
| 9 | HISTORIC CONTEXT |
| 10 | EVALUATION OF ELIGIBILITY |
| 11 | CONCLUSIONS |
| 12 | SOURCES |
| TABLES PAGE | |
| 1 | Ownership History |
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| 1A 1B 2 3 4 5 6 7 8 | Setting, Prospect Avenue (facing north)3Setting, Prospect Avenue (facing south)3Sketch Map4Project Location Map5Primary/Eastern Façade, 541 Prospect Avenue15Primary/Eastern and Northern Façades, 541 Prospect Avenue16Rear/Western Façade, 541 Prospect Avenue16Southern Façade, 541 Prospect Avenue17Eastern Façade, Garage17Southern Façade, Garage18 |

ATTACHMENTS

A Resumes of Key Personnel

This report presents the results of a historic resources assessment for a property located at 541 Prospect Avenue (Assessor Parcel Number [APN] 5317-036-031) in the City of South Pasadena (City), Los Angeles County, California. The purpose of this report is to determine if the building, individually or collectively, constitutes as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines. This determination will be used by the City to determine the appropriate level of environmental review for consideration of the requested renovation of the existing building. The property is situated in the northwest region of the City, just north of the Arroyo Seco Parkway. There is a 1-story residential building and a detached garage located on the subject property. The City commissioned the Citywide *City of South Pasadena Historic Resources Survey* in 1994, with updates completed in 2002 and 2017.¹

The subject property was not evaluated or identified as significant in these surveys.

Sapphos Environmental, Inc. was retained to determine if the building located on the project site may be eligible for listing as a City Historic Landmark (Historic Landmark). The evaluation was completed by Sapphos Environmental, Inc. Architectural Historians (Mr. Graham Larkin and Ms. Carrie Chasteen; Attachment A, Resumes of Key Personnel), who meet the Secretary of Interior's Professional Qualification Standards for Architectural History and History.

After careful research and evaluation, Sapphos Environmental, Inc. concludes that the building does not appear to be individually eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a Historic Landmark. The subject property is not a significant example of Tudor Revival-style residential development and lacks character or value that contributes to the heritage of the City. The building does not embody the distinctive characteristics of a type, period, or method of construction and was not designed by a master architect. The subject property would also not contribute to a potential historic district as the surrounding buildings do not convey a significant development pattern within the history of the City or architectural style. Therefore, the subject property does not meet the criteria to be considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines. The appropriate California Historical Resource Status Code for the subject property is 6Z, or "Found ineligible for [National Register], [California Register] or local designation through survey evaluation." Therefore, renovation of the building would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines).

1

City of South Pasadena Planning & Building Department. June 2017. "City of South Pasadena Historic Resources Survey." Prepared by: Historic Resources Group, Pasadena, CA. Accessed March 31, 2022. Available at: https://www.southpasadenaca.gov/government/departments/planning-and-building/historic-resources-survey

This report presents the results of a historic resources assessment for a property located at 541 Prospect Avenue (Assessor's Parcel Number [APN] 5317-036-031) in the City of South Pasadena (City), Los Angeles County, California. The purpose of this report is to determine if the building, individually or collectively, constitutes as a historical resource pursuant to Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines.

2.1 LOCATION AND SETTING

The property is situated in the northwest region of the City, immediately north of the Arroyo Seco Parkway. This section of Prospect Avenue is a residential street with a mix of homes, largely dating from midcentury and beyond. The City commissioned the Citywide City of South Pasadena Historic Resources Survey in 1994, with updates completed in 2002 and 2017.² The subject property was not identified in these surveys as individually significant, or as a contributor to a potential historic district. The project site comprises a one-story residential building on a single parcel.

Development surrounding the project site is characterized by irregularly shaped parcels with a variety of architectural styles, including Minimal Traditional, Ranch, and Contemporary, largely ranging in date from the 1940s to the 1960s (Figure 1A–B, Setting, Prospect Avenue; Figure 2, Sketch Map; Figure 3, Project Location Map).

2.2 PROPOSED PROJECT

The proposed project would make changes to the existing building located on the subject property.

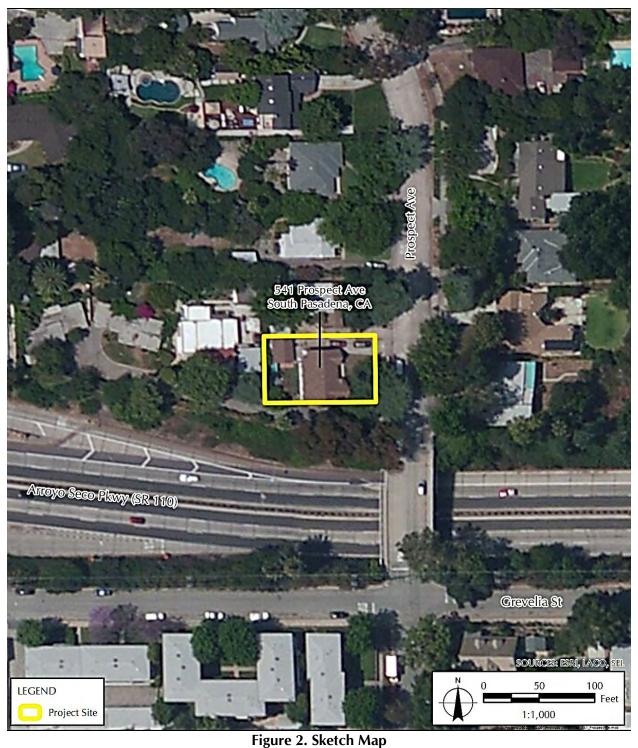
City of South Pasadena Planning & Building Department. June 2017. "City of South Pasadena Historic Resources Survey." Prepared by: Historic Resources Group, Pasadena, CA. Accessed April 27, 2022. http://www.southpasadenaca.gov/modules/showdocument.aspx?documentid=12799



Figure 1A. Setting, Prospect Avenue (facing north) SOURCE: Google Street Views, 2019



Figure 1B. Setting, Prospect Avenue (facing south) SOURCE: Google Street Views, 2019



SOURCE: Sapphos Environmental, Inc., 2022

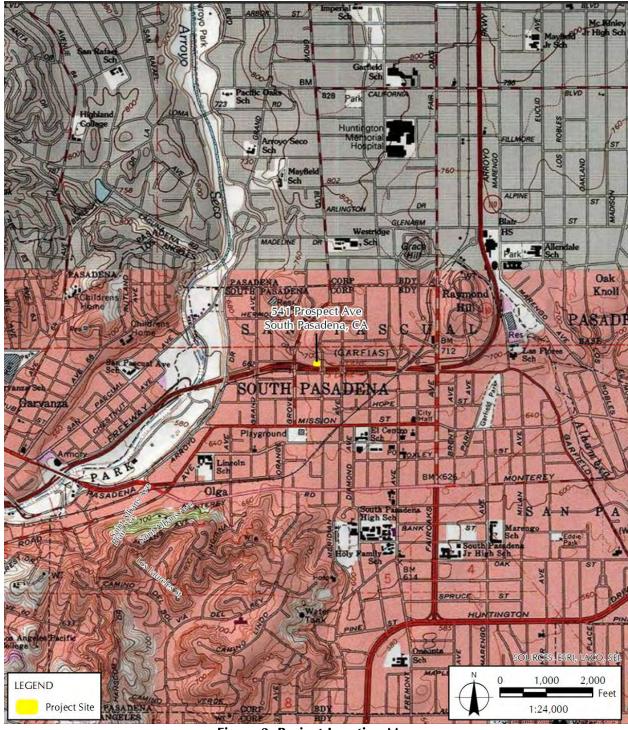


Figure 3. Project Location Map

SOURCE: Sapphos Environmental, Inc., 2022

The historic evaluation was based on five primary research efforts:

- 1. Conducted a field inspection of the project site on April 4, 2022, to ascertain the general condition and physical integrity of the exterior and interior of the building thereon. Digital photographs were taken during the site inspection. Field notes were made.
- 2. Reviewed the building permits for the subject parcel from the City of South Pasadena Planning and Building Department. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional resources, such as the field inspection and historic aerial photographs.
- 3. Reviewed the 2017 City of South Pasadena Historic Resources Survey (Historic Resources Survey), and the 2014 City of South Pasadena Citywide Historic Context Statement³ (Citywide Historic Context Statement) to determine the previous findings for the property as a historical resource and evaluation criteria for the City of South Pasadena.
- 4. Researched the project site and surrounding area to establish the general history and context of the project site, including a review of the State Built Environment Resources Database (BERD) for Los Angeles County, historic newspapers, South Pasadena City Directories, reference books, and articles.
- 5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the building on the project site.

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City of South Pasadena Planning & Building Department. December 2014. "City of South Pasadena Citywide Historic Context Statement." Prepared by: Historic Resources Group, Pasadena, CA. Accessed April 2022. Available at: https://www.southpasadenaca.gov/home/showdocument?id = 5578

4.1 FEDERAL

The National Historic Preservation Act of 1966, as amended, defines the criteria to be considered eligible for listing in the National Register of Historic Places (National Register):

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history (36 Code of Federal Regulations [CFR] Section part 63).

According to National Register Bulletin No. 15, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in National Register Bulletin No. 15 as "the ability of a property to convey its significance." Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: *location, design, setting, materials, workmanship, feeling,* and *association*.

4.2 STATE OF CALIFORNIA

Section 5024.1(c), Title 14 California Code of Regulations (CCR), Section 4852 of the California Public Resources Code defines the criteria to be considered eligible for listing in the California Register of Historical Resources (California Register):

A resource may be listed as an historical resource in the California Register if it meets any of the following [National Register] criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;

National Park Service, U.S. Department of the Interior. 2017. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Register. Washington, DC. Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

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

Section 4852(C) of the CCR⁵ defines integrity as follows:

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

4.3 CITY OF SOUTH PASADENA

Landmarks. Section 2.59A of the City Cultural Heritage Ordinance (Ordinance)⁶ defines a City Landmark (Landmark):

Any Cultural Resource that has been designated by the South Pasadena City Council in accordance with the listing procedures of Section 2.63 in the South Pasadena Municipal Code.

Historic Districts. Section 2.59A of the Ordinance defines a City Historic District (Historic District):

Means any area or Site containing a number of Improvements or natural features which have a special character, historical/aesthetic value or interest, or that represent one or more architectural periods or styles typical to a period of the City's history and which constitute a distinct section of the City that has been designated a Historic District by the South Pasadena City Council. A Historic District shall have a significant concentration, linkage, or continuity of Sites, buildings, structures, objects, or other features that are united in terms of historic development, architecture, or aesthetics. A Historic District may contain both Contributing Resources and non-contributing resources.

⁵ California Office of Historic Preservation. 1999. California State Law and Historic Preservation, 4853 (c), 66.

South Pasadena Municipal Code, Chapter 2, Article IVH, Cultural Heritage Commission. Accessed April 25, 2018. Available at: http://www.ci.south-pasadena.ca.us/modules/showdocument.aspx?documentid=8866

Section 2.63 of the Ordinance defined the designation criteria for Landmarks and Historic Districts:

- 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 (such as the residence, ownership, or place of occupation, etc.) with a person, persons, or groups who significantly contributed to the culture and development of the City, State, or United States;
- 4. Its exemplification of a particular architectural style of an era of history in 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. Its being a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
- 9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
- 10. Its potential for yielding information of archaeological interest; or
- 11. In designating a History District, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

5.1 RECORDS SEARCH

In accordance with the South Central Coastal Information Center (SCCIC), located at California State University, Fullerton, current procedures and policies, the Built Environment Resources Database (BERD) for Los Angeles County, available from the California Office of Historic Preservation (updated September 15, 2021), historic U.S. Geological Survey (USGS) 7.5-minute series topographic maps, and aerial photographs were reviewed for the project site and adjacent properties. In addition to official maps and records, and published registers and reports for the geographic area were reviewed:

- National Register Listed (2022)
- California Register Listed (2022)
- California State Historical Landmarks (1996 and updates)
- California Points of Historical Interest (1992 and updates)
- BERD (20201
- Inventory of Historic Resources (2002)
- Historic Resources Survey (2017)
- Citywide Historic Context Statement (2014)

5.2 PREVIOUS EVALUATIONS/DESIGNATIONS SUMMARY

Based on a review of the Inventory of Historic Resources and Historic Resources Survey, the property was noted in the 2017 historic resource survey as being in the "Buena Vista/Prospect addition" and as having a 7N status, *i.e.*, needing to be reevaluated and formerly coded, since it as may become National Register eligible with specific conditions.⁷ The subject property does not appear to have been evaluated outside of these studies.

City of South Pasadena. 21 January 2017. "City of South Pasadena Historic Resources Survey." Prepared by: Historic Resources Group, Pasadena, CA, 27, 180. Available at: http://www.southpasadenaca.gov/modules/showdocument.aspx?documentid=12799

The historic context contained in this report is derived from the Citywide Historic Context Statement.8

National Register Bulletin 24, *Guidelines for Local Surveys*, states that the historic context developed in support of historic resource surveys should analyze and describe the "broad pattern of historical development in a community or its region that may be represented by historic resources." Developing a historic context for survey areas is further described by the National Register as vital for providing a basis for a survey effort, helping researchers successfully identify all significant resources, and helping eliminate unintended biases. Through a review of the history and prehistory of the state and region under consideration, the historic context should define important patterns of development that may be reflected in the area's historic resources.¹⁰

The patterns of development presented in the historic context are divided into four general chronological periods:

- Town Settlement and Late 19th Century Development (1873–1899)
- Early 20th Century Development (1900–1919)
- 1920s Growth (1920–1929)
- The Great Depression & World War II (1930–1944)
- Mid-20th Century Growth (1945–1972)

This report focuses on the 1920s Growth (1920–1929) context, specifically the Residential Development theme:

By the 1920s, the character of the City resembled that of a single-family residential neighborhood. The City lacked an extensive commercial or industrial base, but did have a library, parks, and public schools. Although historians cite the 1920s as a period of growth and prosperity for South Pasadena, the decade also marked a time of transition and modernization. The City's long-held identity as a single-family residential community was challenged as development pressures and population increases encouraged a call for greater density in zoning. South Pasadenans struggled with the issue of community growth, and much of the important development activity during this decade reflected the dilemma of preservation versus progress.

⁸ City of South Pasadena Planning & Building Department. December 2014. "City of South Pasadena Citywide Historic Context Statement." Prepared by: Historic Resources Group, Pasadena, CA. Accessed April 2022. Available at: https://www.southpasadenaca.gov/home/showdocument?id = 5578

National Park Service, U.S. Department of the Interior. "National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning." National Register. Washington, DC. Accessed August 18, 2006. Available at: http://www.cr.nps.gov/nr/publications/bulletins/nrb24/chapter1.htm

National Park Service, U.S. Department of the Interior. "National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning." National Register. Washington, DC. Accessed August 18, 2006. Available at: http://www.cr.nps.gov/nr/publications/bulletins/nrb24/chapter1.htm

RBF Consulting. 5 June 2007. "Historic Resources Technical Report" in "City of South Pasadena Downtown Revitalization Project Environmental Impact Report." Prepared by: Sapphos Environmental, Inc., Pasadena, CA, 4–5.

The earliest improvement efforts of the decade focused on preservation. Several parcels of land were acquired by the City during the 1920s to preserve and maintain public park land. In 1920, the City purchased Garfield Park, "a beautiful spot with a stream and great oak trees," which was located two blocks from the business center at Fair Oaks Avenue and Mission Street.¹²

The following year, a \$12,000 bond issue was passed to fund a combined war memorial and American Legion clubhouse. The City donated a site at Fair Oaks Avenue and Oaklawn Avenue for the memorial, and the Legionnaires raised an additional \$3,000 for the construction of the building. The American Legion Park was officially commemorated on December 4, 1921, at a ceremony attended by 20,000 people.

In August 1922 voters approved another bond measure, which allocated \$100,000 for the purchase and improvement of 100 acres of land in the Arroyo Seco for use as a public park. The City subsequently acquired 25 additional acres from the Pacific Electric Railroad.¹³

In reporting the passage of the bond measure, the Los Angeles Times noted that "the election culminates a struggle dating back several years which has been carried on by citizens of the western part of South Pasadena to secure sufficient help from voters in the eastern half of the city to purchase and improve the Arroyo Seco, which has held back property values and improvements in the western section."¹⁴

While the summer of 1922 may have witnessed the conclusion of the fight to preserve the Arroyo Seco, it also brought the beginning of another land battle when the City moved to adopt a comprehensive zoning ordinance. The ordinance provided for increased zoning for apartment houses and duplexes, and additional zoning for businesses along Fair Oaks Avenue. Proponents of the plan included both developers and residents, who felt that multifamily housing was needed to ensure the kind of growth that would support convenient commercial and service activities along with a tax base. Opponents, however, claimed the measures would retard growth in the city and keep it from developing an anature intended. At measures initially passed by the council were overturned, once by the courts and once through referendum. After holding a public hearing and reviewing more than 1,200 responses to a survey sent to property owners, the City Council proposed a third version of the ordinance, which was passed in June 1923. The revised ordinance made it easier to rezone land for the construction of apartments and duplexes. The business district along Fair Oaks Avenue was also extended south from its original boundary at El Centro Street to Monterey Road.

¹² Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library, 87.

¹³ "Acquiring Land for New Park." 3 December 1922. Los Angeles Times.

[&]quot;Vote Fund to Clear Park Site." 2 August 1922. Los Angeles Times.

City of South Pasadena Planning & Building Department. December 2014. "City of South Pasadena Citywide Historic Context Statement." Prepared by: Historic Resources Group, Pasadena, CA, 14. Accessed April 2022. Available at: https://www.southpasadenaca.gov/home/showdocument?id = 5578

¹⁶ Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library, 89.

¹⁷ Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library, 89.

¹⁸ Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library, 89.

Work continued throughout the mid-1920s on civic improvements for the expanding City. In 1924, a new municipal reservoir was completed on Raymond Hill. On August 31, 1924, three days after the reservoir was filled, its walls gave way, spilling five million gallons of water down the hill and into the City. Within five minutes, the eastern part of the City was under one to two feet of water. ¹⁹ As the break occurred early in the predawn hours, no one was injured; however, there were understandably some vehement objections to the reconstruction of the reservoir. ²⁰ Nevertheless, the City rebuilt the reservoir, and it remains in service today.

Other City services were also improved, particularly those concerning children. Two new elementary schools were opened; the Oneonta Elementary School and the Las Flores Elementary School. A children's room was added to the library in 1926, offering three thousand books for young readers. That same year, the City granted permission for the Boy Scouts, Campfire Girls, and the YMCA to construct cabins on former dairy land which now comprised part of the Arroyo Seco park system. A playground was dedicated in 1926 on the site of the former Free Will Children's Home at Orange Grove Avenue and Mission Avenue.²¹ By 1927, most of the Arroyo Seco within the boundaries of South Pasadena had been acquired by the City for use as a park. Landscape architect Charles Gibbs Adams was commissioned to design stone steps and other hardscape improvements. In April 1927, residents celebrated the acquisition of the park by planting 300 trees along the banks of the Garfias Spring. City officials were planning for further improvements through the end of the decade, including expanding the library and acquiring a new building for the growing police department.

Architecture in South Pasadena in the 1920s reflected the larger trends taking shape in California during this period. The Arts and Crafts movement had largely fallen out of favor by the end of World War I, replaced by an eclectic array of period revival styles, inspired in part by the Panama-California Exposition and the burgeoning film industry. "Just as everything grew in the Southern California garden, so too did every architectural tradition take hold as well," wrote Kevin Starr. "In the 1920s, under the influence of Hollywood, this eclecticism reached a special intensity, with frequently ridiculous results." ²²

As the focus on regional expression through architecture evolved, period and exotic revival styles took hold. Mediterranean Revival and Spanish Colonial Revival examples prevailed, in large measure due to the Panama-California Exposition, held in San Diego in 1915. The lead architect was Bertram Grosvenor Goodhue, who was assisted by Carleton Winslow. Goodhue chose an eclectic Spanish style for the exposition buildings, setting it apart from the more formal European Renaissance and Neoclassical styles which were being employed at the San Francisco World's Fair the same year. Goodhue's architecture featured stylistic references to the Catholic missions and churches of Southern California and Mexico, as well as to grand palaces of Mexico, Spain, and Italy. Well suited to the region's warm, dry climate, the Spanish Colonial and Mediterranean Revival styles in particular appealed to many Southern California residents for their exotic appearance and sense of history. "Here were

Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library, 89.

²⁰ Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library, 90.

²¹ Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library, 89.

Starr, Kevin. 1990. Material Dreams: Southern California through the 1920s. New York, NY: Oxford University Press, 187.

two styles supported by the regional myth of California as the Mediterranean shores of America and even, in the case of Spanish Revival, supported by a slight degree of historical justification."²³ The popularity of revival style architecture for a time supplanted the burgeoning modern movement seen in early 20th century buildings such as Irving Gill's Miltimore House in South Pasadena (constructed in 1911).

Spanish and Mediterranean Revival styles also had the benefit of being easily adapted across the spectrum of cost and class. High-style examples designed by prominent architects were frequently featured in national publications such as House and Garden and House Beautiful, both of which featured the Southern California designs of architects such as Myron Hunt, Elmer Grey, and Sylvanus Marston and Garrett Van Pelt. By the mid-1920s, the Spanish Colonial Revival style had become the style considered to be most representative of Southern California. ²⁴

The historical architecture of the Mediterranean region also lent itself to able translation across a wide variety of building types. Whether residential or commercial, aspects of Mediterranean style architecture could be adopted for any need.

Traveling through Andalusia, aspiring architects such as Austin Whittlesey...noted with delight the rich courtyard types and structures – the urban patio house, the fortified urban palace or alcazar (many of them later recycled as apartment dwellings), the snug courtyard inns... the open marketplaces and monastery cloisters, the farmhouses combining living quarters and workspaces around a central courtyard...As Santa Barbara and San Clemente showed, many of these forms were directly applicable to Southern California, albeit the courtyard format was now being used for city halls and courthouses, public high schools, hotels, restaurants, and...bungalow courts. ²⁵

Other revival styles constructed in South Pasadena during this period, include Tudor Revival, American Colonial Revival, Monterey Revival, Georgian, French Revival, Italian Renaissance Revival, and Neoclassical.

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Starr, Kevin. 1990. Material Dreams: Southern California through the 1920s. New York, NY: Oxford University Press, 191.

Starr, Kevin. 1990. Material Dreams: Southern California through the 1920s. New York, NY: Oxford University Press, 204.

Starr, Kevin. 1990. Material Dreams: Southern California through the 1920s. New York, NY: Oxford University Press, 216.

7.1 ARCHITECTURAL DESCRIPTION

Exterior

The 1,207-square-foot low-style example of a Tudor Revival-style building is generally located in the center of the parcel and features an irregular footprint. The building is clad in stucco, and the composition shingle roof features two front gables intersecting with a side-gabled central portion. Some windows seem to be original while other have been replaced with vinyl sliding- and fixed-pane units.

Primary/Eastern Façade

The eastern façade of this 1-story, vernacular Tudor Revival building is clad in stucco and features two front gables intersecting with a side-gabled central portion. All three sections have central fenestration, and the two front-facing gables have vertical gothic-arch louver vents at the attic level. On the left side of the eastern façade, the roofline extends below the main eave level, thus accommodating an arched passageway enclosed by an iron grille gate. Abutting the right side of the left front gable there is a side-gabled, arched open entranceway giving onto a brick porch separated from the garden by a low stucco wall. The most prominent and elaborate fenestration, at the center of the left gable, features a large, fixed, squarish central light flanked by narrower 10-light casement windows, and above all that a gentle arch creating a narrow strip of window. The central door with side lights and the righthand double-casement window feature relatively recent vinyl windows with false muntins (Figure 4, *Primary/Eastern Façade, 541 Prospect Avenue*; Figure 5, *Primary/Eastern and Northern Façades, 541 Prospect Avenue*).



Figure 4. Primary/Eastern Façade, 541 Prospect Avenue SOURCE: Sapphos Environmental, Inc., 2022



Figure 5. Primary/Eastern and Northern Façades, 541 Prospect Avenue SOURCE: Sapphos Environmental, Inc., 2022

Northern Façade

The northern façade, facing the driveway, is a gable end, clad in stucco and featuring a variety of windows—one double-hung, one protruding kitchen garden, and one double casement (Figure 5). There is a rectangular louver vent at the attic level.

Rear/Western Façade

The western façade is a stucco-clad structure beneath a side gable with a gutter and exposed rafter tails. It features (from left to right): a stepped-back section with a small, two-step concrete slab porch leading to a half-lite rear door; a narrow five-panel door with no lite; two double-hung vinyl windows; a glass block window; two under-eave vents plus a basement-level vent; and a third double-hung vinyl window (Figure 6, Rear/Western Façade, 541 Prospect Avenue).



Figure 6. Rear/Western Façade, 541 Prospect Avenue SOURCE: Sapphos Environmental, Inc., 2022

Southern Façade

The southern façade features four double-hung vinyl windows, one very small, fixed window; a rectangular louvered attic-level vent, and a wide-based brick chimney towards the front (eastern) side of the building (Figure 7, Southern Façade, 541 Prospect Avenue).



Figure 7. Southern Façade, 541 Prospect Avenue SOURCE: Sapphos Environmental, Inc., 2022

Garage

Eastern Façade

The eastern façade of the garage in the northwest corner of the subject property is clad in stucco and features a pivoting metal double garage door with 12 panels and 4 sets of lights. Above, there is a cross-gabled composite-shingle roof with a gutter and exposed rafter tails (Figure 8, Eastern Façade, Garage).



Figure 8. Eastern Façade, Garage SOURCE: Sapphos Environmental, Inc., 2022

Southern Façade

The southern façade of the garage in the northwest corner of the subject property is clad in stucco, below a gable end. There is a small casement window, and pieces of wood affixed to the left side that are presumably remnants of an earlier abutment (Figure 9, Southern Façade, Garage).



Figure 9. Southern Façade, Garage SOURCE: *Sapphos Environmental, Inc., 2022*

Northern and Western Façades

The northern and western façades of the garage were not accessible.

8.1 CONSTRUCTION HISTORY

The subject property was constructed in 1927 by Gerald B. Shaver (b. in Nebraska, 1893). He was also the contractor for this home according to the building permit, which does not record the name of any architect (see Section 7.2, *Ownership/Occupant History*). The subject property is located on a re-plat of the Bradley Tract, as recorded by T.D. Allin in 1902.^{26,27} As indicated on that map, the Bradley Tract is a portion of the tract marked 'Eaton' in an 1874 map of the San Gabriel Orange Grove Association of Lands.²⁸ This association was founded by settlers from Indiana, who purchased 2,800 acres of the Rancho San Pasqual in 1873.²⁹

8.2 OWNERSHIP/OCCUPANT HISTORY

A list of previous owners was compiled based on the permit history, in combination with other records including census data, City directories, and voter registration records (Table 1, Ownership History).

Los Angeles County Public Works. June 1900. [Land Records Viewer] Replat of Bradley Tract. M.R. Book 83, 17.

Allin was a City engineer who was promoted to Chief Engineer the following year, as noted in the following obituary tribute in the *Metropolitan Pasadena Star-News* (20 October 1942; Pasadena, CA, 3):

[&]quot;T.D. Allin served the city of Pasadena efficiently and well in many official capacities, as City engineer from June 18, 1901 to July 25, 1905, as a member of the Sewer Farm Board from Feb. 18. 1909 to May 16, 1911. as a member of the Water Commission from Sept. 16. 1911 to April 1. 1915; as a member of the City Commission from 1913 through 1917, and as a member of the Planning Commission from April 26, 1922 until his resignation on July 1, 1938."

The earlier map is copied as on page 566 in *M.R. Book 2* (Los Angeles County Public Works), certified by County Recorder J.W. Gillette.

Noted in the Los Angeles Herald (7 December 1873; Volume 1[57]:2):

[&]quot;SAN GABRIEL ORANGE GROVE ASSOCIATION. / INDIANAPOLIS, Ind., Nov. 20. / Before the panic a company of Indianans, mostly of this city, about one hundred and fifty in number, det[e]rmining to seek homes in the milder climate, in the neighborhood of San Diego, Southern California, sent Mr. D. M. Berry, of this city, as agent to examine the country and choose a good location for the colony. Mr. Berry, assisted by Gen. Kimbal, the recently appointed Surveyor-General of Utah, finding objections of drou[ght] and other evils to San Diego county, Santa Barbara, and other places examined by them, chose 2,800 acres on the end of the San Pasqual rancho, four miles from the city of Los Angeles, for which ten dollars per acre was asked. But the money panic upset the calculations of most of the members, making it impossible for them to fulfill their intentions and agreements. The land has just been secured, however, by some fifteen only of the original intended colonists, of whom Dr. Thomas B. Elliott is President, and by gentlemen of Cincinnati, Boston, and other cities, some of whom are now on the ground, making preparations for improving the same. The President and remaining members will emigrate this winter or in the spring. [...] News today from Los Angeles says the owners of the Indiana purchase have formed themselves into an association called the 'San Gabriel Orange Grove Association,' naming it after the river and valley in which the land is located." Available at: https://cdnc.ucr.edu/?a = d&d = LAH18731207.2.7&e = -----en-20-1--txt-txIN------1

TABLE 1 OWNERSHIP HISTORY

| Date | Owners |
|-----------|------------------|
| 1927–1934 | Gerald B. Shaver |
| 1940–1968 | Earl J. Jeuck |
| 1990 | Leah M. Stachow |
| 1991–1993 | Sharon Olivo |

Gerald B. Shaver, the owner indicated on the 1927 construction permits, is recorded in South Pasadena City directories as living at the subject address until at least 1936. He was also the contractor for this home according to the building permit, which does not record the name of any architect. The 1930 Census and City directories indicate that Shaver was a plumber born in Nebraska in 1893, and that he was married to Frances E. Shaver whose name appears in 1934–1936 City directories. The same sources and voter lists indicate as residents at this address Nola P. Dessert (1937), Charles J. Dessert (1938), and Edward Davis (1940).³⁰ Earl J. Jeuck, who is described in 1929 as working for the South Pasadena City yards is recorded in South Pasadena city directories as living at the subject address between 1940 and 1965.³¹ Edith Jeuck appears in directories and voter lists between 1944 and 1954. Leah M. Stachow (b. 1939), whose name appears on a 1991 permit for heating installation at the subject address, is recorded in unspecified public record of 1994 as owning four residences from West Hollywood to Alhambra, including 543 Prospect Avenue, South Pasadena.

8.3 USE HISTORY

The subject property was constructed as a single-family residence and is currently being used as such.

Edward Davis is described as the son of Mrs. Earl Jueck at the subject address in "Pasadenans Serve Nation at War" (3 November 1942; Metropolitan Pasadena Star-News [Pasadena, CA], 3).

[&]quot;Three Hundred attend First Annual Picnic for City Employees here." 7 June 1929. Foothill Review (South Pasadena, CA), 8.

The subject property was evaluated using the guidelines for evaluation presented in the Citywide Historic Context Statement developed in 2014.³² The theme consulted was 1920s Growth (1920–1929). As the guide states:

The 1920s was a period of significant population growth in the City. The City of South Pasadena was largely developed by 1920, as a result residential architecture from this period is often located in neighborhoods that were subdivided in earlier periods. Some undeveloped land remained on Raymond Hill, in the Monterey Hills, and in the western area of the City between Orange Grove Avenue and the Arroyo Seco. A total of 56 tracts were subdivided in the City between 1920–1928, with the largest developments taking place between Orange Grove Avenue and Arroyo Drive. The Monterey Hills remained undeveloped during this decade, largely because of long-running legal and financial entanglements. Several residential tracts were built on spec, including what is now known as the Prospect Circle District. Prospect Circle offered upscale, Period Revival architecture and expansive views from Columbia Hill. Due to the updated zoning ordinance in 1923, multi-family residential development began to play a critical role in the City's growth during this period.

In the 1920s, a new interest in historic architecture also inspired architects and historians to study and experiment with earlier architectural forms and building techniques. There was a renewed interest in adobe as a construction method. This popularity was reflected in the 1924 renovation of the Flores Adobe by architect Carleton Winslow. The first building on Rancho San Pasqual, the Flores Adobe was first constructed around 1839; it was then subsequently purchased by Clara Eliot Noyes in 1919 and converted into a tea room. Noyes commissioned Winslow to restore the adobe and also construct four new adobes on the property, which she rented as artist studios. The Flores Adobe was designated as South Pasadena's first Cultural Heritage Landmark, and is also listed in the National Register of Historic Places.³³

9.1 1920s GROWTH (1920–1929)

Theme: 1920s Residential Development (1920–1929)

Period of Significance: 1920–1929

Property Types: Single-family residence; Multi-family residence, including bungalow court, apartment house, duplex, fourplex, and courtyard apartment; Historic District

³² City of South Pasadena. 11 May 2014. "City of South Pasadena Citywide Context Statement." Prepared by: Historic Resources Group, Pasadena, CA. Available at: http://www.southpasadenaca.gov/modules/showdocument.aspx?documentid=5578

City of South Pasadena. 11 May 2014. "City of South Pasadena Citywide Context Statement," 93–94. Prepared by: Historic Resources Group, Pasadena, CA. Available at: http://www.southpasadenaca.gov/modules/showdocument.aspx?documentid=5578

Single-family residences in Period Revival styles popular during the period were constructed throughout the City. The residential character established in the early-20th century continued during this era, and there remains a strong collection of residential neighborhoods with examples from this period. These neighborhoods are characterized by a mixture of architectural styles designed by both prominent architectural firms and local builders. For the first time there was significant multi-family development in South Pasadena, due to the revised zoning ordinance of 1923.³⁴

Eligibility Criteria

A/1/B (Event): As an excellent example of residential development representing a known association with the growth of the City during this period. Multi-family residences from this period represent an important component of the City's development that dates to this period.

B/2/C (Person): For its association with a significant person. Significant persons within this theme include members of the community who may have been influential in the development of South Pasadena during this period, or who gained significance within their profession. 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/D (Design): As 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): As having character, interest, or value as a part of the heritage of the community.

A/1/L (Event): A collection of residences from this period that are linked geographically may be eligible under this theme as a historic district. Residences from this period may also contribute to historic districts that are significant under other contexts and themes. Historic districts are evaluated locally under Criterion L (significant as a distinguishable neighborhood or area whose components may lack individual distinction). South Pasadena has a strong collection of residential neighborhoods from this period that appear eligible under this theme. These potential districts represent intact collections of single-family residential development from this period and reflect significant development patterns in the City. They are unified aesthetically by plan, physical development, and architectural quality.

Integrity Considerations

In order to be eligible for listing at the federal, state, or local levels, a property must retain sufficient integrity to convey its historic significance under the 1920s Residential Development (1920–1929) theme.

City of South Pasadena. 11 May 2014. "City of South Pasadena Citywide Context Statement," 95. Prepared by: Historic Resources Group, Pasadena, CA. Available at: http://www.southpasadenaca.gov/modules/showdocument.aspx?documentid = 5578

A/1/B (Event): A residential property from this period eligible under Criteria A/1/B (Event) should retain integrity of location, design, workman, materials, feeling, and association, at a minimum, in order to reflect the important association with the City's residential development during this period. The historic setting should also be relatively unaltered. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.³⁵

B/2/C (Person): A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).³⁶ A residential property significant under Criterion B/2/C (Person) should retain integrity of *location*, *design*, *feeling*, and *association*, at a minimum, in order to convey the historic association with a significant person.

Residential Development 1920–1929: Registration Requirements – To be eligible under the Residential Development 1920–1929 theme, a property must:

- Date from the period of significance;
- Display most of the character-defining features of the property type or style; and
- Retain the essential aspects of integrity.

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National Park Service, U.S. Department of the Interior. 2017. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." *National Register*. Washington, DC. Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

National Park Service, U.S. Department of the Interior. 2017. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." *National Register*. Washington, DC. Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/

10.1 NATIONAL REGISTER OF HISTORIC PLACES

National Register Criterion A

The subject property was improved in 1927, hence 27 years after the re-plat of the Bradley Tract was recorded. Immediately south of the subject property is a private way leading to a cluster of neighboring properties alongside the Arroyo Seco Parkway, authorized in 1934, and officially opened on December 30, 1940, as the Pasadena Freeway (State Route 110).³⁷ The majority of the surrounding buildings are 1- and 2-story Minimal Traditional single-family residences built in the decades following the freeway construction. As such they are therefore stylistically unrelated to the rather undistinctive vernacular Tudor Revival residence on the subject property. The subject property is not associated with a specific event of the development of South Pasadena during the 1920s; nor, due to the substitution of most windows with vinyl replacements, does it retain sufficient integrity to convey an association with 1920s development. Therefore, the subject property is ineligible for listing in the National Register pursuant to Criterion A.

National Register Criterion B

No information was found to suggest that any of the previous owners or residents were historic personages who made demonstrably significant contributions to the history of the nation, state, or region; or that any other individuals of historical significance were associated with the property. Therefore, the subject property is ineligible for listing in the National Register under Criterion B.

National Register Criterion C

The subject property was improved in 1927 by the Nebraska-born plumber Gerald B. Shaver, whose name is given as the contractor and plumber in the City construction permit of that year. No architect's name is given, and no information was found to suggest that Shaver was a significant builder or real estate developer. The subject property features an unexceptional Tudor Revival-style single-family residence that does not embody the distinctive characteristics of a type, period, region, or method of construction; does not represent the work of an important creative individual; nor does it possess high artistic values. Therefore, the subject property is ineligible for listing in the National Register under Criterion C. Nor is this property in an area identified as a potential historic district.³⁸

National Register Criterion D

Criterion D was not considered in this report, as it generally applies to archaeological resources. Additionally, there is no reason to believe the property has the potential to yield important information regarding prehistory or history.

Gruen, J. Philip and Portia Lee. August 1999. "Arroyo Seco Parkway (Historic American Engineering Record, No. CA-265)," 4, 16. Available at: http://www.arroyoseco.org/HAERASP.pdf

The potential historic districts are listed in the City of South Pasadena Historic Resources Survey, 29–31 (City of South Pasadena Planning & Building Department, June 2017, Figure 4, accessed April 25, 2022, available at: http://www.ci.south-pasadena.ca.us/modules/showdocument.aspx?documentid = 13228)

10.2 CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register eligibility criteria mirror those of the National Register. Therefore, the subject property is not eligible for listing in the California Register for the same reasons outlined above.

10.3 CITY OF SOUTH PASADENA HISTORIC LANDMARK

The City has established 11 criteria (Nos. 1–11, listed in Section 3.3) for Historic Landmark eligibility. Only those that were listed within the Citywide Historic Context Statement for evaluation of the themes listed in the previous section of this report were employed for this evaluation, as follows:

A/1/B (Event): Excellent example of 1920s residential representing a known association with the growth of the City during this period. Multi-family residences from this period represent an important component of the City's development that dates to this period.

A/1/B (Event) & C/3/D (Design/Construction): Excellent examples of a particular multi-family residential development type from the period.

Local Criterion A (Community Character): Character, interest, or value as part of the heritage of the community.

B/2/C (Person): Associated with a significant person.

Criteria A/1/B (Event)

The subject property was improved in 1927, 27 years after the re-plat of the Bradley Tract was recorded. As a modest example of Tudor Revival, the building does not constitute an excellent or rare example of 1920s development in South Pasadena. The alteration of most of the original windows with white vinyl replacements had led to substantial loss of integrity of *design*, *materials*, *workmanship*, *feeling*, and *association*. The subject property is not associated with a specific event of the development of South Pasadena during the 1920s; furthermore, the building does not retain sufficient integrity to convey an association should one exist. Therefore, the subject property is ineligible for listing in the National Register pursuant to Criterion A/1/B.

A/1/B (Event) & C/3/D (Design/Construction)

The subject property is a single-family residence, not a multi-family residential development. Therefore, Criterion A/1/B does not apply.

Local Criterion A (Community Character)

The subject property does not fit into the community character of this block of Prospect Avenue, such as it is, because most of the buildings are in later styles, including Minimal Traditional, Ranch, and Contemporary. The fenestration has been substantially altered, further detracting from its original character. Therefore, the subject property is ineligible for Historic Landmark design pursuant to Local Criterion A for community character.

B/2/2 (Person)

No persons who made demonstrably significant contributions to the nation, state, or region are known to be associated with this property pursuant to Criterion B. The property located at 541 Prospect Avenue is not associated with a person who significantly contributed to the culture and development of the city, state, or nation. Therefore, the property is not eligible for listing pursuant to Criteria B/2/2.

10.4 INTEGRITY

The residence on the subject property was constructed in 1927, and was subsequently altered, most notably with the installation of vinyl windows on every side of the building. It is chiefly due to the extensive window replacement that the subject property no longer retains integrity of *design*, *materials*, or *workmanship* from original construction.

SECTION 11 CONCLUSIONS

Based on the information above, the subject property is not eligible for listing as a South Pasadena Historic Landmark and does not possess sufficient historic or architectural merit for consideration in the National Register or the California Register or for local designation. The appropriate California Historical Resource Status Code for the subject property is 6Z, or "Found ineligible for [National Register], [California Register] or local designation through survey evaluation." Therefore, the subject property is not considered a historical resource pursuant to Section 15064.5(a) of the CEQA Guidelines and the proposed project would not result in a substantial adverse change to historical resources pursuant to Section 15064.5(b) of the CEQA Guidelines.

- "Acquiring Land for New Park." 3 December 1922. Los Angeles Times.
- Apostol, Jane. 1987. South Pasadena: A Centennial History. South Pasadena, CA: South Pasadena Public Library.
- California Office of Historic Preservation. 1999. *California State Law and Historic Preservation*, 4853 (c), 66.
- City of South Pasadena. 11 May 2014. "City of South Pasadena Citywide Context Statement." Prepared by: Historic Resources Group, Pasadena, CA. Available at: http://www.southpasadenaca.gov/modules/showdocument.aspx?documentid = 5578
- City of South Pasadena. 21 January 2017. "City of South Pasadena Historic Resources Survey." Prepared by: Historic Resources Group, Pasadena, CA, 27, 180. Available at: http://www.southpasadenaca.gov/modules/showdocument.aspx?documentid=12799
- City of South Pasadena Planning & Building Department. December 2014. "City of South Pasadena Citywide Historic Context Statement." Prepared by: Historic Resources Group, Pasadena, CA. Accessed April 2022. Available at: https://www.southpasadenaca.gov/home/showdocument?id = 5578
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- Gruen, J. Philip and Portia Lee. August 1999. "Arroyo Seco Parkway (Historic American Engineering Record, No. CA-265)," 4, 16. Available at: http://www.arroyoseco.org/HAERASP.pdf
- Los Angeles County Public Works. June 1900. [Land Records Viewer] Replat of Bradley Tract. M.R. Book 83, 17.

Los Angeles County Public Works. M.R. Book 2, 566.

Los Angeles Herald. 7 December 1873. Volume 1[57]:2. Los Angeles, CA.

Metropolitan Pasadena Star-News. 20 October 1942. Pasadena, CA, 3.

National Park Service, U.S. Department of the Interior. "National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning." *National Register*. Washington, DC. Accessed August 18, 2006. Available at: http://www.cr.nps.gov/nr/publications/bulletins/nrb24/chapter1.htm

- National Park Service, U.S. Department of the Interior. 2017. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." *National Register*. Washington, DC. Available at: https://www.nps.gov/nr/publications/bulletins/nrb15/
- "Pasadenans Serve Nation at War." 3 November 1942. *Metropolitan Pasadena Star-News* (Pasadena, CA), 3.
- RBF Consulting. 5 June 2007. "Historic Resources Technical Report" in "City of South Pasadena Downtown Revitalization Project Environmental Impact Report." Prepared by: Sapphos Environmental, Inc., Pasadena, CA, 4–5.
- South Pasadena Municipal Code, Chapter 2, Article IVH, Cultural Heritage Commission. Accessed April 25, 2018. Available at: http://www.ci.south-pasadena.ca.us/modules/showdocument.aspx?documentid=8866
- Starr, Kevin. 1990. *Material Dreams: Southern California through the 1920s*. New York, NY: Oxford University Press.
- "Three Hundred attend First Annual Picnic for City Employees here." 7 June 1929. Foothill Review (South Pasadena, CA), 8.
- "Vote Fund to Clear Park Site." 2 August 1922. Los Angeles Times.





B. Graham Larkin, PhD

Architectural Historian

PhD, History of Art & Architecture, Harvard, Cambridge, MA, 2003

- History of art, architecture, landscape, and urbanism
- Management of cultural resources, including museums and historic sites
- Archival documentation

Years of Experience: 25+

Mr. Graham Larkin has more than 25 years of experience as a researcher, professor and curator specializing in European and American art and architecture. In recent years he has become a leading advocate for sustainable urbanism and safe mobility.

Mr. Larkin has worked as a cataloguer and at the Canadian Centre for Architecture, Montreal (1992–1993); as a curator of European & American art at the National Gallery of Canada (1993-1995 and 2005-2011); as a teacher of undergraduate classes at Harvard and Stanford universities (2000–2005), and of graduate classes at the Azrieli School of Architecture and Urbanism at Carleton University, Ottawa (2013–2014); as a researcher in Canadian federal departments (Aboriginal Affairs; Fisheries & Oceans; Public Health Agency); and as an advocate/consultant for cultural heritage (Small Museums Canada), sustainable living (Slow Ottawa), and safe mobility for drivers, cyclists and pedestrians (Vision Zero Canada).

Since joining Sapphos in 2022 Mr. Larkin has conducted historic assessments throughout Los Angeles County, including sites in Pasadena, Altadena, Sierra Madre, East Hollywood, Hyde Park and Boyle Heights.

Mr. Larkin is a member of the Society of Architectural Historians and the Los Angeles Conservancy.



Carrie E. Chasteen, MS

Cultural Resources Manager

Master of Science (Historic Preservation), School of the Art Institute of Chicago, Chicago, Illinois, 2001 Bachelor of Arts (History and Political Science), University of South Florida, Tampa, Florida, 1997

- Cultural resources management and legal compliance
- History of California
- Identification and evaluation of the built environment
- Archival documentation
- Historic preservation consultation

Years of Experience: 20+

- Oregon Transportation Investment Act (OTIA) III CS3 Technical Lead
- Chair, Historic
 Preservation Commission,
 City of Pasadena
- Design Commission, City of Pasadena
- Phi Alpha Theta
- Extensive experience documenting and evaluating parks and recreational facilities
- Extensive experience in the City of Riverside

Ms. Carrie Chasteen has more than 20 years of experience in the field of cultural resources and the built environment, including project management, agency coordination, archival research, managing large surveys, preparation of compliance reports, preparation of Environmental Impact Statement / Environmental Impact Report (EIS/EIR) sections, peer review, and regulatory compliance. She meets and exceeds the Secretary of the Interior's *Professional Qualification Standards* in the fields of History and Architectural History.

Ms. Chasteen has served as Principal Investigator / Principal Architectural Historian on projects in Kern, San Bernardino, Riverside, Ventura, Los Angeles, Orange, Imperial, and San Diego Counties in Southern California. She has experience in California, Oregon, Washington, Arizona, Nevada, Missouri, Illinois, Florida, West Virginia, Connecticut, New York, New Jersey, and Massachusetts. She has extensive experience with the California Office of Historic Preservation, the California Department of Transportation (Caltrans), San Bernardino Associated Governments (SANBAG), Los Angeles County Department of Parks and Recreation, the City of Los Angeles, and various state, county, and local government agencies.

On behalf of the County of Los Angeles Department of Parks and Recreation (DPR), Ms. Chasteen managed the documentation and evaluation of 54 parks, golf courses, and arboreta. The historic evaluations assess County facilities that were identified as priorities due to the age of the facility, architect of record, or affiliation with event of importance to the history of development of Los Angeles County. The historic evaluations consider eligibility for listing on the National Register of Historic Places, the California Register of Historical Resources, the County Register of Landmarks and Historic Districts, and standards provided in CEQA. The results were used by the County DPR to address future projects in the facilities, alter plans as needed, and to inform a Cultural Resources Treatment Plan (CRTP) and Worker Environmental Awareness Program (WEAP) training. She also provided consultation services for the Arcadia County Park Pool and Bathhouse Replacement Project, which included documenting and evaluating the park as a historic district for eligibility for inclusion in the National Register of Historic Places and the California Register of Historical Resources. Because the park was found to be eligible for listing in both registers, Ms. Chasteen provided additional consultation services replacement pools and bathhouse in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties in order to minimize potential impacts to the historic district.

Additional experience includes preparing Historic American Building Survey/Historic American Engineering Record (HABS / HAER) documentation for the former Caltrans District 7 headquarters building, Roosevelt Annex at the California Veterans' Home in Yountville, and the Space Flight Operations Facility, commonly referred to a Mission Control, a National Historic Monument, at the Jet Propulsion Laboratory (JPL) in Pasadena.

ATTACHMENT 4

Development Plans and Material Board

| ABB | REVIATION | SNC | | | | SYMBOLS | |
|------------------|------------------------------|---------------|-----------------------------|--------------|-------------------------------|--------------------------------|--|
| | | GA | Gauge | R | Riser, Radius | GRIDLINE SYMBOLS | e Zei |
| AB ABV | Anchor Bolt Above | GALV | Galvanized | RD | Roof Drain | | X F.O. BLANK BOULL |
| AC | Air Conditioning | GC | General | REF | Reference Regulation | | |
| AD | Area Drain | GL | Contractor Glass | REG REINF | Reinforcing | BREAKLINES > | $-$ F.O. BLANK $\left(\begin{array}{c} X \end{array} \right)$ $\left(\begin{array}{c} X \end{array} \right)$ |
| \DJ | Adjacent | GM | Gas Meter | REQ | Required | DIVERNEU | |
| \FF | Above Finish Floor | GR | Grade | REV | Revision | | Project North |
| ALT | Alternate | GYP BD | Gypsum Board | RF RFG | Roof Roofing | | N T |
| ALUM | Aluminum | Н | Height | RM | Room | NORTH ARROW | |
| APPROX ARCH | Approximate Architect | HB | Hose Bib | RO | Rough Opening | NORTH ARROW | |
| AVG | Average | HC | Hollow Core | RWL | Rainwater Leader | | |
| | - | HD HDO | Head High Density | S | South | | BLANK |
| BD BEL | Board Below | | Overlay | | Self Adhering | | SCALE: NO SCALE |
| BET | Between | HDR | Header | 00 | Sheet Membrane | DRAWING TITLE | |
| BLDG | Building | HDWD HDWR | Hardwood Hardware | SC SCHED | Solid Core Schedule | | BLANK 1 |
| BLK | Block | HORIZ | Horizontal | SECT | Section | | SCALE \ |
| BLKG BM | Blocking Beam | HP | High Point | SF | Square Foot | | |
| 3.0. | Bottom Of | HT HTG | Height Heating | SHT SHTG | Sheet Sheathing | WINDOW SYMBOL | $ \begin{pmatrix} W \\ 101 \end{pmatrix} $ DOOR SYMBOL $ \begin{pmatrix} D \\ 101 \end{pmatrix} $ |
| BOT | Bottom | HTR | Heater | SIM | Similar | SKYLIGHT SYMBOL | MATERIAL SYMBOL WD1 |
| BSMT BUR | Basement Built up Roof | HVAC | Heating Venting | SPEC | Specification | KEVNOTE | |
| BW | Bottom of Wall | HW | and Cooling Hot Water | SQ SSD | Square See Struct Drawings | KEYNOTE | ROOM SYMBOL DINING 101 |
| 0.4.5 | 0.1. | 1100 | Tiot water | STD | Standard | REVISION SYMBOL | REVISION CLOUD A SK1 XX.XX.XX |
| CAB CB | Cabinet Catch Basin | ID | Inside Dimension | STL | Steel | ASSEMBLY TYPE | (A1) |
| CEM | Cement | INCL | Inch | | Structural | | A (|
| CER | Ceramic | INCL INSUL | Include(ing) Insulation | SUSP SYM | Suspended Symmetrical | PARTITION TYPE | 3 1 A |
| CF CI | Cubic Foot Cast Iron | INT | Interior | T | Top/Tread | CEILING HEIGHT | 12FT EQUIPMENT SYMBOL P 101.2 |
| CI CIP | Cast iron Cast in Place | INV | Invert | T&B | Top and Bottom | CEILING TYPE CEILING FINISH | ARCH EQUIPMENT & FIXTURE DESIGNATION. PT1 SCHEDULE INITIAL ROOM # + EQUIPMENT # |
| CJ | Control Joint | JT | Joint | TC TEL | Top of Curb Telephone | | SCHEDULE INITIALS: |
| CLG | Clear | • | | TEMP | Tempered/ | LIEIGUT DATUM | $\begin{array}{ccc} & A = ACCESSORIES \\ \hline A.F.F. & C = CABINETRY / MILLWORK \end{array}$ |
| CLR CMU | Clear Concrete | KIP | 1000 Pounds | | Temporary/ | HEIGHT DATUM | |
| O.M.O | Masonry Unit | KIT | Kitchen | T&G | Temperature Tongue & Groove | DATUM SYMBOL | ◆ |
| COL | Column | L | Long/Length | THK | Thick | SLOPE SYMBOL | SLOPE SLOPE 1:12 SLOPE SLOPE 1:12 |
| COMP CONC | Composite Concrete | LAM | Laminate | T.O. | Top Of | 010. 10 | |
| COND | Condition | LAV LF | Lavatory Lineal Foot | TRTD TYP | Treated Typical | | A (X) |
| CONN | Connection | LBL | Label | TW | Top of wall | CALLOUTS | X X X X X |
| CONST | Construction Continuous | LP | Low Point | | | A | (X) |
| CONTR | Contractor | LT | Light | UNO | Unless Noted Otherwise | | Č AX.X.X |
| CTSK | Countersink | MACH | Machine | UTIL | Utility | | $\begin{array}{cccccccccccccccccccccccccccccccccccc$ |
| CTR CY | Counter Cubic Yard | MATL | Material | | · | SECTION CALLOUT | AX.X.X |
| O I | Cubic Taru | MAX MB | Maximum Machine Bolt | VAT VENT | Vinyl Tile Ventilation | NAATEDIAI | 0.1.505.15 |
| D | Depth | MBR | Member | VENT | Vertical | MATERIAL | LS LEGEND |
| DBL DEPT | Double Department | MC | Medicine Cabinet | VOL | Volume | | |
| DET | Detail | MDO | Medium Density Overlay | W | West | WOOD FRAMING | WOOD BLOCKING / |
| DIA | Diameter | MECH | Mechanical | w/ | With | | _ |
| DIAG DIF | Diagonal Diffuser | MED | Medium | WD | Wood | BATT INSULATION | -XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX |
| DIM | Dimension | MEMB MET | Membrane Metal | WDW | Window | | $\mathbb{K} \times \mathbb{K} \times \mathbb{K}$ |
| NC | Down | MFR | Manufacturer | WF WK | Wide Flange Work | RIGID INSULATION | |
| DR DN/D | Door | MIN | Minimum | WM | Water Meter | CLACC | CLASS FLEVATION |
| DWR DS | Drawer Downspout | MIR | Mirror Miscellaneous | W/O | Without | GLASS | GLASS ELEVATION |
| DWG | Drawing | MISC MTD | Mounted | WP WRB | Waterproof Weather Resistant | METAL | |
| _ | F4 | MTL | Metal | WIND | Barrier | | |
| E (E) | East Existing | MUL | Mullion | WT | Weight | STEEL | |
| ∟ <i>)</i> EA | Each | N | North | YD | Yard | | |
| ΞL | Elevation | NIC | Not in Contract | וט | raiu | WOOD | |
| ELEC EM | Electrical Electric Meter | NO. | Number | | | | |
| EMER | Emergency | NOM NTS | Nominal Not to Scale | | | MDF / PARTICLE | |
| ENCL | Enclosure | NIO | Not to Coale | | | BOARD | |
| EQ EST | Equal Estimate | 0/ | Over | | | PLYWOOD | |
| EST EW | Estimate Each Way | OA O C | Overall On Center | | | MACONDV | |
| EX | Existing | O.C. OD | On Center Outside Dimension | n | | MASONRY | |
| EXH | Exhaust Exterior | OPNG | Opening | | | CONCRETE | |
| EXT | Exterior | OPP | Opposite | | | CONCILL | <u> </u> |
| D | Floor Drain | PA | Planting Area | | | SAND | |
| FDN | Foundation | PERF | Perforated | | | | |
| FF FIN | Finish Floor Finish | PKG | Parking | | | GRAVEL | |
| FIXT | Fixture | PL PNL | Plate Panel | | | | |
| FLR | Floor | PP | Power Pole | | | SOIL | |
| FLUOR FN | Fluorescent Fence | PR | Pair | | | | |
| FND | Foundation | PT PTD | Point Painted | | | | |
| FOC | Face of Concrete | PWD | Plywood | | | KEFEREN | ICE CODES |
| FOF | Face of Masonry | | · | | | THIS PROJECT SHA | ALL COMPLY WITH: |
| FOM FOS | Face of Masonry Face of Stud | QTR | Quarter | | | BUILDING: | TITLE 24 & 2019 CALIFORNIA BUILDING CODE (CBC) |
| FR FR | Frame | | | | | | 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA EXISTING BUILDING CODE |
| | Foot | | | | | | TITLE 24 AND 2019 CALIFORNIA BUILDING CODE |
| FT | | | | | | | 2019 CALIFORNIA MECHANICAL CODE (CMC) |
| FTG | Footing Furring | | | | | | ` , |
| | Furring Future | | | | | PLUMBING: | 2019 CALIFORNIA PLUMBING CODE (CPC) |
| TG URR | Furring | | | | | PLUMBING: ELECTRICAL: | ` , |

PROJECT DIRECTORY

OWNER: Andrew Doolittle and Stephanie Zia 541 Prospect Ave South Pasadena CA 91030 818.785.7814 ARCHITECT:

CigoL Architecture 7288 W Sunset Blvd Ste 204 Los Angeles, CA 90046 213.306.2660

SURVEYOR: Schmahl Surveying 11209 Howard Street Whittier, CA 90606 562.908.0570

PROJECT DATA

LEGAL ADDRESS 541 PROSPECT SOUTH PASADENA, CA 91030

LEGAL DESCRIPTION 5317-036-031 TRACT Replat of Bradley Tract N 60 ft of S 180 ft of E of LOT 8

RE (RESIDENTIAL ESTATE) ZONE VHFHSZ FIRE ZONE NO CLIMATE ZONE 6,000 SF LOT SIZE V-B, CONSTRUCTION TYPE R3 & U OCCUPANCY TYPE

PARKING PROVIDED 1 UNCOVERED

AREA CALCULATIONS

MAIN HOUSE NET SF -

SPRINKLERS

EXISTING PROPOSED ADDITION TOTAL 1,207 SF net 484 SF net 1,691 SF net

YES

GARAGE TO ADU CONVERSION NET PROPOSED **EXISTING**

TOTAL 331 SF NO ADDITIONAL 331 SF net net

| LOT COVERAGE 1. 1ST FLOOR FOOTPRINT | EXISTING SF 1,303 GROSS | ADDITIONAL SF 175 SF | PROPOSED TOTAL SF 1,478 GROSS |
|--------------------------------------|--------------------------------|--------------------------------|-------------------------------------|
| 2. DETATCHED STRUCTURES | 365 GROSS N/A | N/A | 365 GROSS N/A |
| 3. TOTAL SQ FT | 1,303 GROSS | N/A | 1,478 GROSS |
| 4. LOT SIZE | 6,000 SF | N/A | 6,000 SF |
| 5. TOTAL LOT COVERAGE | 21.7% | N/A | 24.6% |
| | | | PROPOSED |
| FLOOR AREA RATIO | EXISTING SF | ADDITIONAL SF | TOTAL SF |
| 1. 1ST FLOOR | 1,207 NET | N/A | 1,207 NET |
| 2. 2ND FLOOR | N/A | 484 NET | 484 NET |
| 3. 3RD FLOOR | N/A | N/A | N/A |
| 4. LIVABLE IN BASEMENT | N/A | N/A | N/A |

1,207 NET

6,000 SF

484 NET

1,691 SF

6,000 SF

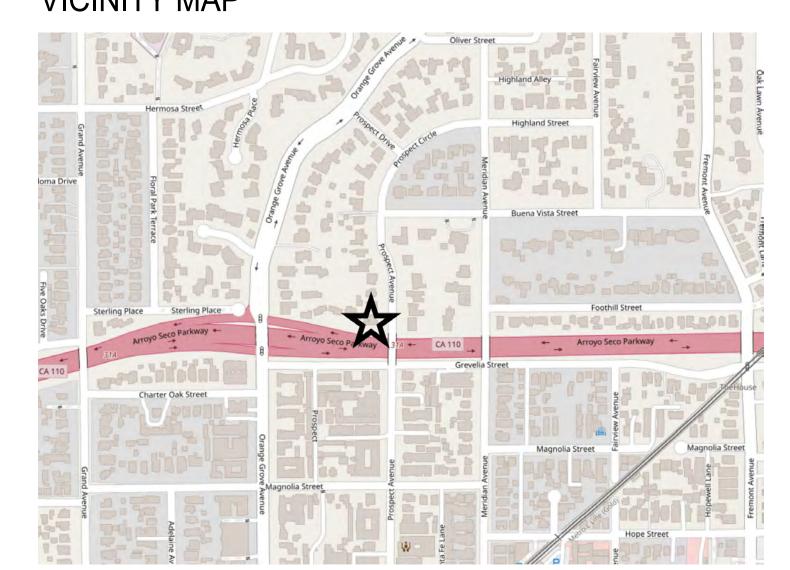
28.2%

VICINITY MAP

5. TOTAL SQ FT

6. LOT SIZE

7. TOTAL FAR



SHEET INDEX

| DRAWIN | G TITLE L ARCHITECTURAL | 06.30.22 S. PASADENA HISTORICAL REVIEW | 08.02.22 S. PASADENA HISTORICAL REVIEW | 01.24.23 S. PASADENA HISTORICAL REVIEW | 08.28.23 S. PASADENA HISTORICAL REVIEW |
|----------|--|---|---|---|---|
| OLIVLIVA | INFORMATION | | | | |
| Δ 0 0 0 | COVER SHEET | | | | |
| | PHOTOGRAPHS OF EXISTING NEIGHBORHOOD | • | • | • | • |
| | PHOTOGRAPHS OF EXISTING PROPERTY | | • | • | • |
| A 0.6.2 | RENDERINGS OF PROPOSED PROJECT & MATERIALS | • | • | • | • |
| A 0.7.0 | WINDOW, EXT. DOOR, & SKYLIGHT SCHEDULE | • | • | • | • |
| A 0.7.1 | INTERIOR DOOR SCHEDULE | • | • | • | • |
| SURVEY | | | | | |
| | SURVEY | • | • | • | • |
| ARCHITE | ECTURAL | | | | |
| | SPECIFIC PLANS | | | | |
| A 1.1.0 | SITE PLAN | • | • | • | • |
| A 1.1.1 | LANDSCAPE / HARDSCAPE PLAN | | • | • | • |
| D 1.2.0 | DEMO PLAN, SITE & 1ST FLOOR | • | • | • | • |
| D 1.2.1 | DEMO ROOF PLAN | • | • | • | • |
| | PLANS | | | | |
| A 2.1.0 | 1ST FLOOR PLAN | • | • | • | • |
| A 2.2.0 | 2ND FLOOR PLAN | • | • | • | • |
| A 2.3.0 | EXISTING & PROPOSED ROOF PLANS | • | • | • | • |
| | EXTERIOR ELEVATIONS | | | | |
| A 3.1.0 | EXTERIOR ELEVS - MAIN HOUSE | • | • | • | • |
| A 3.1.1 | EXTERIOR ELEVS - MAIN HOUSE | | | • | • |
| A 3.1.2 | EXTERIOR ELEVS - MAIN HOUSE | | | | • |
| A 3.1.3 | EXTERIOR ELEVS - MAIN HOUSE | | | • | • |
| A 3.2.0 | EXTERIOR ELEVS - ADU | • | • | • | • |
| A 3.1.1 | EXTERIOR ELEVS - ADU | | | • | • |
| | BUILDING SECTIONS | | | | |
| | BUILDING SECTIONS | • | • | | • |
| | BUILDING SECTIONS | • | • | | • |
| A 4.3.0 | BUILDING SECTIONS | | | | • |

DOOZIA ADDITION 541 Prospect Ave South Pasadena, CA 91030

01.24.23 SOUTH PASADENA HISTORICAL REVIEW 07.05.23 SOUTH PASADENA HISTORICAL REVIEW DEFERRED SUBMITTALS: 08.28.23 SOUTH PASADENA HISTORICAL REVIEW A SEPARATE APPLICATION AND PERMIT ARE REQUIRED FOR:

FUTURE ADU FOR SEPARATE ADMINISTRATIVE PROCESS AND APPROVAL

SPRINKLERS

PROJECT DESCRIPTION

ELECTRICAL WORK MECHANICAL WORK PLUMBING WORK

RENOVATION AND 2ND STORY ADDITION TO AN EXISTING 1-STORY SINGLE FAMILY RESIDENCE. DETACHED GARAGE TO ADU CONVERSION. NEW REAR YARD DECK WITH PERGOLA.

TO BE SPINKLERED PER SOUTH PASADENA FIRE DEPARTMENT CONDITION OF APPROVAL.

drawing no∎ A 0.0.0

issue description

project no.

scale

title

drawing date 00.00.00

Coversheet

08.02.22 SOUTH PASADENA HISTORICAL REVIEW

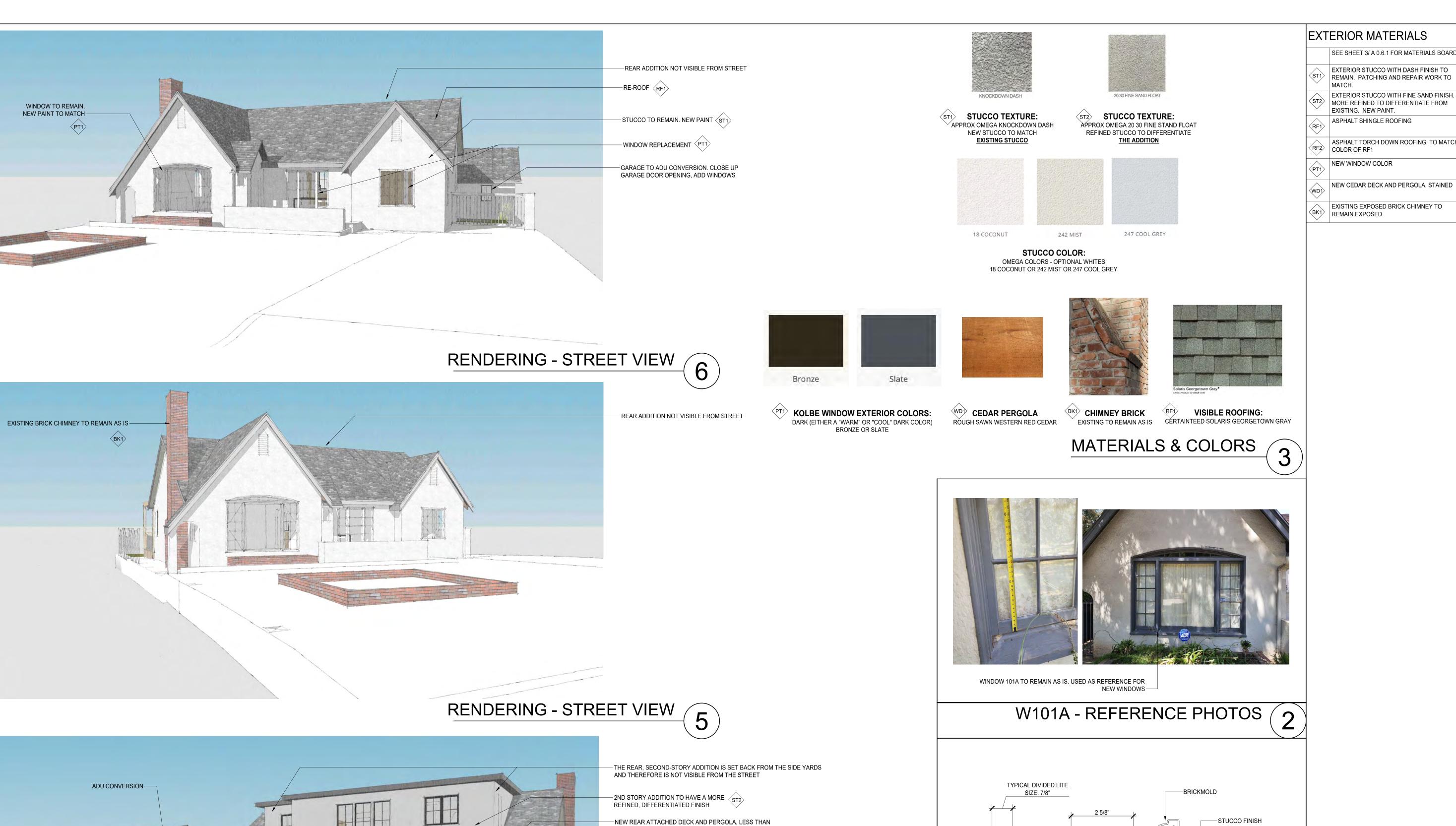
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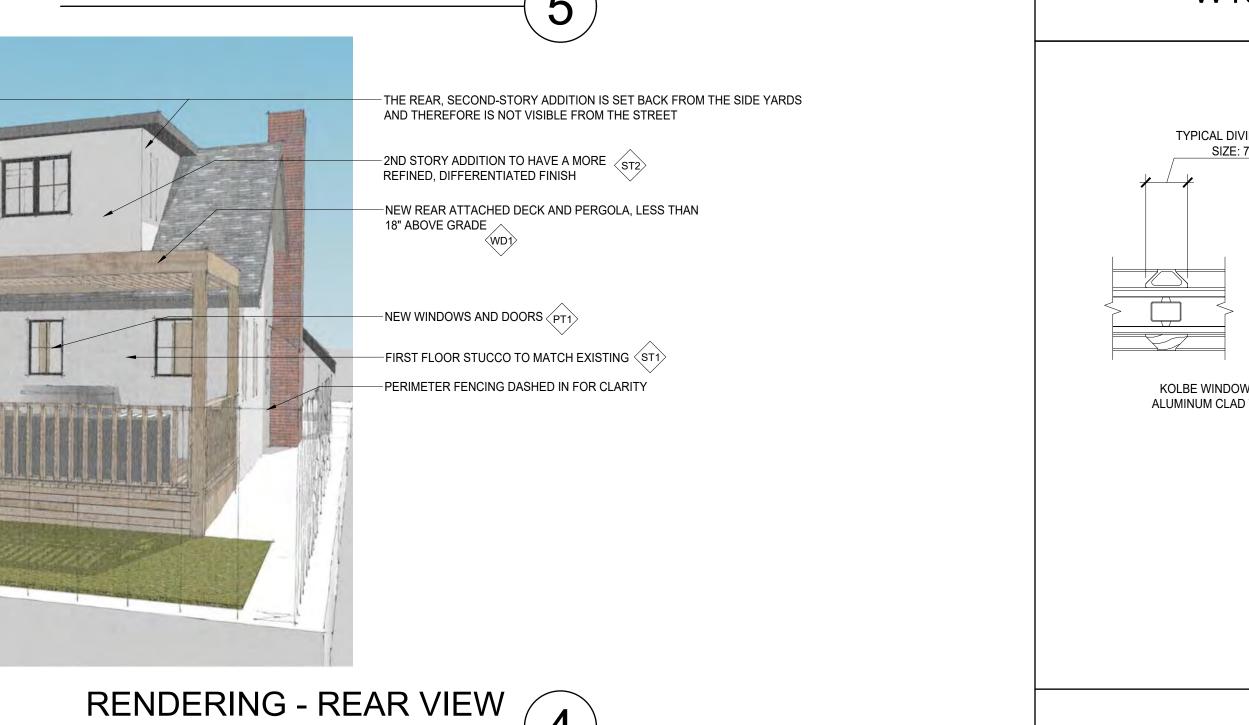
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KOLBE WINDOWS ULTRA SERIES: ALUMINUM CLAD WOOD WINDOWS— INTERIOR CASING -TYPICAL WINDOW DETAIL

HALF SCALE

project DOOZIA ADDITION 541 Prospect Ave South Pasadena, CA 91030

SEE SHEET 3/ A 0.6.1 FOR MATERIALS BOARD

ASPHALT TORCH DOWN ROOFING, TO MATCH

NEW CEDAR DECK AND PERGOLA, STAINED

MATCH.

EXISTING. NEW PAINT.

ASPHALT SHINGLE ROOFING

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issue description 08.02.22 SOUTH PASADENA HISTORICAL REVIEW 01.24.23 SOUTH PASADENA HISTORICAL REVIEW 07.05.23 SOUTH PASADENA

HISTORICAL REVIEW 08.28.23 SOUTH PASADENA HISTORICAL REVIEW

drawing date 02.23.22

Renderings of Proposed

drawing no**.**

A 0.6.2

| | NOTES | 'URER | HARDWARE | :N | SUG SCREE | В | GLASS | FINISH | EGRESS | MATERIAL RE RATING | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | SIZE | | | EXISTING OPENING | TYPE | LOCATION | SYMBOL |
|--------------|----------|--------------|----------|------|------------|---|---------|--------|-----------------------------|-----------------------|------------------|--------|--------------|--------------|-----|---------------------|----------------|-------------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|------|--|--|---------------------|------|----------|--------|
| | | MANUFACTURER | HARD | ROLL | TYPE FIXED | | | | MATERIAL FIRE RATING EGRESS | | MAT | DETAIL | HEIGHT | WIDTH | OPE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 2 | | | | | | | | | | | | | | | MAIN HOUSE | RST FLOOR | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OW TO REMAIN | EXISTING | | | | | | SEE T24 | | N/A | N/A | WOOD | | SEE ELEVS | SEE ELEVS | NA | CASEMENT & FIXED | LIVING RM | W 101A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | KOLBE | | | | | | | N/A | | WD/ ALUM CLAD | | "" | "" | YES | DOUBLE HUNG | LIVING RM | W 101B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | YES | DOUBLE HUNG | LIVING RM | (W) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | YES | CASEMENT | DINING RM | W 102A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | YES | CASEMENT | DINING RM | W 102B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | KITCHEN | (W) 103A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | KITCHEN | W 103B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | KITCHEN | W 103C | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | LAUNDRY | W 104A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | EGRESS | | " " | | " " | " " | YES | CASEMENT | BEDRM 1 | W 106A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 11 11 | | | | | | | N/A | | " " | | " " | " " | YES | CASEMENT | BEDRM 1 | 106B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | YES | CASEMENT | BEDRM 1 | 106C | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | EGRESS | | " " | | " " | " " | YES | CASEMENT | BEDRM 2 | W 109A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | YES | CASEMENT | BEDRM 2 | (W) 109B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1. | | " " | | | | | | | N/A | | " " | | " " | " " | YES | DOUBLE HUNG | BEDRM 2 | (W) 109C | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | YES | CASEMENT | BATHRM 2 | (W) 110A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | | " " | | | | | | | N/A | | " " | | " " | 11 11 | YES | CASEMENT | BATHRM 2 | 110B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | | " " | | | | | | | N/A | | "" | | " " | " " | NO | CASEMENT | BATHRM 2 | W 1100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u> </u> | | | | | | | | | N/A | | | | | | | | R - MAIN HOUSE | OND FLO | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | | KOLBE | | | | | " " | | N/A | N/A | WD/ ALUM CLAD | | SEE ELEVS | SEE ELEVS | NO | FIXED | STAIR | 201A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | | " " | | | | | | | EGRESS | | " " | | " " | " " | NO | CASEMENT | P. BEDRM | 202A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | P. BEDRM | W 202B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | 11 11 | NO | CASEMENT | P. BEDRM | 202C | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | P. BATHRM | W 203A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | P. BATHRM | 203B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | P. BATHRM | W 203C | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. | | | | | | | | | | | | | | | | | WELLING UNIT | ESSORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | | KOLBE | | | | | | | N/A | | WD/ ALUM CLAD | | SEE ELEVS | SEE ELEVS | NO | CASEMENT | MAIN RM | W 01A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | MAIN RM | W 01B | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | MAIN RM | W 01C | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | " " | | | | | | | N/A | | " " | | " " | " " | NO | CASEMENT | MAIN RM | Ŵ 02A | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| EXTE | RIOR DO | OOR SC | HEDU | LE | | | | | | | | ATING | URER | RE | |
|-----------|-----------|--|--------|--------------|--------------|------------------|------------------|---|------------|--|---|-------|-------|----|-------------------------|
| BOL | TION | NO COATON SIZE LEAVE WIDTH HEIGHT APPROX THICKNESS SCREEN S | DETAIL | FIRERATI | MANUFACTURER | HARDWARE SETS | NOTES | | | | | | | | |
| SYMBOI | LOCA | | BL | | 二 民 | MANC | Ħ | | | | | | | | |
| EXTERIOR | R | | | | | | | | | | | | | | |
| 101A | LIVING RM | SWING | 1 | SEE ELEVS | SEE ELEVS | - | WOOD | - | N/A | | - | | N/A | - | EXISTING DOOR TO REMAIN |
| D 102A | DINING RM | SWING | 1 | " " | " " | | WD/ ALUM CLAD | | SEE T24 | | | | KOLBE | | |
| D 103A | KITCHEN | SWING | 1 | " " | " " | | WD/ ALUM CLAD | | SEE T24 | | | | " " | | |
| 01A | ADU | SWING | 1 | " " | " " | | WD/ ALUM CLAD | | | | | | 11 11 | | |

<u>~</u>

YLIGHT SCHEDULE SIZE BUG WIDTH | HEIGHT | DETAIL FLOOR SEE SEE ELEVS ELEVS FIXED SEE T24 ELEVS P. BATHRM FIXED MAIN RM, ADU FIXED

IDOW SCHEDULE

ENCY AND ESCAPE OPENINGS (EGRESS) SHALL HAVE A NET OPENING OF NOT LESS THAN 5.7 SF AND NOT LESS THAN 24" ID NOT LESS THAN 20" WIDE CLEAR. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" A.F.F. [R310]

- LE 24 SHEETS FOR ADDITIONAL PERFORMANCE REQUIREMENTS EXTERIOR WINDOWS
- IONS ARE FOR ESTIMATING PURPOSES ONLY. OPENING IONS TO BE FIELD VERIFIED OR GUARANTEED BY GENERAL ACTOR PRIOR TO ORDERING.
- NATE AND VERIFY ALL WINDOW FRAME THROAT THICKNESSES CH LOCATION.
- V HARDWARE TO BE STAINLESS STEEL, BRUSHED FINISH OTHERWISE NOTED.
- C MANUFACTURER'S MODEL NUMBERS AND DESIGNATIONS ENDED TO INDICATE STYLE AND TYPE AND ARE NOT MEANT TO E HARDWARE BY OTHERS, EQUAL, APPROVED ACTURERS.
- IUM WINDOWS TO BE FACTORY PREPARED FOR HARDWARE AS
- PRIOR TO INSTALLATION, ALL PAINTED WOOD DOOR AND V FRAMES SHALL BE PRIMED WITH AN APPROVED PRIMER TIBLE WITH FINISH PAINT SPECIFICATION, INCLUDING BACK SIDE MES, FRAME BUCKS, AND END GRAIN CUTS. STAINED WOOD S SHALL BE BACK-PRIMED SO AS NOT TO SHOW IN FINISH.
- EVATIONS FOR KEY ALIGNMENTS
- NERAL NOTES FOR SUBMITTAL REQUIREMENTS
- IDOWS TO HAVE MANUFACTURER'S STANDARD ALUMINUM STOP CH WINDOW FINISH.
- ERABLE WINDOWS TO HAVE BUG SCREENS.

GLASS & GLAZING ADDITIONAL NOTES

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308, WITH MANUFACTURES NON-REMOVABLE DESIGNATION VISIBLE IN FINAL INSTALLATION (SEE EXCEPTIONS)

- A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOOR ASSEMBLIES.
- B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- C. GLAZING IN AN INDIVIDUAL FIXED OR OPERATING PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS.

HORIZONTALLY OF GLAZING.

- 1. EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAT 9 SQUARE FEET 2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR 3. TOP EDGE IS GREATER THAN 36 INCHES ABOVE THE FLOOR 4. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES
- D. GLAZING IN RAILINGS
- E. GLAZING IN ENCLOSURES FOR OR WALL HAVING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATERS EDGE.
- G. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE ADJACENT WALKING SURFACE.
- H. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

DOORS, WINDOWS, & HARDWARE NOTES

- 1. SEE TITLE 24 SHEETS FOR ADDITIONAL PERFORMANCE REQUIREMENTS FOR ALL EXTERIOR DOORS
- 2. PROVIDE SAFETY GLAZING PER SECTION R308 IN ALL LOCATIONS OUTLINED IN GLASS AND GLAZING ADDITIONAL NOTES ON FOLLOWING SHEET. ALL GLAZED DOORS TO BE TEMPERED.
- 3. DIMENSIONS ARE FOR ESTIMATING PURPOSES ONLY. OPENING DIMENSIONS TO BE FIELD VERIFIED OR GUARANTEED BY GENERAL CONTRACTOR PRIOR TO ORDERING.
- 4. COORDINATE AND VERIFY ALL DOOR AND WINDOW FRAME THROAT THICKNESSES FOR EACH LOCATION.
- 5. EXTERIOR DOORS TO BE SOLID WOOD, ALUMINUM OR HOLLOW METAL AS NOTED.
- 6. EXTERIOR LOCKSETS TO BE FULL MORTISE UNLESS OTHERWISE NOTED, EXTERIOR GATE AND INTERIOR LOCKSETS TO BE CYLINDRICAL UNLESS OTHERWISE NOTED.
- 7. SPECIFIC MANUFACTURER'S MODEL NUMBERS AND DESIGNATIONS ARE INTENDED TO INDICATE STYLE AND TYPE AND ARE NOT MEANT TO EXCLUDE HARDWARE BY OTHERS, EQUAL, APPROVED MANUFACTURERS.
- 8. ALUMINUM DOORS TO BE FACTORY PREPARED FOR HARDWARE AS SCHEDULED
- 9. SEE EXTERIOR ELEVATIONS FOR KEY ALIGNMENTS.
- 10. DOOR BETWEEN GARAGE / DWELLING UNIT SHALL HAVE A MIN. FIRE PROTECTION RATING OF 20 MINS OR SOLID WD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1-3/8" THICK, W/ SELF-CLOSING & SELF- LATCHING DEVICES. ONLY SELF CLOSING AND LATCHING REQUIRED FOR SPRINKLERED UNITS (R302.5.1) SEE 3 / A 0.1.1, NOTE 20 D.
- 11. ENTRY / EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1 1/2 INCHES BELOW THE THRESHOLD, EXCEPTION: PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL NOT BE MORE THAN 7.75 INCHES BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER THE EXTERIOR STAIRS (R311.3.1)
- 12. HINGE SET TO MATCH LEVER SET, UNLESS NOTED OTHERWISE.
- 13. PRIMING PRIOR TO INSTALLATION, ALL PAINTED WOOD DOOR AND WINDOW FRAMES SHALL BE PRIMED WITH AN APPROVED PRIMER COMPATIBLE WITH FINISH PAINT SPECIFICATION, INCLUDING BACK SIDE OF FRAMES, FRAME BUCKS, AND END GRAIN CUTS. STAINED WOOD FRAMES SHALL BE BACK-PRIMED SO AS NOT TO SHOW IN
- 14. DESIGN-BUILD GATES TO BE VERIFIED BY DESIGN ARCHITECT
- 15. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHER-STRIPPED AND MANUFACTURED UNITS SHALL MEET ANSI STANDARDS FOR AIR FILTRATION.

HARDWARE GENERAL NOTES

- 1. G.C. TO CONFIRM ALL FINISH HARDWARE AND OPERATIONS WITH CLIENT PRIOR TO ORDERING.
- ALL EXTERIOR OUTSWING DOOR BUTTS SHALL BE MADE OF NON-FERROUS MATERIAL AND SHALL HAVE STAINLESS STEEL HINGE PINS.
- 3. ALL EXTERIOR OUTSWING DOORS SHALL HAVE NON-REMOVABLE
- 4. G.C. TO CONFIRM WEIGHT OF DOOR TO DETERMINE NUMBER AND TYPE OF HINGES, TRACK SYSTEM, PIVOT SET, ETC.

issue description 08.02.22 SOUTH PASADENA HISTORICAL REVIEW 01.24.23 SOUTH PASADENA

> 08.28.23 SOUTH PASADENA HISTORICAL REVIEW

HISTORICAL REVIEW

HISTORICAL REVIEW

07.05.23 SOUTH PASADENA

DOOZIA ADDITION

South Pasadena, CA 91030

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Los Angeles, CA 90046

project no. drawing date 06.16.22 scale see detail

Exterior Window, Door & Skylight Schedule

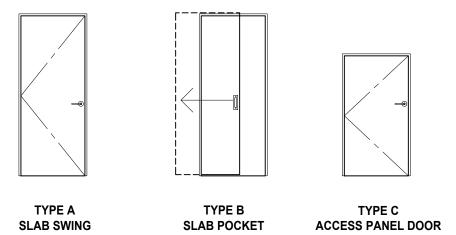
drawing no**.**



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| SYMBOL | NOIL | TYPE | | SIZE | | | RIAL | FINISH | GLASS | BUG SCREEN | DETAIL | FIRERATING | MANUFACTURER | HARDWARE SETS | NOTES |
|--------------|----------------|------------|------------|-------|--------|---------------------|----------|--------|-------|---------------|--------|------------|--------------|------------------|----------------|
| SYM | LOCATION | - | LEAVE S | WIDTH | HEIGHT | APPROX THICKNESS | MATERIAL | | Э | BL | | FIR | MANC | HA | |
| ITERIOR | - MAIN HOUSE | | | | | | | | | | | | | | |
| D 104A | LAUNDRY | Α | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | N/A | | | |
| D 105A | PANTRY | В | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 106A | BEDRM 1 | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| 106B | BEDRM 1 | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| 107A | BATH 1 | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 108A | HALL 108 | А | 1 | 2'-6" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 108B | HALL 108 | В | 1 | 3'-1" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 109A | BEDRM 2 | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 110A | BATH 2 | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 201A | LANDING | С | 1 | 2'-6" | 5'-0" | 1-3/4" | WOOD | PT | | | | | | | TO ATTIC SPACE |
| D 201B | LANDING | С | 1 | 2'-6" | 5'-0" | 1-3/4" | WOOD | PT | | | | | | | TO ATTIC SPACE |
| D 202A | P. BEDRM | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 203A | P. BATH | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| D 204A | P. CLOSET | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| ITERIOR | - ACCESSORY DV | VELLING UN | IT | | | | | | | | | | | | |
| (D) (02A) | BATH ADU | А | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |
| (D) (03A) | CLST ADU | Α | 1 | 2'-8" | 6'-8" | 1-3/4" | WOOD | PT | | | | | | | |

INTERIOR DOOR TYPES



project

DOOZIA ADDITION

541 Prospect Ave
South Pasadena, CA 91030

CigoL Architecture 7288 W Sunset Blvd, Ste 204 Los Angeles, CA 90046 213.306.2660

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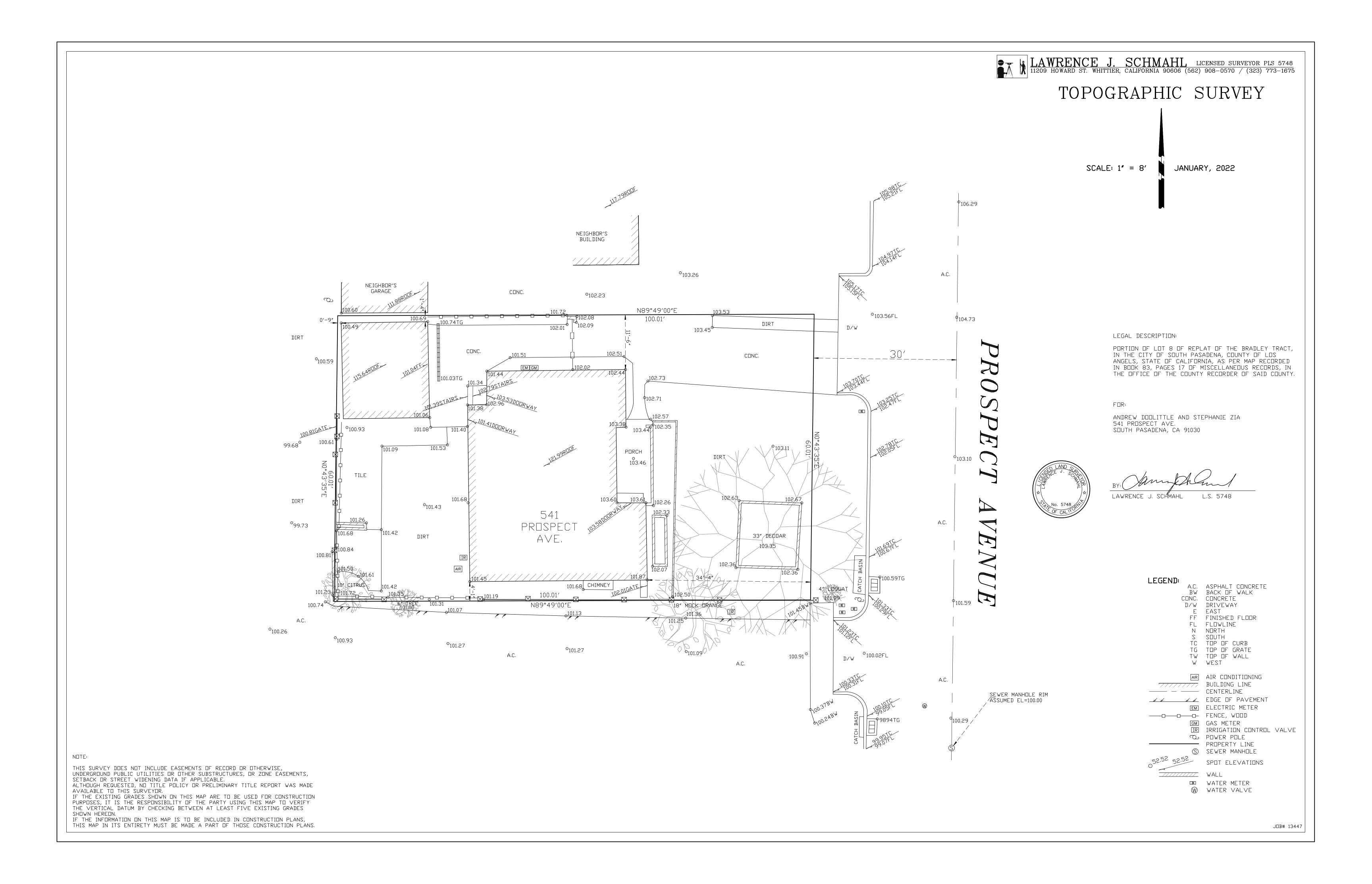
project no. 21-03 drawing date 00.00.00

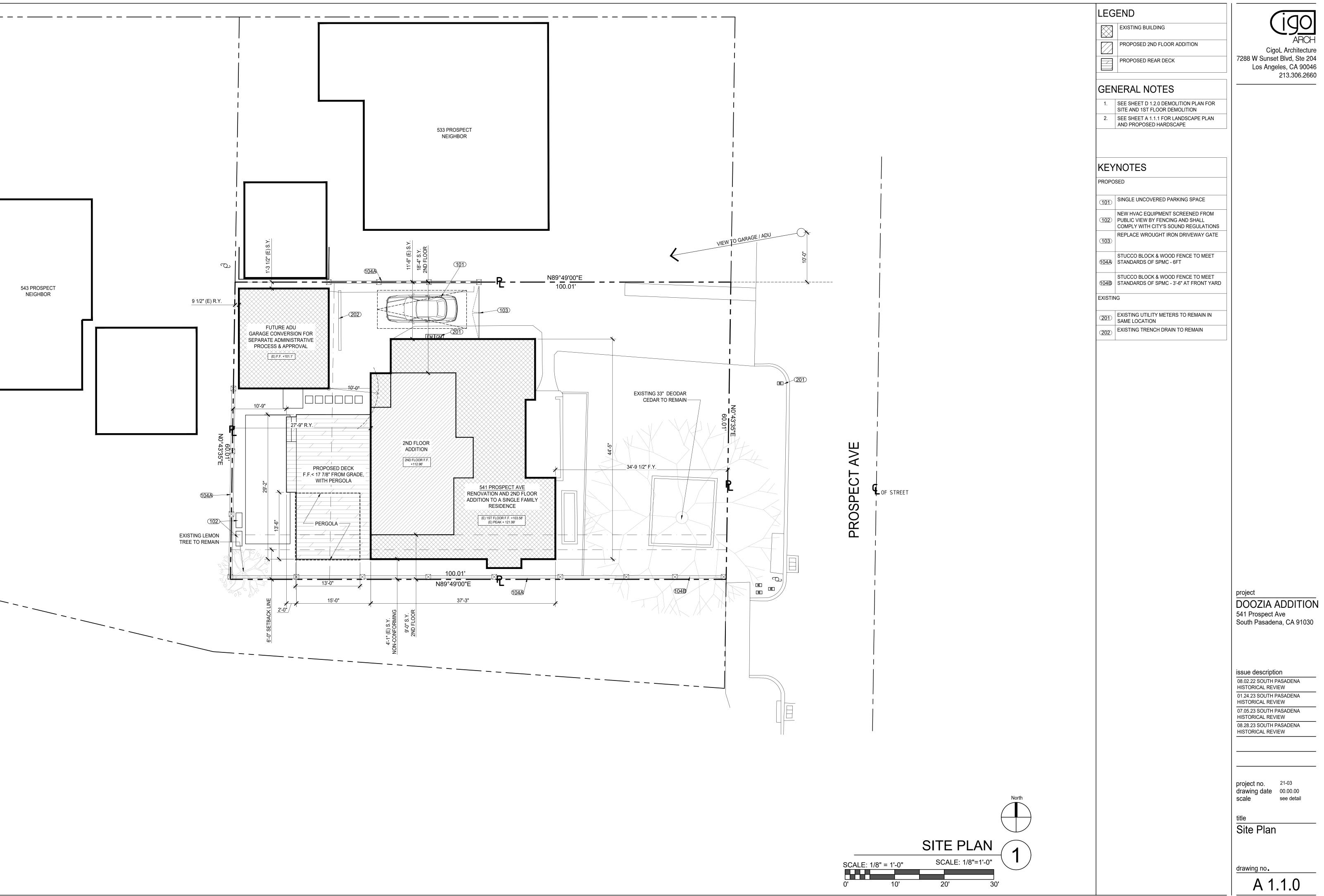
Interior Door Schedule

drawing no∎

scale

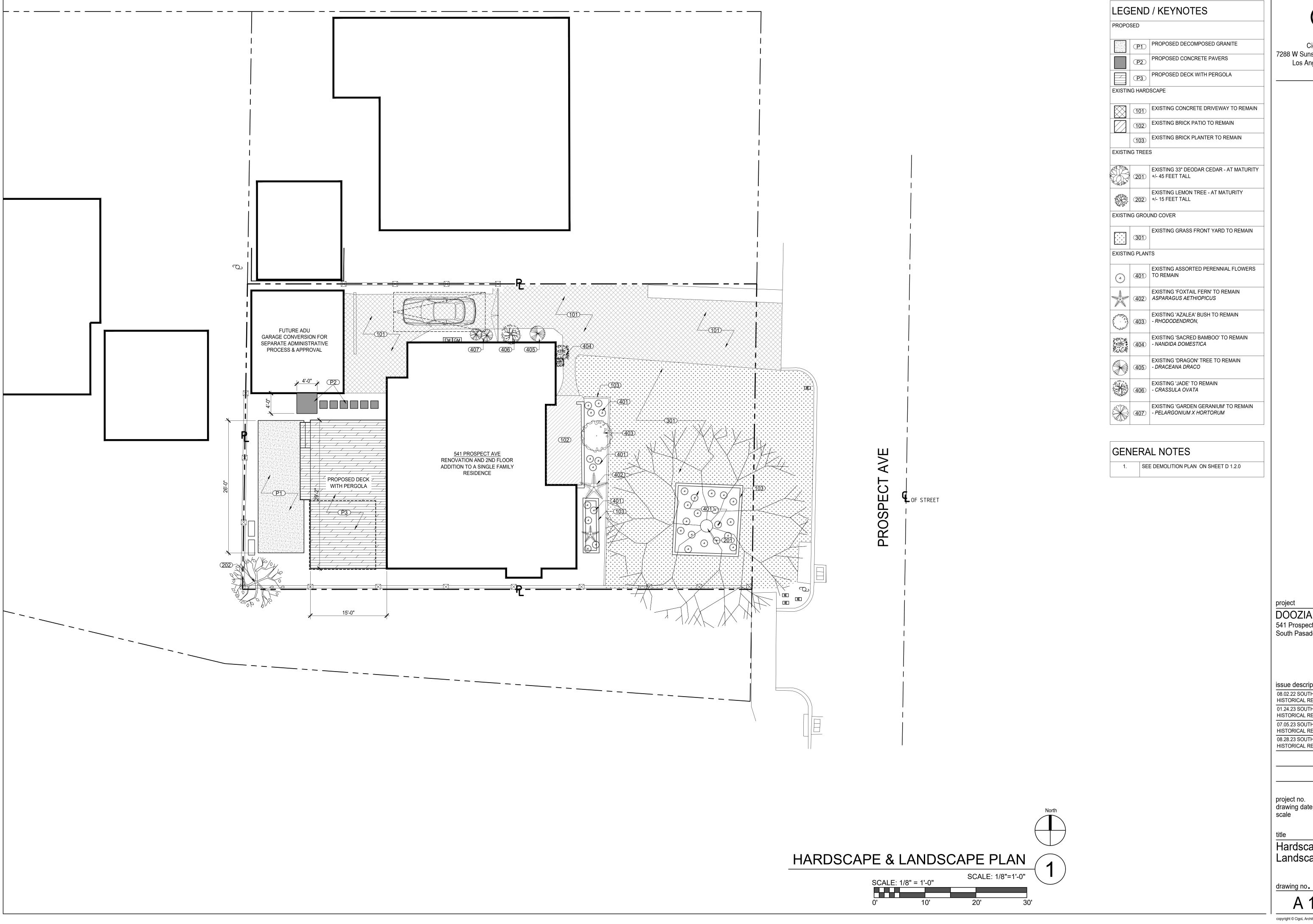
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DOOZIA ADDITION

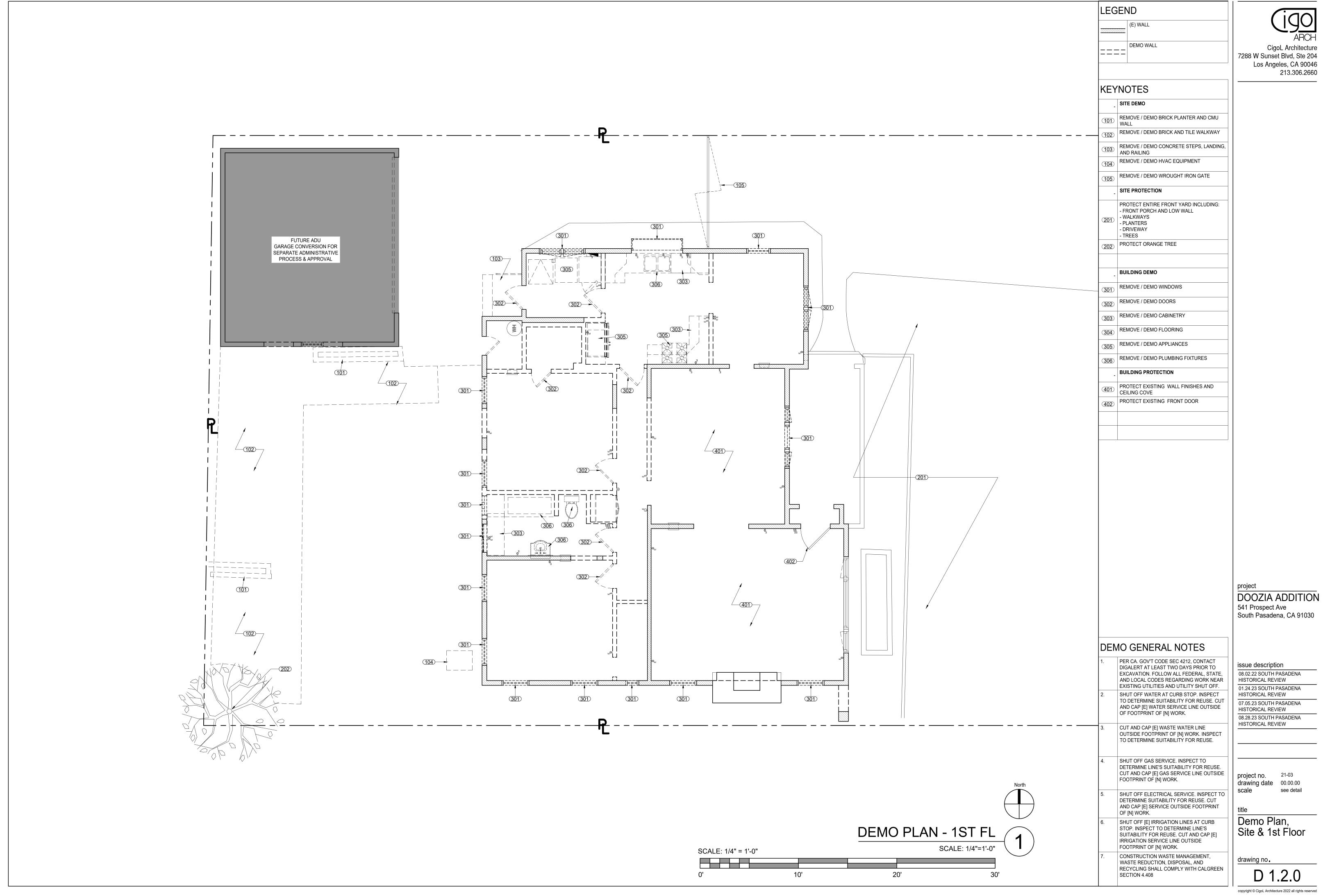
541 Prospect Ave South Pasadena, CA 91030

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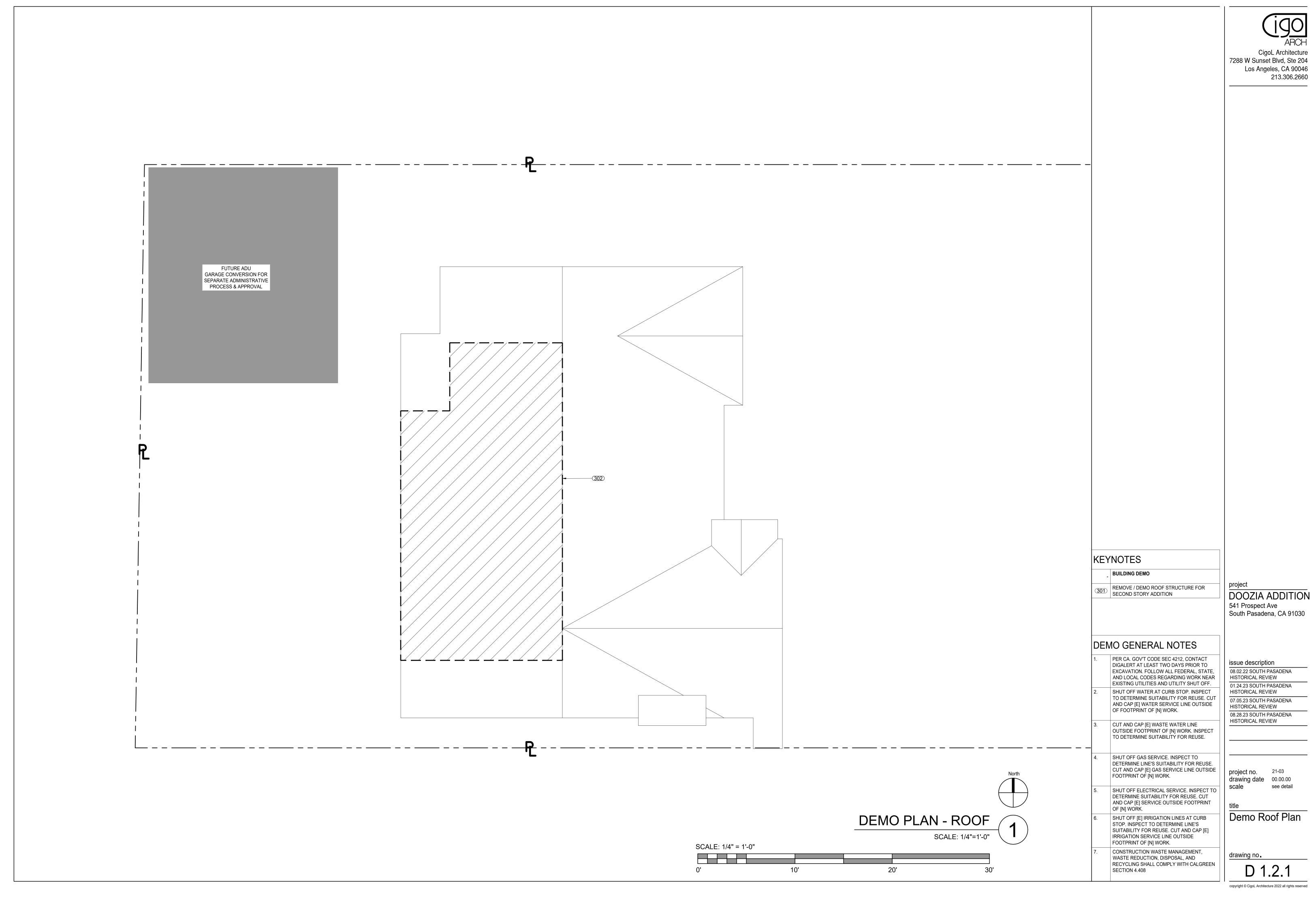
project no. 21-03 drawing date 00.00.00

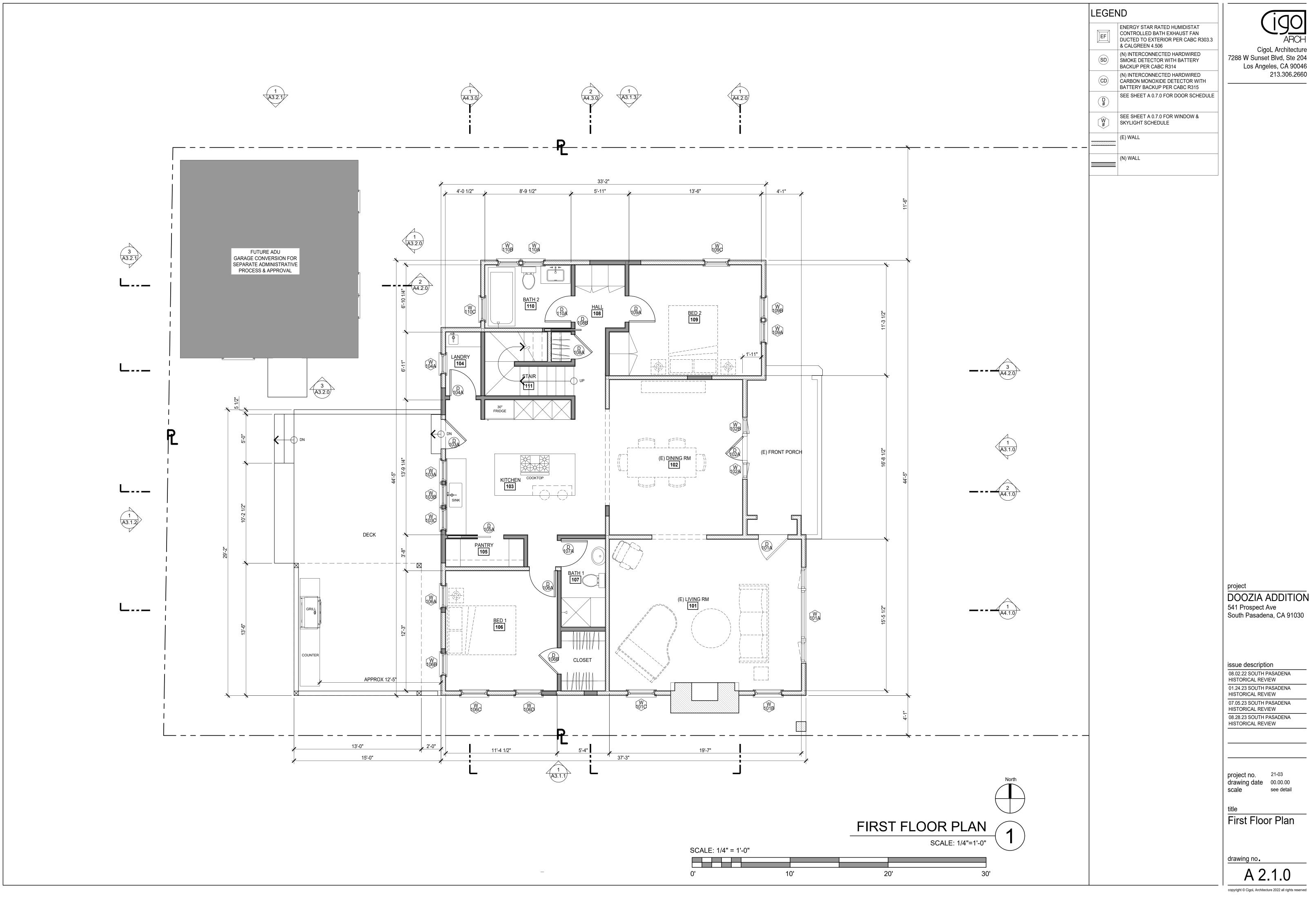
Hardscape & Landscape Plan

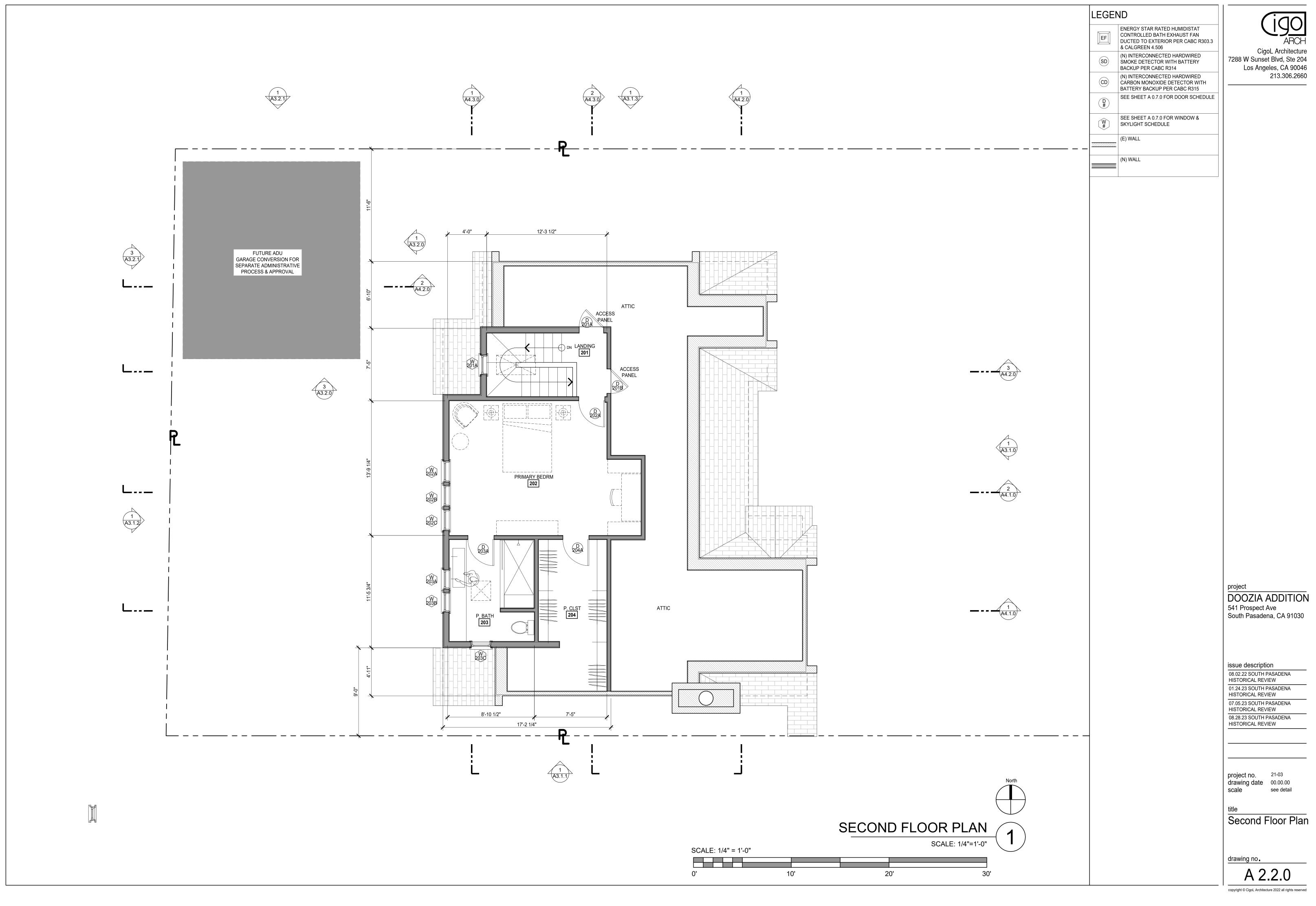
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CigoL Architecture









CigoL Architecture Los Angeles, CA 90046 213.306.2660



EXISTING - EAST ELEV MAIN HOUSE SCALE: 1/4"=1'-0"



SCOPE OF WORK BY ELEVATION - NO SIGNIFICANT CHANGE TO THIS STREET FACING ELEVATION - REPAIRS TO EXISTING WOOD ARCHED WINDOW - REPLACEMENT OF REMAINING WINDOWS - REPAIRS TO DAMAGED EAVE FACIA BOARDS - REPLACE WROUGHT IRON GATE - REPAINT HOUSE - RE-ROOF

PROPOSED - EAST ELEV MAIN HOUSE SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS SEE SHEET 3/ A 0.6.1 FOR MATERIALS BOARD EXTERIOR STUCCO WITH DASH FINISH TO REMAIN. PATCHING AND REPAIR WORK TO CigoL Architecture MATCH. 7288 W Sunset Blvd, Ste 204 EXTERIOR STUCCO WITH FINE SAND FINISH. Los Angeles, CA 90046 ST2 | MORE REFINED TO DIFFERENTIATE FROM 213.306.2660 EXISTING. NEW PAINT. ASPHALT SHINGLE ROOFING ASPHALT TORCH DOWN ROOFING, TO MATCH RF2 COLOR OF RF1 NEW WINDOW COLOR

| - | REPAIRS & REPLACEMENT |
|-------|---|
| (101) | WINDOW REPAIR: ORIGINAL ARCHED WOOD WINDOW TO BE REPAIRED AND PAINTED [AT FRONT OF HOUSE] |
| (102) | WINDOW REPLACEMENT: VINYL WINDOWS AND FRENCH DOOR TO BE REPLACED WITH ALUMINUM CLAD WOOD WINDOWS - WITH MUNTIN SPACING TO MATCH ORIGINAL ARCHED WINDOW [AT FRONT OF MAIN HOUSE] |
| 103 | WINDOW REPLACEMENT: VINYL WINDOWS TO BE REPLACED WITH NEV ALUMINUM CLAD WOOD WINDOWS - WITH LARGER MUNTIN SPACING [AT REAR OF MAIN HOUSE] |
| (104) | GATE REPLACEMENT: WROUGHT IRON GATE TO BE REPLACED [AT DRIVEWAY] |
| (105) | REPAIR DAMAGED WOOD: REPLACEMENT OF DAMAGED WOOD FACIAS |
| - | PROPOSED |
| 201) | NEW WINDOWS & DOORS: NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING |
| (202) | CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING |
| 203) | CLOSE GARAGE DOOR OPENING: EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING |
| (204) | NEW DECK < 17 7/8" ABOVE GRADE WITH |
| 201 | PERGOLA |

NEW CEDAR DECK AND PERGOLA, STAINED

EXISTING EXPOSED BRICK CHIMNEY TO

| EXISTING LATURE | REMAIN EXPOSED

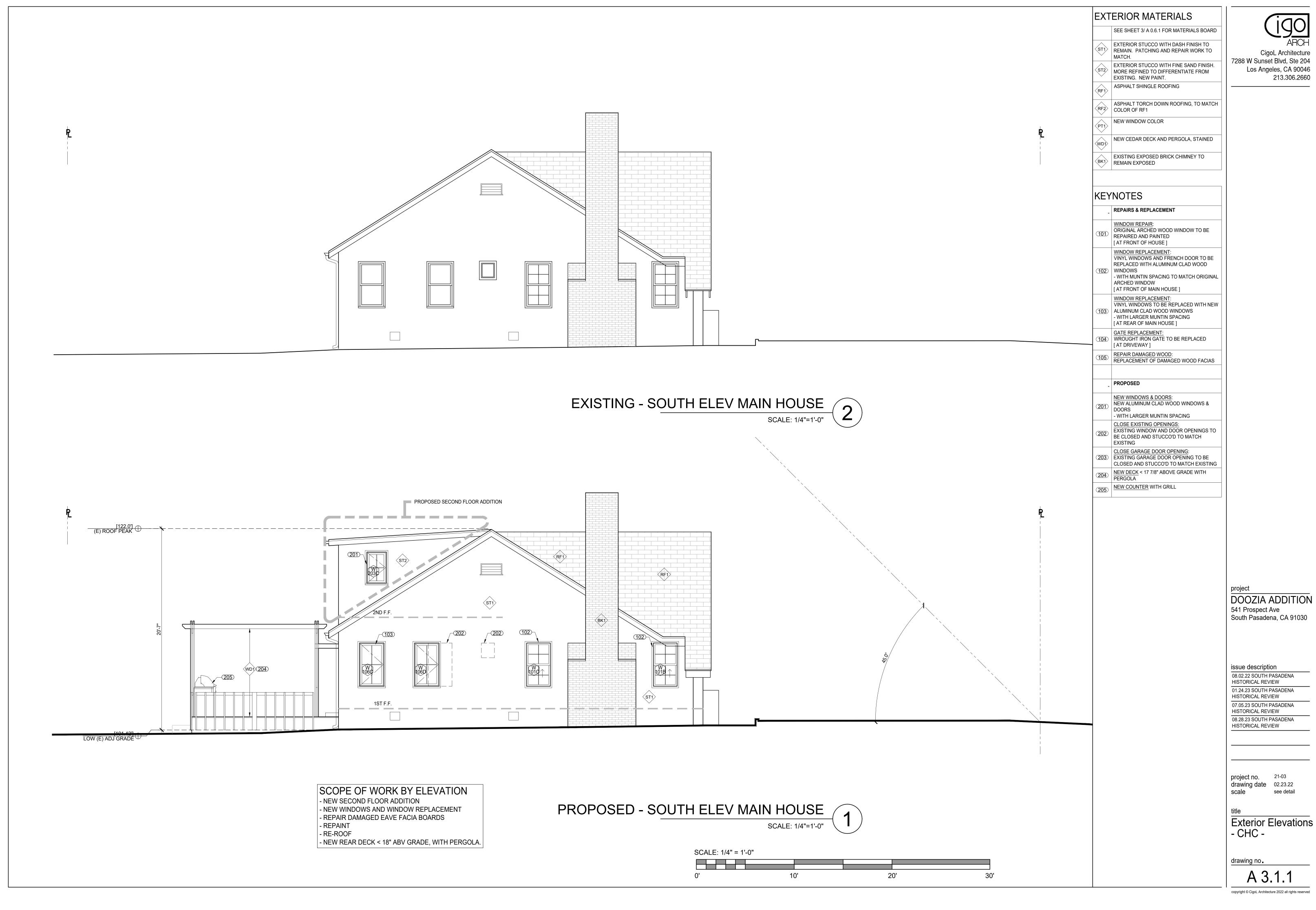
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project no. 21-03 drawing date 02.23.22

Exterior Elevations - CHC -

drawing no∎ A 3.1.0

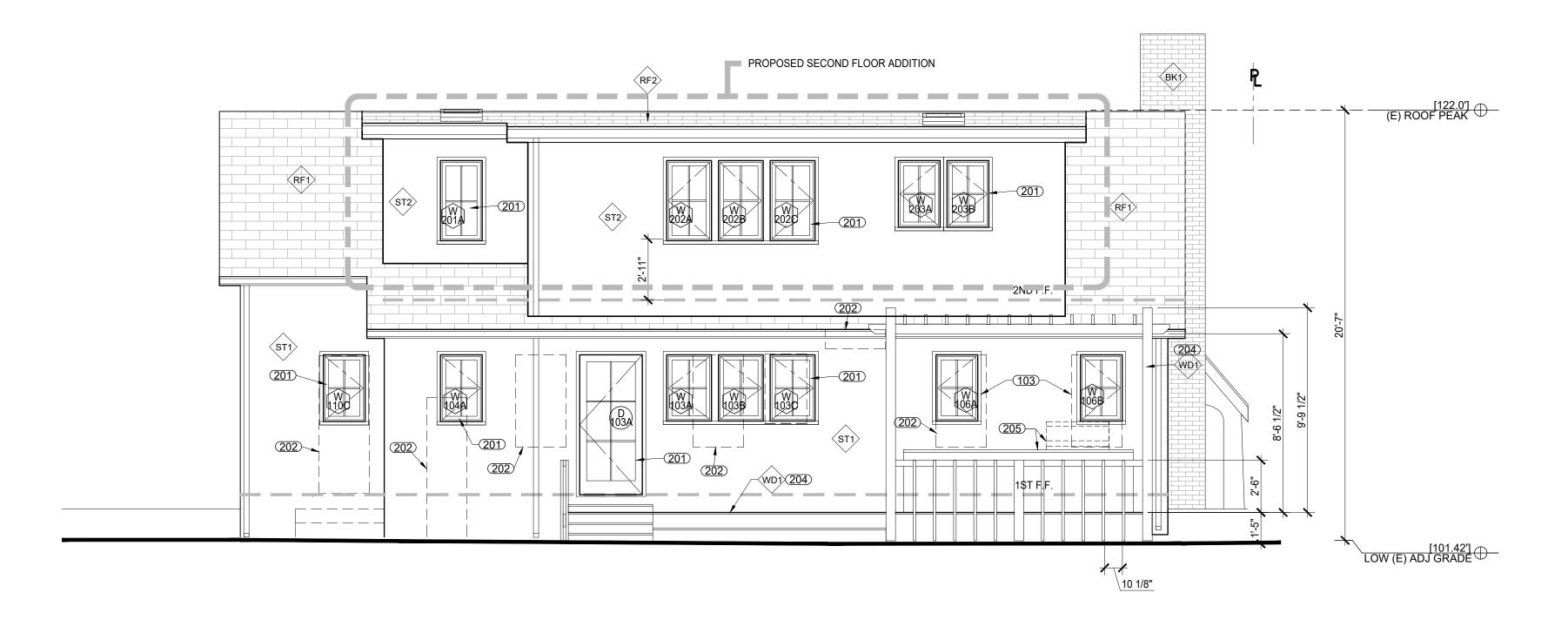


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Exterior Elevations







SCOPE OF WORK BY ELEVATION

- NEW SECOND FLOOR ADDITION

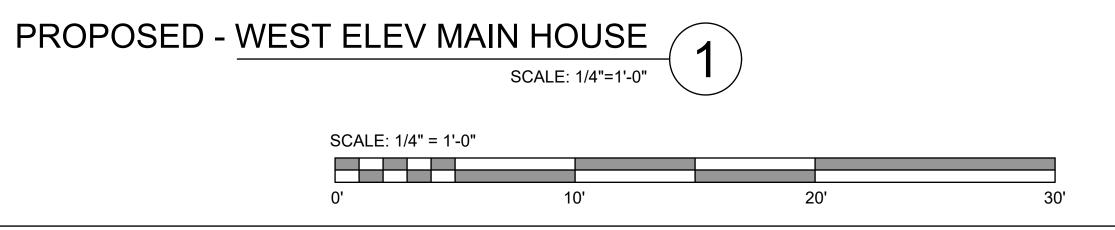
- NEW WINDOWS AND DOORS

- REPAIR DAMAGED EAVE FACIA BOARDS

- REPAINT

- RE-ROOF

- NEW REAR DECK < 18" ABV GRADE, WITH PERGOLA.



EXTERIOR MATERIALS

SEE SHEET 3/ A 0.6.1 FOR MATERIALS BOARD

EXTERIOR STUCCO WITH DASH FINISH TO REMAIN. PATCHING AND REPAIR WORK TO

MATCH.

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7288 W Sunset Blvd, Ste 204

Los Angeles, CA 90046

213.306.2660

EXTERIOR STUCCO WITH DASH FINISH TO REMAIN. PATCHING AND REPAIR WORK TO MATCH.

EXTERIOR STUCCO WITH FINE SAND FINISH. MORE REFINED TO DIFFERENTIATE FROM EXISTING. NEW PAINT.

ASPHALT SHINGLE ROOFING

ASPHALT TORCH DOWN ROOFING, TO MATCH COLOR OF RF1

NEW WINDOW COLOR

NEW CEDAR DECK AND PERGOLA, STAINED

EXISTING EXPOSED BRICK CHIMNEY TO REMAIN EXPOSED

KEYNOTES REPAIRS & REPLACEMENT WINDOW REPAIR:
ORIGINAL ARCHED WOOD WINDOW TO BE
REPAIRED AND PAINTED [AT FRONT OF HOUSE] WINDOW REPLACEMENT: VINYL WINDOWS AND FRENCH DOOR TO BE REPLACED WITH ALUMINUM CLAD WOOD (102) WINDOWS - WITH MUNTIN SPACING TO MATCH ORIGINAL ARCHED WINDOW [AT FRONT OF MAIN HOUSE] WINDOW REPLACEMENT: VINYL WINDOWS TO BE REPLACED WITH NEW 103 ALUMINUM CLAD WOOD WINDOWS - WITH LARGER MUNTIN SPACING [AT REAR OF MAIN HOUSE] GATE REPLACEMENT:
WROUGHT IRON GATE TO BE REPLACED [AT DRIVEWAY] (105) REPAIR DAMAGED WOOD:
REPLACEMENT OF DAMAGED WOOD FACIAS NEW ALUMINUM CLAD WOOD WINDOWS & - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING

CLOSE GARAGE DOOR OPENING:EXISTING GARAGE DOOR OPENING TO BE

(204) NEW DECK < 17 7/8" ABOVE GRADE WITH PERGOLA

205 NEW COUNTER WITH GRILL

CLOSED AND STUCCO'D TO MATCH EXISTING

project

DOOZIA ADDITION

541 Prospect Ave
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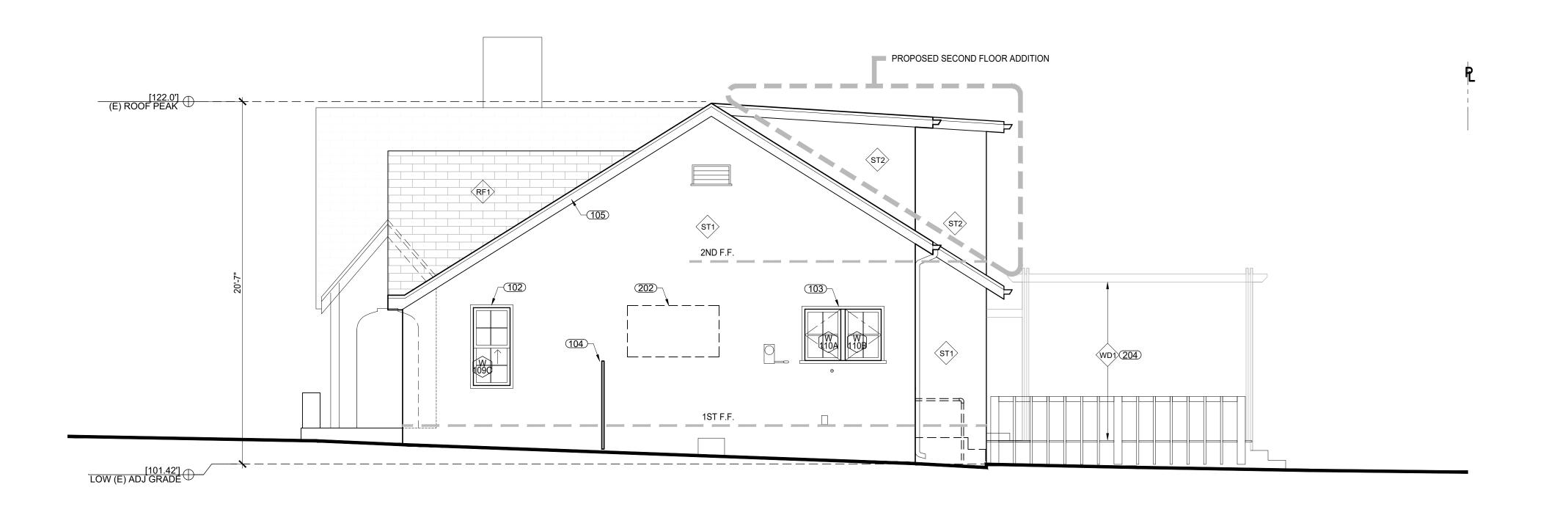
Exterior Elevations

drawing no.

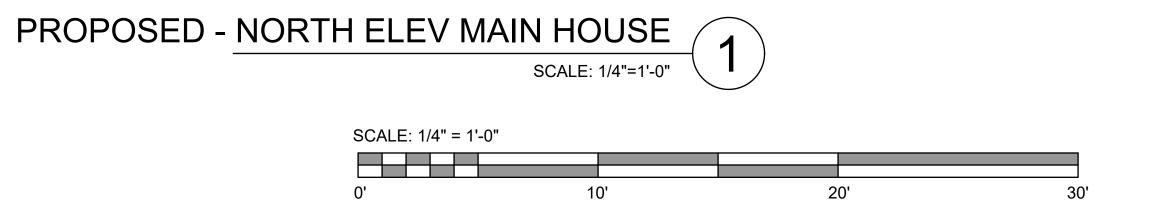
A 3.1.2







SCOPE OF WORK BY ELEVATION - NEW SECOND FLOOR ADDITION
- WINDOW REPLACEMENT - REPAIR DAMAGED EAVE FACIA BOARDS - REPAINT - NEW REAR DECK < 18" ABV GRADE, WITH PERGOLA



EXTERIOR MATERIALS SEE SHEET 3/ A 0.6.1 FOR MATERIALS BOARD EXTERIOR STUCCO WITH DASH FINISH TO REMAIN. PATCHING AND REPAIR WORK TO MATCH. 7288 W Sunset Blvd, Ste 204 EXTERIOR STUCCO WITH FINE SAND FINISH. ST2 | MORE REFINED TO DIFFERENTIATE FROM EXISTING. NEW PAINT. ASPHALT SHINGLE ROOFING ASPHALT TORCH DOWN ROOFING, TO MATCH RF2 COLOR OF RF1 NEW WINDOW COLOR NEW CEDAR DECK AND PERGOLA, STAINED | EXISTING EAT COLL | REMAIN EXPOSED

| [AT FRONT OF HOUSE] WINDOW REPLACEMENT: VINYL WINDOWS AND FRENCH DOOR TO BE REPLACED WITH ALUMINUM CLAD WOOD WINDOWS - WITH MUNTIN SPACING TO MATCH ORIGINAL ARCHED WINDOW [AT FRONT OF MAIN HOUSE] WINDOW REPLACEMENT: VINYL WINDOWS TO BE REPLACED WITH NEW ALUMINUM CLAD WOOD WINDOWS - WITH LARGER MUNTIN SPACING [AT REAR OF MAIN HOUSE] GATE REPLACEMENT: WROUGHT IRON GATE TO BE REPLACED [AT DRIVEWAY] TOS REPLACEMENT OF DAMAGED WOOD FACIAS PROPOSED NEW WINDOWS & DOORS: NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING: EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW DECK < 17 7/8" AROVE GRADE WITH | - | REPAIRS & REPLACEMENT | | | | | |
|--|--------------|--|--|--|--|--|--|
| VINYL WINDOWS AND FRENCH DOOR TO BE REPLACED WITH ALUMINUM CLAD WOOD WINDOWS - WITH MUNTIN SPACING TO MATCH ORIGINAL ARCHED WINDOW [AT FRONT OF MAIN HOUSE] WINDOW REPLACEMENT: VINYL WINDOWS TO BE REPLACED WITH NEW ALUMINUM CLAD WOOD WINDOWS - WITH LARGER MUNTIN SPACING [AT REAR OF MAIN HOUSE] GATE REPLACEMENT: WROUGHT IRON GATE TO BE REPLACED [AT DRIVEWAY] REPLACEMENT OF DAMAGED WOOD FACIAS PROPOSED NEW WINDOWS & DOORS: NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW DECK < 17 7/8" ABOVE GRADE WITH PERGOLA NEW COLINTER WITH GRILL | (101) | ORIGINAL ARCHED WOOD WINDOW TO BE REPAIRED AND PAINTED | | | | | |
| VINYL WINDOWS TO BE REPLACED WITH NEW ALUMINUM CLAD WOOD WINDOWS - WITH LARGER MUNTIN SPACING [AT REAR OF MAIN HOUSE] GATE REPLACEMENT: WROUGHT IRON GATE TO BE REPLACED [AT DRIVEWAY] REPAIR DAMAGED WOOD: REPLACEMENT OF DAMAGED WOOD FACIAS PROPOSED NEW WINDOWS & DOORS: NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW DECK < 17 7/8" ABOVE GRADE WITH PERGOLA NEW COUNTER WITH GRILL | (102) | VINYL WINDOWS AND FRENCH DOOR TO BE REPLACED WITH ALUMINUM CLAD WOOD WINDOWS - WITH MUNTIN SPACING TO MATCH ORIGINAL ARCHED WINDOW | | | | | |
| WROUGHT IRON GATE TO BE REPLACED [AT DRIVEWAY] REPAIR DAMAGED WOOD: REPLACEMENT OF DAMAGED WOOD FACIAS PROPOSED NEW WINDOWS & DOORS: NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING: EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW COLINTER WITH GRILL | (103) | VINYL WINDOWS TO BE REPLACED WITH NEW ALUMINUM CLAD WOOD WINDOWS - WITH LARGER MUNTIN SPACING | | | | | |
| PROPOSED NEW WINDOWS & DOORS: NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING: EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW COLINTER WITH GRILL | (104) | WROUGHT IRON GATE TO BE REPLACED | | | | | |
| NEW WINDOWS & DOORS: NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING: EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW COLINTER WITH GRILL | 105 | | | | | | |
| NEW ALUMINUM CLAD WOOD WINDOWS & DOORS - WITH LARGER MUNTIN SPACING CLOSE EXISTING OPENINGS: EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING: EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW COLINTER WITH GRILL | - | PROPOSED | | | | | |
| EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH EXISTING CLOSE GARAGE DOOR OPENING: EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW DECK < 17 7/8" ABOVE GRADE WITH PERGOLA | 201) | NEW ALUMINUM CLAD WOOD WINDOWS & DOORS | | | | | |
| 203 EXISTING GARAGE DOOR OPENING TO BE CLOSED AND STUCCO'D TO MATCH EXISTING NEW DECK < 17 7/8" ABOVE GRADE WITH PERGOLA NEW COUNTER WITH GRILL | 202 | EXISTING WINDOW AND DOOR OPENINGS TO BE CLOSED AND STUCCO'D TO MATCH | | | | | |
| PERGOLA NEW COUNTER WITH CRILL | 203 | | | | | | |
| NEW COUNTER WITH GRILL | | | | | | | |
| 200 | <u>204</u>) | | | | | | |

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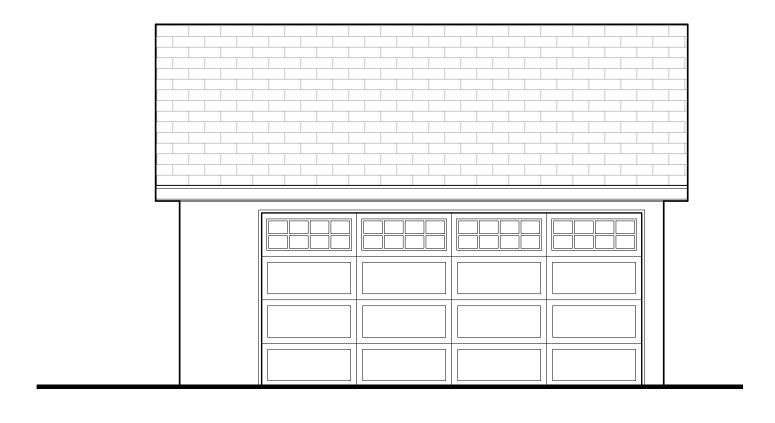
Exterior Elevations - CHC -

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EXISTING - SOUTH ELEV ADU



EXISTING - EAST ELEV ADU SCALE: 1/4"=1'-0"

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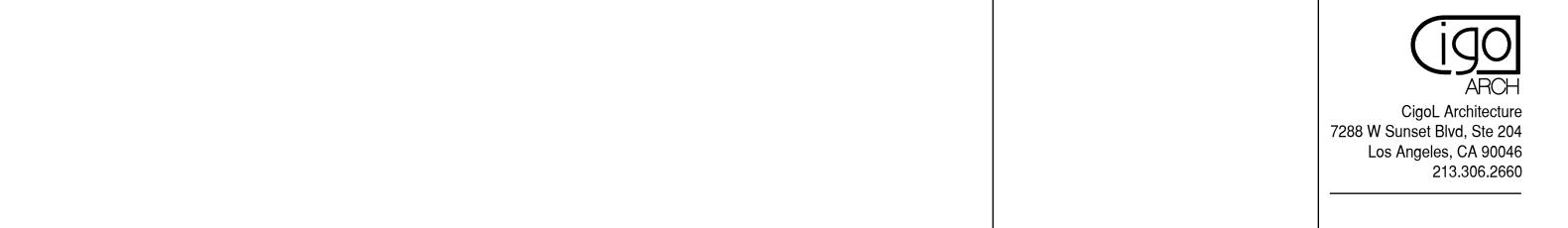
08.28.23 SOUTH PASADENA HISTORICAL REVIEW

project no. 21-03 drawing date 02.23.22 scale see detail

Exterior Elevations
- CHC -

drawing no∎

A 3.2.0



EXISTING - WEST ELEV ADU SCALE: 1/4"=1'-0"

EXISTING - NORTH ELEV ADU SCALE: 1/4"=1'-0"

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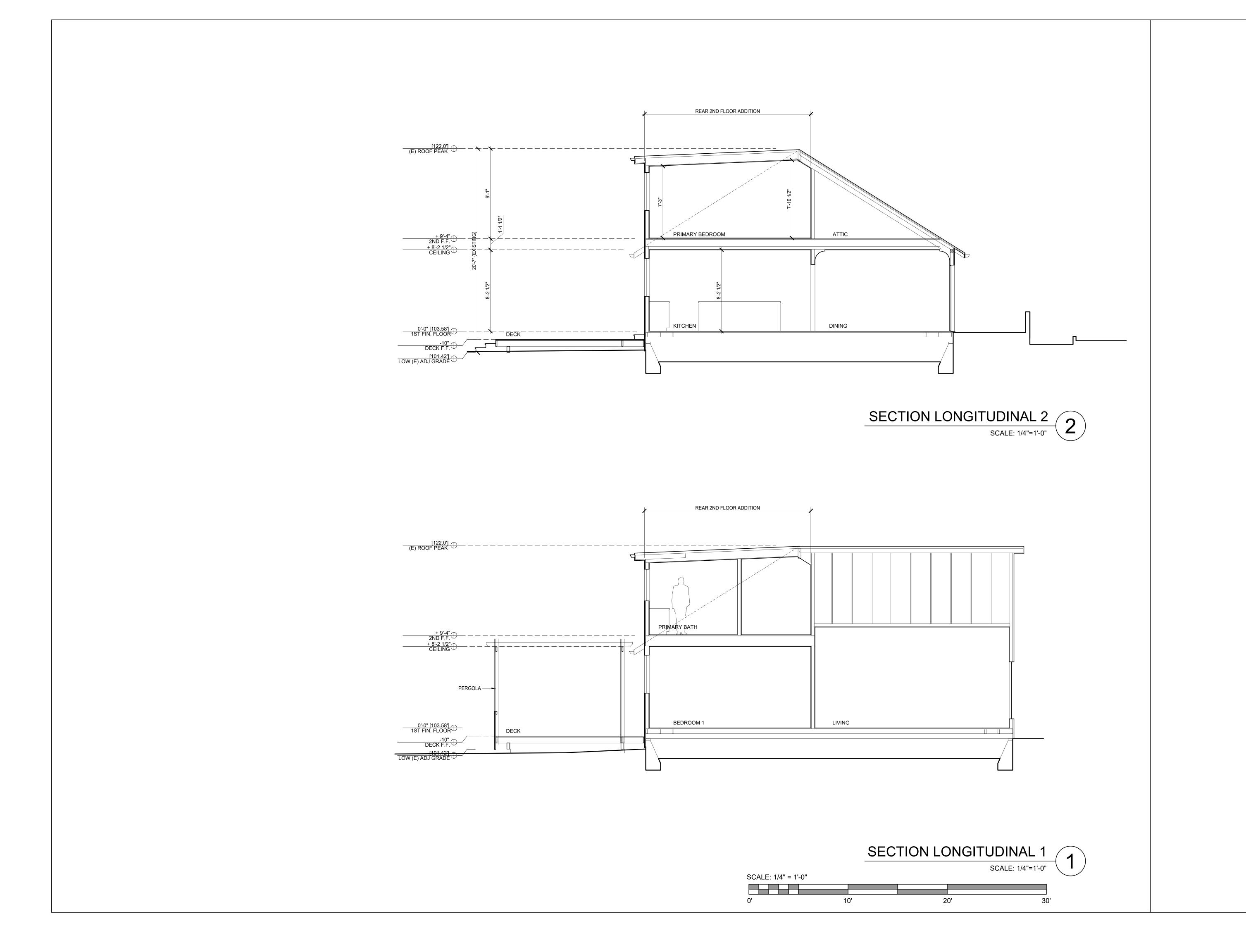
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Exterior Elevations
- CHC -

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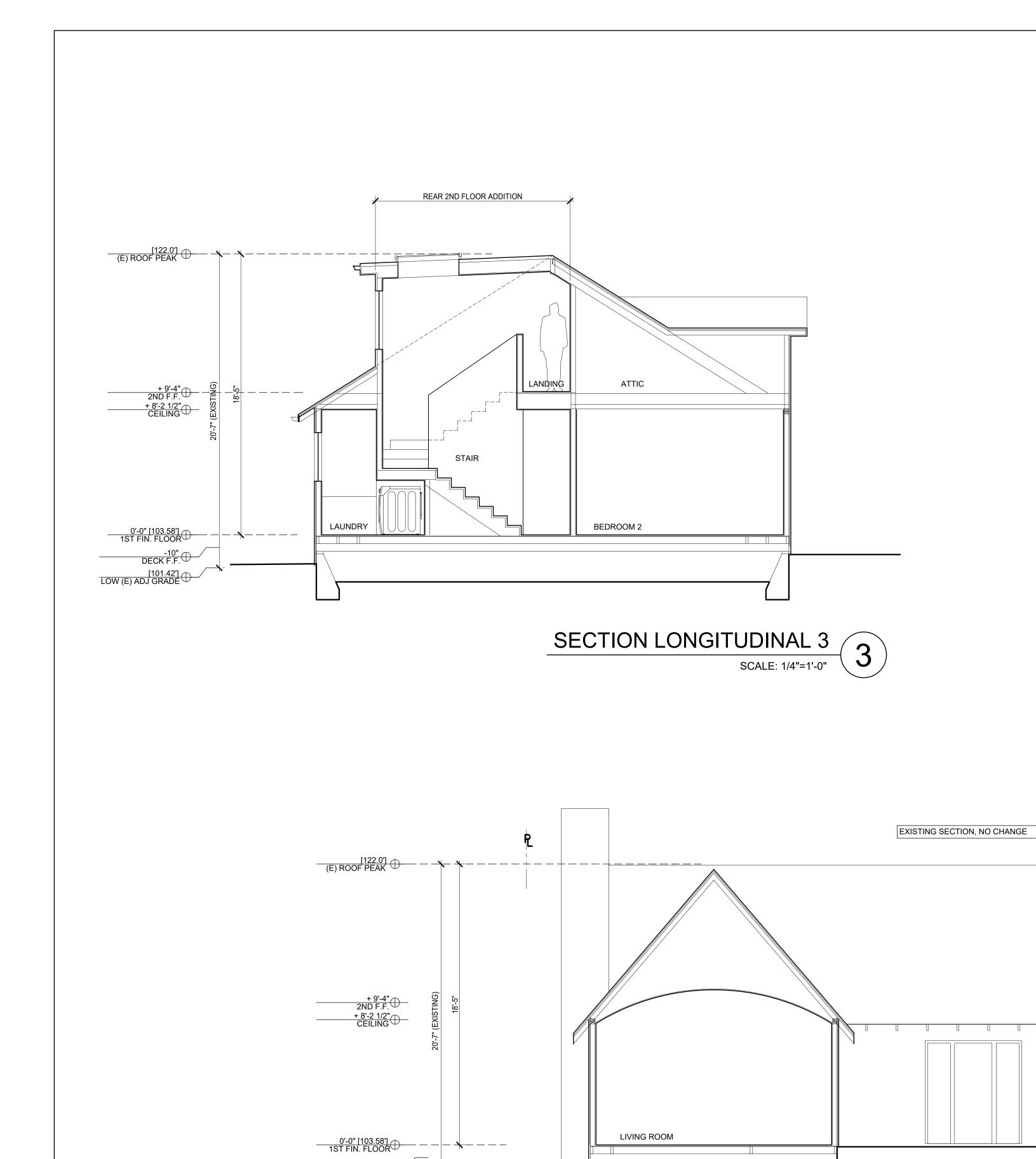
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Building Sections

drawing no .

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BEDROOM 2

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

SECTION CROSS 1

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



project

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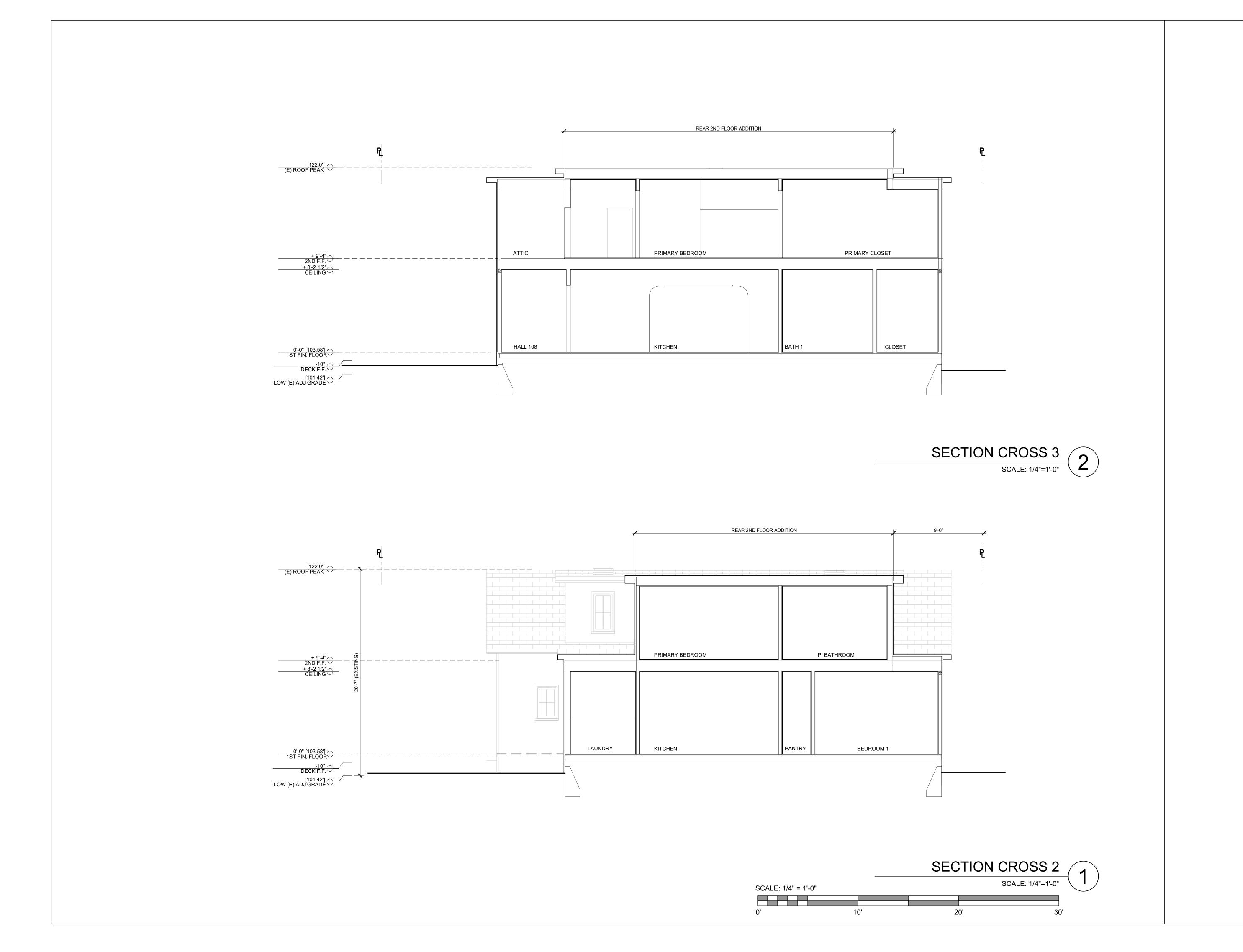
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Building Sections

drawing no.

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project no. 21-03 drawing date 00.00.00 scale see detail

Building Sections

drawing no∎

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ATTACHMENT 5

Door and Window Brochures



Ultra Series





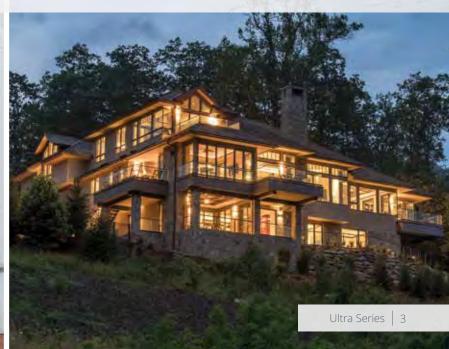
The Ultra Series

Kolbe's Ultra Series windows and doors can mimic the traditional style of wood windows and doors with a warm wood interior and intricate exterior trim details, or they can accommodate modern design needs. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles, and more.

The Ultra Series provides:

- Versatile styling, from traditional to modern architectural details
- Divided lite profiles & patterns; aesthetic & efficient glass choices
- Wood interior in familiar to exotic wood species
- Strong and durable extruded aluminum exterior
- A palette of 50+ exterior & 20 interior pre-finish choices





Residential Construction

Years of innovation at Kolbe have led to products with great design flexibility for residential construction. Whether it's renovation or new construction, we offer products that add your signature style into your home. Your design reflects not only an architectural style, but also your individualism – from colonial to contemporary, Kolbe has the products to help you express yourself.



Commercial Capabilities

Each of our windows and doors are built-to-order. Uniquely crafted to each project's specifications, Kolbe provides endless options and design solutions in configurations suitable for commercial projects. Our technical specialists can help provide support on various aspects of your commercial project.



Historical Renovation

Our reputation for producing custom-crafted windows and doors with attention to intricate details lends itself perfectly to historical renovation projects. Our products are designed to marry traditional design aesthetics with advanced technology and sustainability, and we offer many options to restore beauty to your project while maintaining historic character. In addition to providing aesthetics and efficiency, Kolbe can work with you to meet building codes and historical district requirements.



Energy Efficiency

Kolbe windows and doors are available with a wide variety of glass options to meet your energy needs in any climate. In fact, many Kolbe products meet or exceed ENERGY STAR® guidelines in most climate zones while reducing energy costs for home and business owners.





Casements

The design and performance of Ultra Series casements are the features that make these windows so popular. Most casements open from the side to a 90-degree angle, allowing for maximum ventilation. Multi-point locking levers offer a sleek, convenient way to tightly secure your windows from one locking location.

Crank-Out Casements | Crank-Out XL Casements | Push-Out & Push-Out EP Casements | French Casements | Picture & Transom Units | Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units





Push-Out Casement

Kolbe's push-out casements have a uniquely simple operation – just unlock a handle to push open or pull closed. Combining ease-of-operation with authentic style, push-out casements offer old-world aesthetics with enhanced energy efficiency.



Push-Out Casement Standard Features

- ▶ 1-3/4" thick sash
- Overall jamb width is 4-9/16" (basic box width is 2-3/4" plus extensions)
- ► Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (meets performance requirements of AAMA 2605)
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, insulating Solar Low-E glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ► Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges (segment head and half-circle top units use tri-Euro hinges for added support)
- ▶ Heavy vinyl nailing fins with head drip caps**

NOTE: All measurements are nominal.

- *The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.
- ** Standard only on units without brickmould.

Hardware

▶ Easy-to-operate single-point or multi-point handles that pull the sash tightly to the frame when closed, with weather stripping to prevent air infiltration and further promote energy efficiency. Available in Oil-Rubbed*, Natural Brass or Satin Nickel.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.









Push-Out EP Casement

Push-out EP (Energy Performance) casement windows feature triple pane glass to provide better energy performance as well as meet ENERGY STAR® criteria for U.S. and Canadian climate zones.

Standard Features (includes push-out casement standard features on pg. 14, with the exception of the following substitutions)

- ▶ 2-1/4" thick sash
- Overall jamb width is 4-9/16" (basic box width is 3-1/4" plus extensions)
- 1-3/8" total thickness of triple pane glass with Solar Low-E and Solar Gain Low-E coatings

Push-Out and Push-Out EP Casement Options

Glass (pg. 200)

- Solar Gain Low-E
- Solar Advanced Control Low-E
- Solar Control Low-E
- ThermaPlus™ Low-E
- Neat®
- Triple pane
- Patterned-, bronze-, or gray-lite
- Tempered or laminated
- Other options standard to the industry

Divided Lites (pg. 201)

- Performance divided lites with 5/8" 7/8" 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- Grilles-in-the-airspace

Insect Screens

- Retractable insect screen with BetterVue® or UltraVue® fiberglass mesh and a beveled or square wood cover (pg. 204) (not available for segment head and half-circle top casements)
- Swinging insect screen with BetterVue® or UltraVue® fiberglass mesh and wood frame

NOTE: All measurements are nominal.

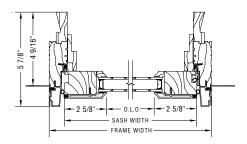
Other Options (not all options are available on all casement types; custom options are also available)

- French push-out casements
- Other wood species and FSC®-certified wood (pg. 198)
- Interior prefinishing (pg. 198)
- Interior casing
- Ovolo or square profile glazing beads and interior divided lite bars (pg. 201)
- Prep for stool
- Extruded aluminum accessories applied to accessory grooves on the exterior frame (pgs. 206-212)
- Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- Galvanized steel installation clips

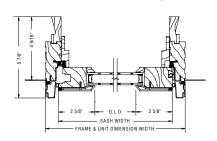
Casements | Cross Section Drawings

Push-Out Casements

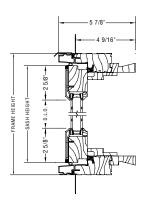
Horizontal Section – single-point lock



Horizontal Section – multi-point lock

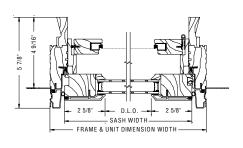


Vertical Section

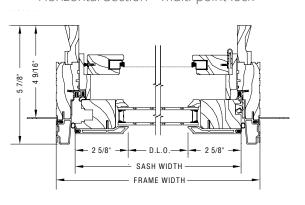


Push-Out Casements | Swinging Screen

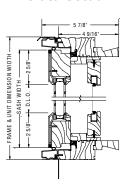
Horizontal Section – single-point lock



Horizontal Section - multi-point lock

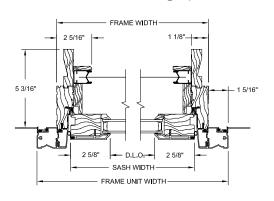


Vertical Section

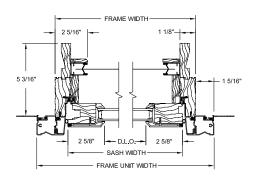


Push-Out Casements | Retractable Screen

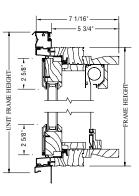
Horizontal Section - single-point lock



Horizontal Section – multi-point lock



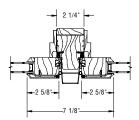
Vertical Section



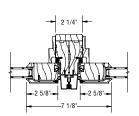
NOTE: Drawings are not to scale. Brickmould is shown factory-applied. Brickmould may be shipped loose for field application. Some units are shown with optional drip cap or nailing fin. For Ultra accessory or application drawings, see pgs. 206-212. Additional and the most current drawings are available at www.kolbewindows.com

Push-Out Casements

Standard Mullion

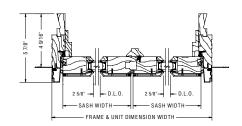


Narrow Mullion

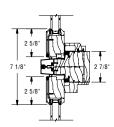


French Push-Out Casements

Horizontal Section

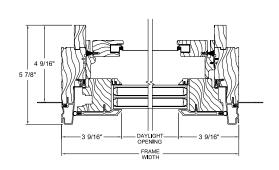


Transom Stacked Over Push-Out Casements

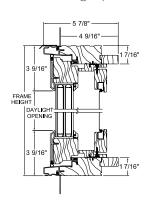


Push-Out EP Casements | Swinging Screen

Horizontal Section – multi-point lock

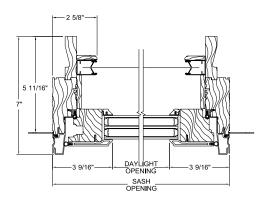


Vertical Section multi- or single-point lock

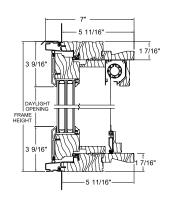


Push-Out EP Casements | Retractable Screen

Horizontal Section – multi-point lock



Vertical Section multi- or single-point lock



NOTE: Drawings are not to scale. Brickmould is shown factory-applied. Brickmould may be shipped loose for field application. Some units are shown with optional drip cap or nailing fin. For Ultra accessory or application drawings, see pgs. 206-212. Additional and the most current drawings are available



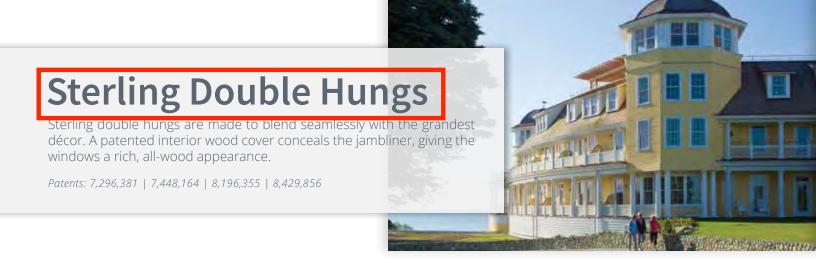
Double Hungs

Quality details adorn the classic design of Ultra Series double hungs. Both Traditional and Sterling double hung sash can be removed from the inside of the home for easy cleaning. Choose options such as divided lites or triple pane glass to enhance style or performance. Or, replace older windows with an easy-to-install, energy-efficient pocket double hung.

Sterling Double Hungs | XL Sterling Double Hungs | Majesta® Double Hungs | Traditional Double Hungs | Pocket Double Hungs | Cottage Style & Reverse Cottage Style Units | Studio & Transom Units | Picture Combination Units | Bay Units | Segment Head & Half-Circle Top Units | Single Units







Sterling Double Hung Standard Features

- ▶ 1-3/4" thick sash
- Overall jamb width is 4-9/16" (basic box width is 4-9/16")
- ▶ Frame thickness is 3/4" at side jambs and head
- ▶ Sill thickness is 1-3/16"; slope is 14°
- ► Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (meets performance requirements of AAMA 2605)
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, insulating Solar Low-E glass

NOTE: All measurements are nominal.

* Standard only on units without brickmould.

- ▶ Glazed to the interior with beveled wood glazing beads
- Wood interior head parting stop
- ▶ Clay-colored heavy duty Signature sash lock
- ► Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Concealed balance system
- Patented wood wrapped jambliner closure on the interior (unless interior is prefinished white or primed, then jambliner will be white) and extruded aluminum jambliner closure on the exterior hide balance system
- ▶ Heavy vinyl nailing fins with head drip caps*
- Pine-veneered head and seat boards; unique narrow mullions and cable support system on bay units

Hardware

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

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

Signature Sash Lock (shown in Antique Nickel) 70 | Kolbe Windows & Doors







Sterling Double Hung Options

Glass (pg. 200)

- Solar Gain Low-E
- Solar Advanced Control Low-E
- Solar Control Low-E
- ThermaPlus™ Low-E
- Neat®
- Triple pane
- Patterned-, bronze-, or gray-lite
- Tempered or laminated
- Other options standard to the industry

Divided Lites (pg. 201)

- Performance divided lites with 5/8" 7/8" 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars
- Grilles-in-the-airspace

Insect Screens

- Full or half insect screen with aluminum frame and options for BetterVue® or UltraVue® fiberglass mesh or aluminum mesh; frame will match the exterior color of the unit
- Retractable insect screen kit with beveled or square COVer (pg. 204)

NOTE: All measurements are nominal.

Other Options (custom options are also available)

- ▶ Other wood species and FSC®-certified wood (pg. 198)
- Interior prefinishing (pg. 198)
- Interior casing
- Ovolo or square profile glazing beads and interior divided lite bars (pg. 201)
- Prep for stool
- Class 5 balances available for commercial specifications or larger units
- Extruded aluminum accessories applied to accessory grooves on the exterior frame (pgs. 206-212)
- Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- Segment head, cottage style segment head, half-circle top, and cottage style half-circle top units
- Factory-installed Window Opening Control Device (WOCĎ) (pg. 203)
- Sash limiters for safety
- Galvanized steel installation clips
- High performance or impact performance modifications (pg. 205)

A wood wrapped jambliner closure on the interior (shown) and an extruded aluminum jambliner closure on the exterior hide the PVC jambliners.



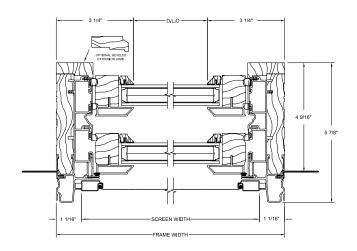




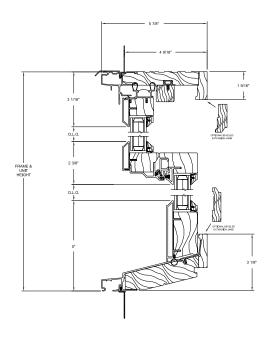
Double Hungs | Cross Section Drawings

Sterling Double Hungs

Horizontal Section

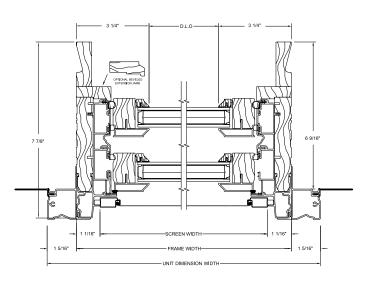


Vertical Section

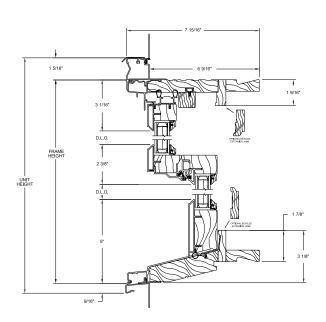


Sterling Double Hungs with 1-15/16" Brickmould & 6-9/16" Jamb

Horizontal Section



Vertical Section

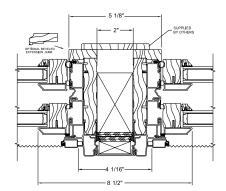


NOTE: Drawings are not to scale. Brickmould is shown factory-applied. Brickmould may be shipped loose for field application. Some units are shown with optional drip cap or nailing fin. For Ultra accessory or application drawings, see pgs. 206-212. Additional and the most current drawings are available at **www.kolbewindows.com**.

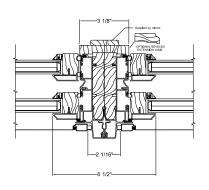
Double Hungs | Cross Section Drawings

Sterling Double Hungs | Operating

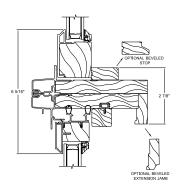
2" Spread Mullion



Mullion Details

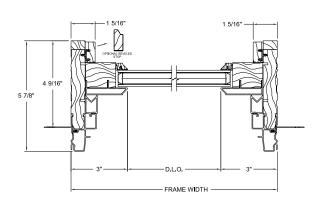


Transom Stacked Above Fixed/Operating

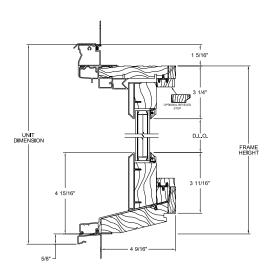


Sterling Studio Units

Horizontal Section



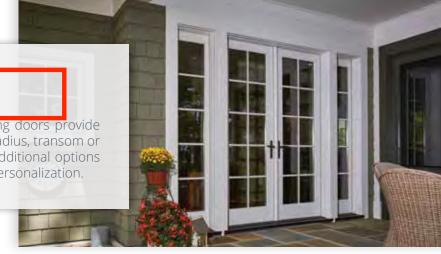
Vertical Section



NOTE: Drawings are not to scale. Brickmould is shown factory-applied. Brickmould may be shipped loose for field application. Some units are shown with optional drip cap or nailing fin. For Ultra accessory or application drawings, see pgs. 206-212. Additional and the most current drawings are available at **www.kolbewindows.com**.

Inswing Doors

Whether it's an entrance door or a patio door, inswing doors provide convenient access between spaces. A corresponding radius, transom or sidelite unit can allow even more illumination, while additional options and custom solutions provide ample opportunity for personalization.



Inswing Door Standard Features

- ▶ 1-3/4" thick panel, prehung in a 1-5/16" frame
- ▶ Overall jamb width is 4-9/16"
- ▶ Stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- ► Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- Extruded aluminum exterior finished with a 70% PVDF fluoropolymer coating (meets performance requirements of AAMA 2605)
- Accessory grooves are integral to the extruded frames for the easy addition of accessories
- ▶ Energy efficient, tempered Solar Low-E glass
- ► Glazed to the interior with beveled wood glazing beads

- ► Toronto handle set in a Bright Brass PVD[†] finish
- ▶ Stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in a Gold-painted finish
- "Ultra" sliding insect screen with BetterVue® fiberglass mesh and extruded aluminum frame
- Bronze anodized aluminum, weep sill with an oak interior threshold
- Heavy vinyl nailing fins with head drip caps*
- Raised panels and/or glass lites

NOTE: All measurements are nominal.

†PVD (Physical Vapor Deposition) finish is an application over the color which helps protect the finish from tarnishing, peeling, and cracking.

Hardware

See entire swinging door hardware selection on pgs. 154-157.



^{*} Standard only on units without brickmould.



Inswing Door Options

Hardware (pgs. 154-156)

- Toronto, München or Verona handle set in Bright Brass PVD†, Antique Brass, Satin Nickel PVD†, Antique Nickel PVD†, Oil-Rubbed**, Rustic Umber, Matte Black or Smoky Gray PVD† (pgs. 154-155)
- Dallas handle set in Bright Brass PVD[†], Satin Nickel PVD[†], Rustic Umber, Matte Black, Smoky Gray PVD[†], or Matte Black/Brushed Gold
- Baldwin handle sets in various styles; available in Bright Brass PVD[†], Satin Brass PVD[†], Antique Brass, Satin Nickel PVD[†], Brushed Chrome, Antique Nickel, Oil-Rubbed**, Rustic Umber, Matte Black or Distressed Smoky Gray (pg. 156)
- Keyed lock
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Electronic multi-point lock (available for select single-panel doors up to 8 feet high and with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)

Hinges (pg. 157)

- Adjustable 4" x 3-5/8" hinges with 5/8" radius corners in Bright Brass PVD[†], Antique Brass, Brushed Chrome PVD[†], Satin Nickel PVD[†], Silver, Antique Nickel, Smoky Gray PVD[†], Oil-Rubbed**, Rustic Umber or Matte Black
- Non-adjustable, residential 4" x 4" ball-bearing hinges with 1/4" radius corners in Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Stainless Steel, Oil-Rubbed** or Matte Black
- Non-adjustable, commercial-grade 4" x 4" ballbearing hinges with square corners in Bright Brass, Antique Brass, Stainless Steel, Oil-Rubbed**, Matte Black or Satin Nickel
- Non-adjustable, commercial-grade 4-1/2" x 4-1/2" hinges in Bright Brass, Oil-Rubbed** or Stainless Steel

Glass (pg. 200)

- Solar Gain Low-E
- Solar Advanced Control Low-E
- Solar Control Low-E
- ThermaPlus™ Low-E
- Neat®
- Triple pane[¥]
- Patterned-, bronze-, or gray-lite
- Laminated
- Other options standard to the industry

Divided Lites (pg. 201)

Performance divided lites with 5/8" 7/8" 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bars

Grilles-in-the-airspace

Insect Screens

Self-closing, swinging insect screen includes a springloaded lock, aluminum frame to match exterior color of the unit and choice of BetterVue® or UltraVue® fiberglass mesh or aluminum mesh

Sills

- Clear anodized weep sill
- Adjustable sill in Bronze or Clear anodized
- Thermal or non-thermal ADA-compliant sill

Other Options (custom options are also available)

- 2-1/4" thick panel
- 3" or 6" stiles
- 12-5/8" bottom rail
- Flat panel
- Other wood species and FSC®-certified wood (pg. 198)
- Ovolo or square profile glazing beads and interior divided lite bars (pg. 201)
- Interior prefinishing (pg. 198)
- Interior casing
- Extruded aluminum accessories applied to accessory grooves on the exterior frame (pgs. 206-212)
- Factory-applied extension jambs in a variety of sizes
- Galvanized steel installation clips



Options & Accessories

Craftsmanship and artistry are hallmarks of Kolbe products. We build innovative windows and doors with a wide array of options. But don't let the standard options limit your imagination.

At Kolbe, we love a good challenge. We welcome projects that require special wood species, custom divided lite patterns, unique shapes, custom finish colors, unusual mulling configurations – you dream it, we'll build it. Our windows and doors are built to order, which allows you to choose the options that best fit with the design and vision of your project. We offer many customizable options that blend beautifully with your home's décor.





Exterior Color Options

Mudpie

Gingersnap

Onyx

Corbeau

Cider

Papaya

Galaxy Silver

Ultra Series products are finished with a 70% PVDF fluoropolymer coating, which is the best choice for durability and resistance to chemicals, abrasion, corrosion, and weathering. It carries up to a 30-year warranty, which proves Kolbe's commitment to providing the very best. In addition to the standard colors, custom colors can be specified, as can 4 anodized aluminum finishes and 4 mica fluoropolymer finishes.

Nutmeg

Truffle

Coal Black

Sapphire

Copper

Canyon

Roma

Silverstorm

Khaki

Bronze

Midnight

Coastal Storm

Maize

Chutney

Cosmic Gray

Sahara

Rustic

Steel Gray

Anchor Gra

Green Tea L

Create Your Color

| | White | | Cloud | Ultra Pure White | | |
|-----|---------|----------|-------------------|---------------------|--|--|
| | | | | | | |
| _ | Abalone | | Alabaster | Camel | | |
| | | | | | | |
| | Beige | | Natural Cotton | Spiced Vinegar | | |
| | | | | | | |
| | Shadow | | Shale | Smokestack | | |
| | | | | | | |
| , | Slate | | Castlerock | Timberwolf | | |
| | | | | | | |
| ay | Lunar | | Emerald Isle | Mediterranean | | |
| | | | | | | |
| eaf | Basil | | Hartford Green | Mystic Ivy | | |
| | | | | | | |
| - | | pəz | Clear | Champagne | | |
| | | Anodized | Cical | Champagne | | |
| | Mica | | | | | |

Black

Dark Bronze

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability. Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on actual color samples available from your Kolbe dealer. There is a "color range" with anodized colors. That is, there is an acceptable "light" to "dark" color range that can be experienced on any job. According to AAMA 611-98 specifications, Section 8.3, the range may be up to 5 Delta E's. We can provide from our anodized vendor color samples of this color range if requested. The color range is due to numerous variables which include (but are not limited to) the shape of the parts, alloy variations and time in the anodizing process. This could mean that a sash part may appear slightly different in color than a frame part. This is/will be acceptable. Even the samples that may be provided may vary from the final product due to the variables. You must be aware of this as this will be considered acceptable.

Night Sky

Divided Lite Options

Expand the character of your home or project by adding one of our divided lite options to your windows and doors. Choose anything from a traditional, colonial-style pattern to a unique, custom design to accentuate the overall appearance of your project. Kolbe offers two types of divided lites for Ultra Series products: performance divided lites and grilles-in-the-airspace. As standard, wood bars have a beveled profile, however, an ovolo profile or a square profile is also available. Divided lite cross section drawings can be found on pg. 213.

Performance Divided Lites

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior and pine bars are adhered to the interior of the single lite of insulating glass. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 5/8" 7/8" 1-1/8", 1-3/8", 1-3/4", 2-1/4" or 4-1/2" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns, custom bar widths or no spacer bars. Some designs may have a composite material for the exterior PDL bar.





Beveled

Ovolo



Square

Grilles-in-the-Airspace

Grilles-in-the-airspace are constructed with aluminum bars sealed between two panes of insulating glass, offering the look of divided panes while reducing cleaning time. For units with 7/8" insulating glass, contoured, 3/4" wide bars are standard in White, Beige, Sand, Rustic, Hartford Green and Chutney. Optional colors are light wood and dark wood faux finishes. Two-tone contour or flat grilles are available with either light or dark wood faux finishes to the interior and White to the exterior. Also available for 7/8" insulating glass are 5/16" wide Brass and Pewter pencil bars.



Glazing Beads & Muntin Bars

As standard, glazing beads have a beveled profile, but may also be ordered with an ovolo or square profile. Matching muntin bars are available on units with performance divided lites (PDL). Units will have beveled muntin bars on the exterior, regardless of which profile is chosen for the interior (See divided lite cross section drawings on pg. 213).







Beveled

Ovolo

Square

Options & Accessories

Exterior Trim Options

Ultra Series windows and doors are standard without brickmould. For a more distinctive look, numerous different extruded aluminum trim profiles are available. Various sill nosings can also be applied with brickmould to enhance the overall appearance and to create the perfect look. Custom brickmoulds and casings are available as well; talk to your local Kolbe dealer for more information.



1-15/16" brickmould



1-5/8" brickmould



2" flat casing



2" flat casing with backband



3-1/2" profiled brickmould



3-1/2" flat casing



3-1/2" flat casing with backband



Ogee casing



Bull nose casing



Historic brickmould



Pavilion brickmould



Stucco casing



Beaded casing



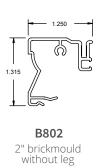
Beaded casing with backband

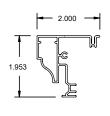


Chicago brickmould (field applied only)

Accessories

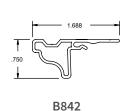
Casing



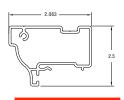


BU834

Receiver trim backband profile

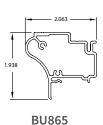


Ogee trim



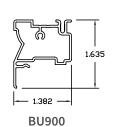
BU864

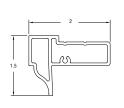
Pavilion casing





Historic trim



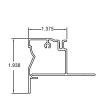


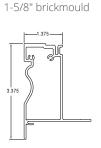
BU905

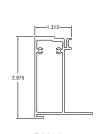
Backband

3.379

Bull nose casing







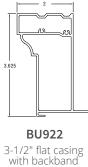
3-1/2" beaded casing 3.625

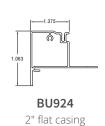
BU917

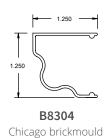


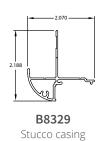
BU920 3-1/2" Brickmould with leg

BU921 3-1/2" flat casing



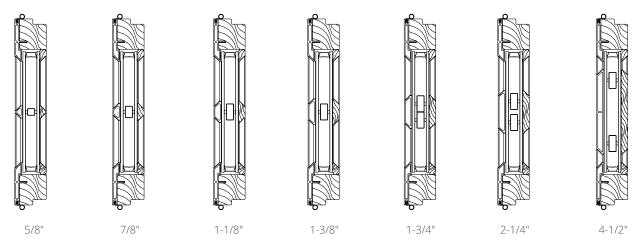




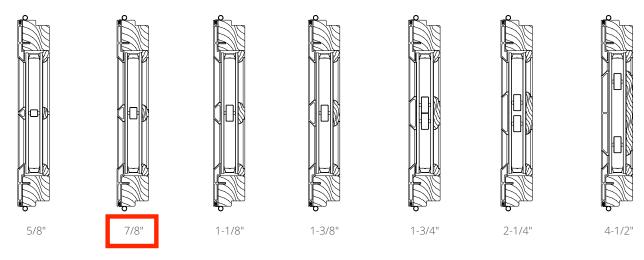


Divided Lite | Cross Section Drawings

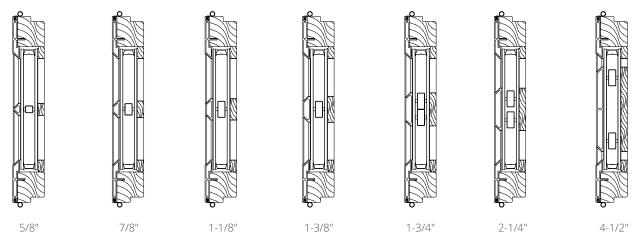
Beveled Performance Divided Lites



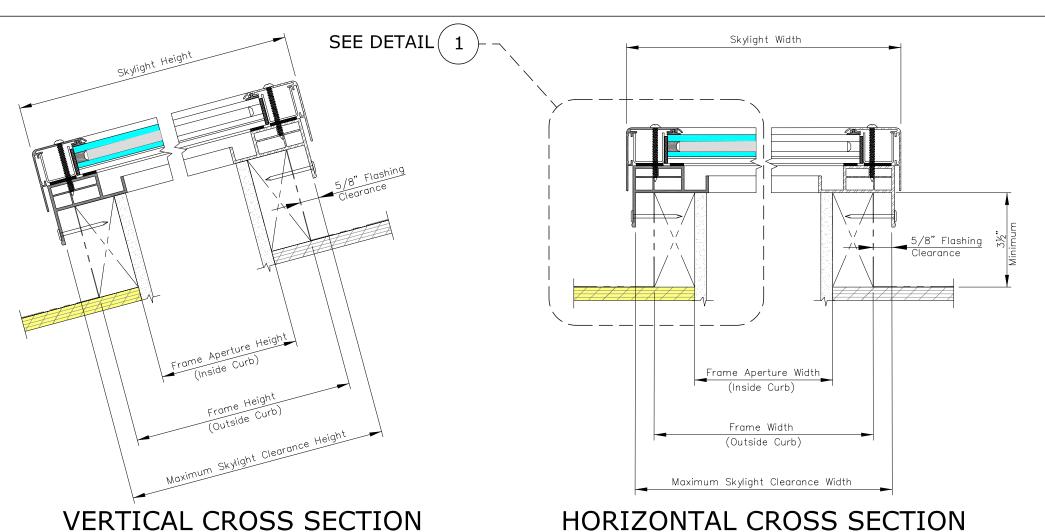
Ovolo Performance Divided Lites



Square Performance Divided Lites



NOTE: Drawings are not to scale. Additional and the most current drawings are available at www.kolbewindows.com.



1-1/16" Insulated Glazing-Retainer Gasket Retainer Screw Aluminum U Channel-Extruded Aluminum Retainer with Neutral Grey Finish Setting Block Acrylic Hi-Bond Tape-Condensation Gutter PermaTherm Vinyl Curbwith Bright White Interior with Neutral Grey Capstock Mastic compatible with Roofing Material By Installer 8d S.S. or Galv. Nails Or Equal Size Screws By Installer — Curb, Finish Interior, Flashing & Roof Decking By Others

GLAZING OPTIONS

<u>Clear:</u>

- SOLARBAN 70XL Clear Tempered/Laminated (99 100)
- 70XL Clear Tempered/Laminated with Cool Mist White (99 101)
- SOLARBAN 70XL Clear Tempered/Laminated with Arctic Snow White (99 102)
- 70XL Clear Tempered/Laminated + Energy Advantage (99 103)
- SOLARBAN 70XL Clear Tempered/Laminated with Cool Mist White + Energy Advantage (99 104)
- SOLARBAN 70XL Clear Tempered/Laminated with Arctic Snow White + Energy Advantage (99 105)

<u>Bronze:</u>

- SOLARBAN 70XL Bronze Tempered/Clear Laminated (99 106)
- SOLARBAN 70XL Bronze Tempered/Clear Laminated + Energy Advantage (99 107)

<u>Gray:</u>

- SOLARBAN 70XL Gray Tempered/Clear Laminated (99 108)
- 70XL Gray Tempered/Clear Laminated + Energy Advantage (99 109)

<u>Clear Impact:</u>

- SOLARBAN 70XL Clear Tempered/Impact Laminated (99 200)
- SOLARBAN 70XL Clear Tempered/Impact Laminated with Cool Mist White (99 201)
- SOLARBAN 70XL Clear Tempered/Impact Laminated with Arctic Snow White (99 202)
- SOLARBAN 70XL Clear Tempered/Impact Laminated + Energy Advantage (99 203)
- SOLARBAN 70XL Clear Tempered/Impact Laminated with Cool Mist White + Energy Advantage (99 204)
- SOLARBAN 70XL Clear Tempered/Impact Laminated with Arctic Snow White + Energy Advantage (99 205)

Bronze Impact:

- SOLARBAN 70XL Bronze Tempered/Clear Impact Laminated (99 206)
- SOLARBAN 70XL Bronze Tempered/Clear Impact Laminated + Energy Advantage (99 207)

Gray Impact:

- SOLARBAN 70XL Gray Tempered/Clear Impact Laminated (99 208)
- 70XL Gray Tempered/Clear Impact Laminated + Energy Advantage (99 209) SOLARBAN

PRODUCT DIMENSIONS IMPERIAL UNITS (INCHES) Daylight Skyliaht Frame Skvliaht Frame Skylight Clearance Skylight Clearance Aperture Aperture Width Height Height (Sq. Feet) Width Height GSM 4896 48 49 1/4 97 7/8 97 1/4 29.06 49 7/8 GSM 5199 51 52 1/4 **METRIC UNITS** (MILLIMETERS)

| | 1121143 31413 (21.13) | | | | | | | | |
|----------|-----------------------|----------------------------|-------------------|---|-----------------|-----------------------------|--------------------|--|----------------------------------|
| Size | Frame Width | Frame Aperture Width | Skylight Width | Maximum Skylight Clearance Width | Frame Height | Frame Aperture Height | Skylight Height | Maximum Skylight Clearance Height | Daylight Area (Sq. Meters) |
| GSM 4896 | 1219 | 1143 | 1267 | 1251 | 2438 | 2362 | 2486 | 2470 | 2.7 |
| GSM 5199 | 1295 | 1219 | 1343 | 1327 | 2515 | 2438 | 2562 | 2546 | 2.97 |

Custom Sizes: Available Upon Request

Minimum size - 17 1/2" Width or Height

Maximum size - 120" Width or Height, Width and Height cannot both be 120" Maximum area is 35 Square Feet (3.25 Square Meters)

Additional Retainer Finishes are Available Upon Request

1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com

SkyMax (GSM) Curb Mount Skylight

This drawing is an instrument of service and is provided for informational use only.

SkyMax Fixed Skylight

Fill your home with bright, natural daylight! Spanning up to 10 feet, the dramatic SkyMax skylight doubles the square footage of standard flat glass skylights – without losing thermal efficiency. The SkyMax also incorporates a condensation channel to prevent leaking, eliminating the need for weep holes. For large, single light spans, the vinyl frame is structurally reinforced with aluminum. All SkyMax have a standard polyester powder coat finish in VELUX Grey. Additional designer colors, including copper cladding are available.



FEATURES & BENEFITS

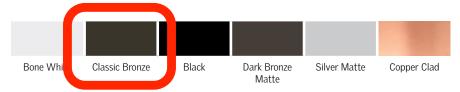
- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Covers areas up to 35 square feet 10 feet at the longest dimension

PRODUCT DETAILS

- Laminated LoĒ3 Glass: double-paned argon-gas-filled LoĒ3 glass that
 provides excellent energy performance for year round comfort. Plus, it
 includes the added safety of laminated glass, which building codes require
 for out-of-reach applications
- Outside curb dimensions recommended for measurement

OPTIONAL SKYLIGHT UPGRADES

- Available in custom sizes
- Custom glass options available
- Custom finish options:



Other custom finish colors are available.

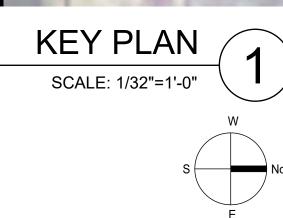
ATTACHMENT 6

Site & Neighborhood Pictures



VIEW WESTWARD ALONG PROSPECT (WITHIN 300FT OF PROJECT)





DOOZIA ADDITION
541 Prospect Ave
South Pasadena, CA 91030

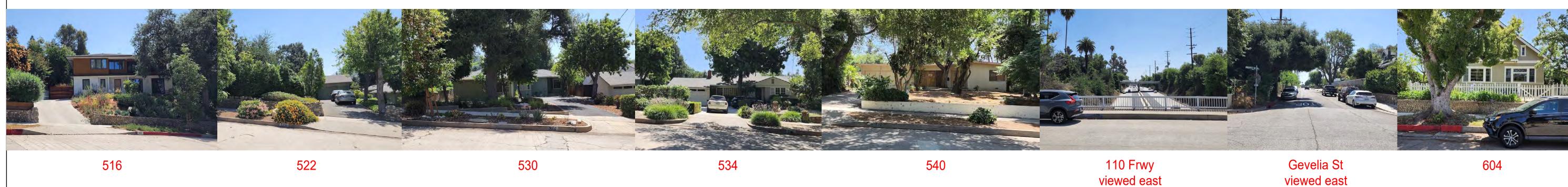
issue description 08.02.22 SOUTH PASADENA HISTORICAL REVIEW 01.24.23 SOUTH PASADENA HISTORICAL REVIEW 07.05.23 SOUTH PASADENA HISTORICAL REVIEW 08.28.23 SOUTH PASADENA HISTORICAL REVIEW

project no. 21-03 drawing date 06.12.22

Photographs of Existing Neighborhood

drawing no.

A 0.6.0



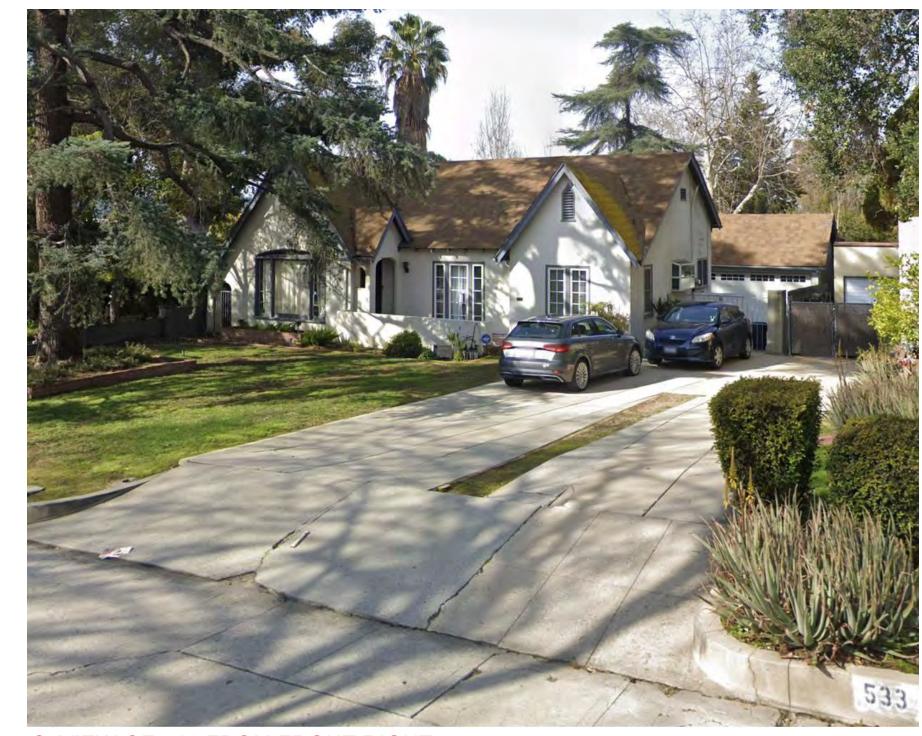
VIEW EASTWARD ALONG PROSPECT (WITHIN 300FT OF PROJECT)



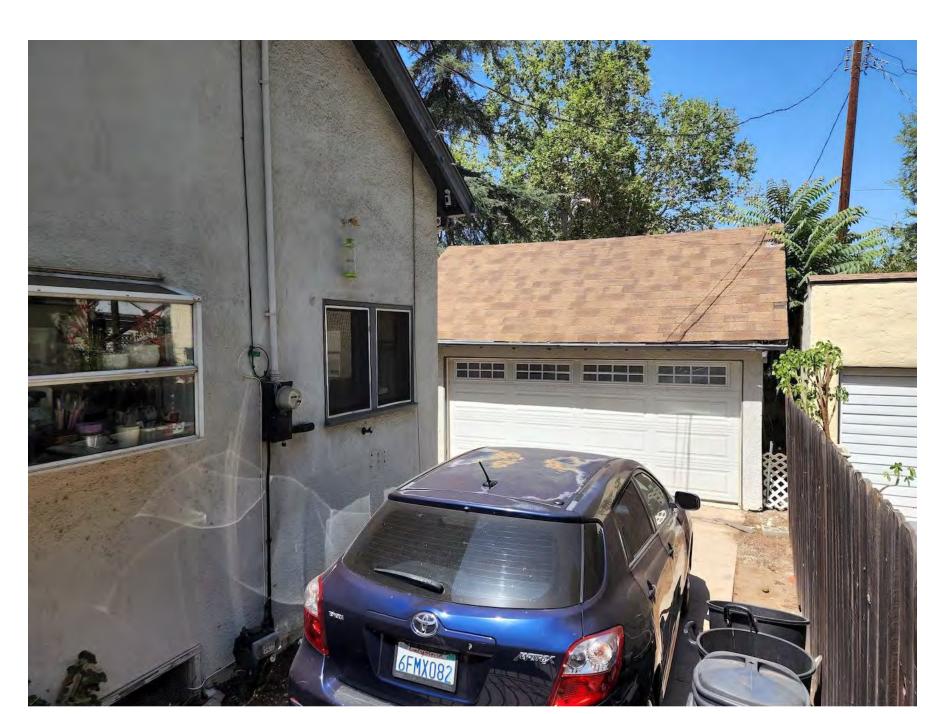




B. VIEW OF 541 FROM FRONT



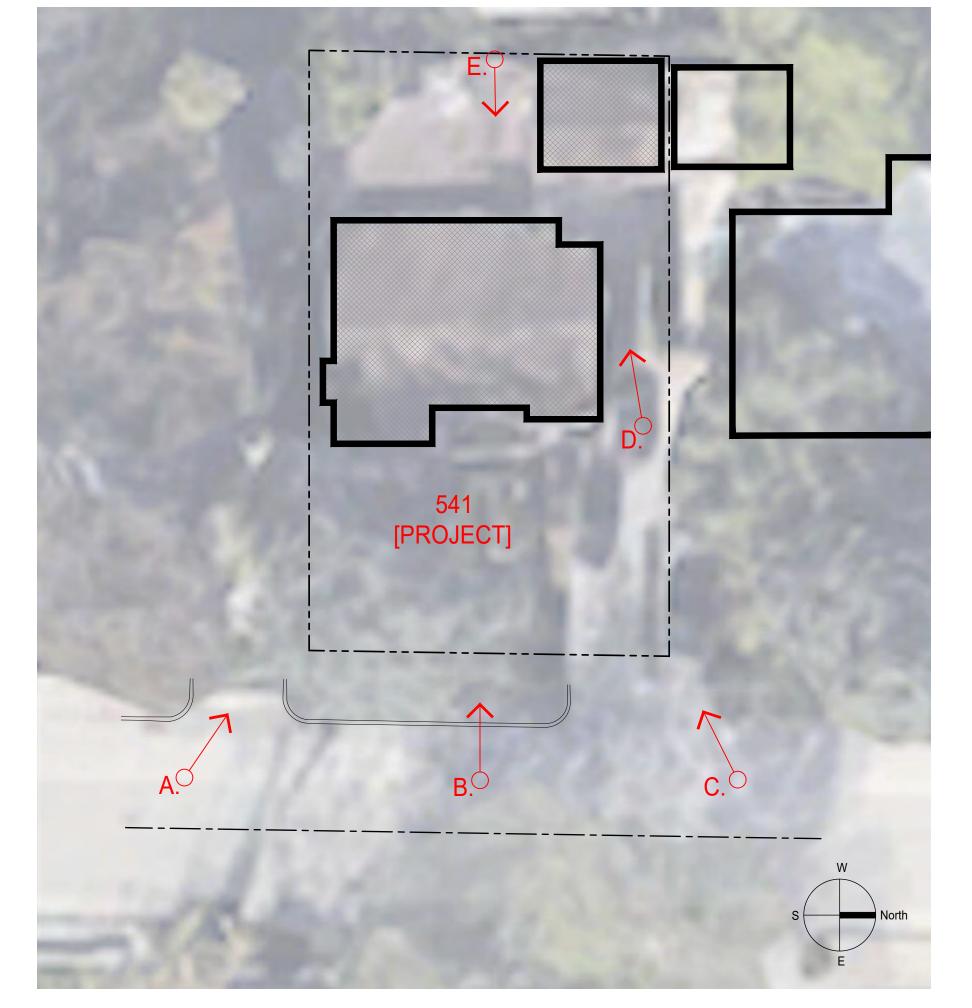
C. VIEW OF 541 FROM FRONT RIGHT



D. VIEW OF GARAGE FROM DRIVEWAY



E. VIEW OF 541 FROM REAR YARD





project

DOOZIA ADDITION

541 Prospect Ave
South Pasadena, CA 91030

issue description

08.02.22 SOUTH PASADENA
HISTORICAL REVIEW

01.24.23 SOUTH PASADENA
HISTORICAL REVIEW

07.05.23 SOUTH PASADENA
HISTORICAL REVIEW

08.28.23 SOUTH PASADENA
HISTORICAL REVIEW

project no. 21-03 drawing date 09.07.22 scale no scale

Photographs of Existing Property

drawing no∎

A 0.6.1

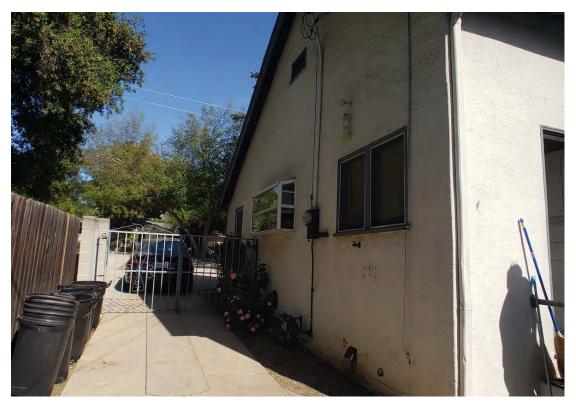
ATTACHMENT 7

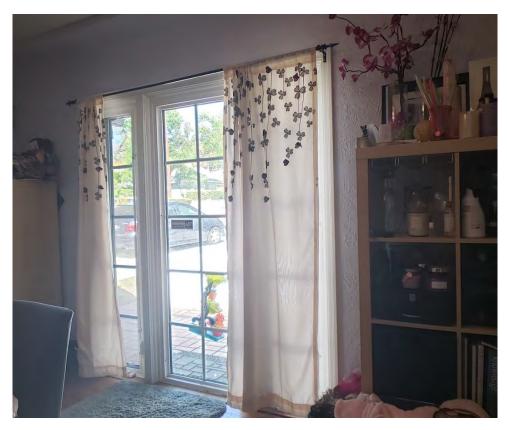
Pictures of Unpermitted Windows and Doors

Existing Unpermitted Windows and Doors Exterior and Interior

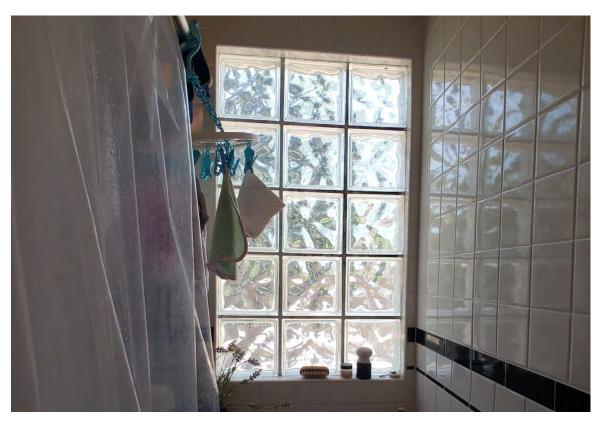
















Cultural Heritage Commission Agenda Report

ITEM NO. 7

DATE: September 21, 2023

FROM: Angelica Frausto-Lupo, Community Development Director

Matt Chang, Planning Manager

PREPARED BY: Mackenzie Goldberg, Assistant Planner

SUBJECT: Project No. 2562-NID-DRX is a request for a Notice of Intent to

Demolish a 655 square-foot single-family residence located at 827 El Centro Street (APN: 5315-019-027). 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 Categorial Exemption under Section 15061(b)(3) – Common Sense Exemption and Class 3, Section 15303 (New Construction or

Conversion of Small Structures).

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

- 1. Finding 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 structure located at 827 El Centro Street does 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 a rectangular-shaped 7,149 square-foot lot located on the southerly side of El Centro Street (see **Image 1** on the following page to view the aerial). The property is currently developed with a single-story residence constructed in 1924. Additions to the original structure were constructed on the east side, south side, and rear of the building in the 1940s. Since, the residence has undergone a number of renovations including a re-roof with modern composition shingles; exterior stucco siding;

and window replacement with aluminum and vinyl-sash units. **Image 2** below is a view of the single-family residence to be demolished.

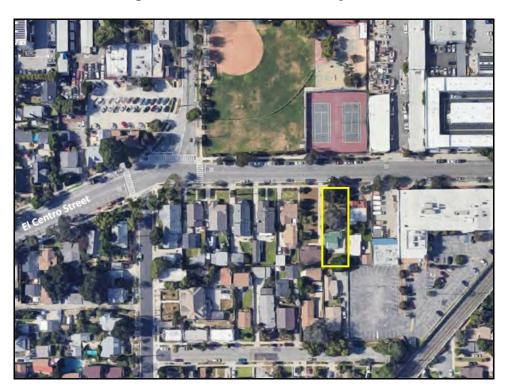


Image 1: Aerial View of the Project Site





827 El Centro Street Project No. 2562-NID-DRX

The subject site is not included in the City's Inventory of Historic Resources. In 2002, the subject property was surveyed and identified as a <u>non-contributor</u> to the 800 Block El Centro Cluster eligible district. The potential 800 Block El Centro Cluster district is comprised of seven (7) single-family bungalows built between 1900 and 1928. It is not designated at the local, state, or national level.

An associated Design Review Permit has been submitted by the applicant to construct two (2) new residences as well an accessory dwelling unit (ADU) and a two-car garage. The application will be presented to the Design Review Board at a later time, if the CHC is to approve this request.

PROJECT DESCRIPTION

The applicant is requesting a Notice of Intent to Demolish a 655-square-foot single-family residence located at 827 El Centro Street. 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 structure 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.

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. As the structure on the subject property is over 45 years and slated for demolition, an intensive-level HRE has been prepared by a City-selected historic preservation consultant, Michael Baker International, 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 does not require federal licensing, permits, or approvals; as such, the project does not qualify for the NRHP. However, 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:

Criteria A/1:

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

HRE Finding: The property at 827 El Centro Street does not have significant associations with South Pasadena's early twentieth century residential development and it is not known to have made a significant contribution to any other broad patterns of local, regional, state, or national culture and history; therefore, the property is recommended ineligible for listing under NRHP Criterion A/CRHR Criterion 1.

Criterion B/2:

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

HRE Finding: Research did not indicate that members of the Zavilla family, who lived at 827 El Centro Street for several decades, made any contributions within the context of South Pasadena's history that would warrant inclusion on either register and there is no demonstrable evidence that any other owners or occupants made significant contributions to history at the local, state, or national level; therefore, the property is recommended ineligible for listing under NRHP Criterion B/CRHR Criterion 2.

Criterion C/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 827 El Centro Street does not embody distinctive architectural characteristics, it is not exceptional for its method of construction of artistic value, and it does not represent an important work of a significant architect, builder, or craftsperson; therefore, the property is recommended ineligible for listing under NRHP Criterion C/CRHR Criterion 3.

Criterion D/4:

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

HRE Finding: The built environment of the property at 827 El Centro Street is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to

significant events, people, architectural style, or residential development; therefore, the property is recommended ineligible for listing under NRHP Criterion D/CRHR Criterion 4.

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 vernacular, single-family residential property at 827 El Centro Street does not embody interest or value as a part of the heritage of the community; therefore, the property is recommended ineligible for listing under Landmark Criterion 1.

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

HRE Finding: Research did not demonstrate that the property at 827 El Centro Street is the site of an important event that is of historic significance to the City; therefore, the property is recommended ineligible for listing under Landmark Criterion 2.

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: The property at 827 El Centro Street is not directly associated with any persons or groups who significantly contributed to culture or development at the City, state, or national level; therefore, the property is recommended ineligible for listing under Landmark criterion 3.

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

HRE Finding: As a vernacular iteration of the Craftsman style that has been substantially modified, the residence at 827 El Centro Street does not exemplify a particular architectural style or an era of history of the City. Therefore, the property is recommended ineligible for listing under Landmark Criterion 4.

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

HRE Finding: The property at 827 El Centro Street does not constitute the best remaining example of an architectural type within its neighborhood; therefore, the property is recommended ineligible for listing under Landmark Criterion 5.

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 property at 827 El Centro Street is not directly associated as an important work of a person or persons whose work has influenced the heritage of the City, the state, or the United States; therefore, the property is recommended ineligible for listing under Landmark Criterion 6.

Criterion 7:

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

HRE Finding: The vernacular residence at 827 El Centro Street, constructed of conventional materials and subsequently altered, does not embody elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship; therefore, the property is recommended ineligible for listing under Landmark Criterion 7.

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 property at 827 El Centro Street is not 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; therefore, the property is recommended ineligible for listing under Landmark Criterion 8.

Criterion 9:

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

HRE Finding: The property at 827 El Centro Street does not represent a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood; therefore, the property is recommended ineligible for listing under Landmark Criterion 9.

Criterion 10:

Its potential for yielding information or archeological interest.

HRE Finding: The property at 827 El Centro Street, having been developed and partially hardscaped since at least the 1920s, is not likely to yield information of archaeological interest; therefore, the property is recommended ineligible for listing under Landmark Criterion 10.

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 supports the existing determination that the property at 827 El Centro Street does not contribute to the 800 Block El Centro Cluster eligible district; therefore, the property is recommended ineligible for listing under Landmark Criterion 11.

HRE Report Conclusion

The HRE report for the single-family residence at 827 El Centro Street concludes that the subject property is lacking significance. As such, the property is recommended as ineligible for listing in the NRHP or CRHR and is recommended as 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. Finding the project exempt under California Environmental Quality Act (CEQA) Guidelines, Sections 15061(b)(3) and 15303.
- Staff recommends that the Cultural Heritage Commission (CHC) make a
 determination that the structure located at 827 El Centro Street does 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 structure 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 September 8, 2023, and individual property mailings to those within 300 feet of the project site mailed on September 7, 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. Preliminary Development Plans

ATTACHMENT 1

Historic Resource Evaluation Report



HISTORIC RESOURCE EVALUATION

827 El Centro Street, City of South Pasadena Los Angeles County, California

Prepared for: Mackenzie Goldberg, Assistant Planner City of South Pasadena 1414 Mission Street South Pasadena, California 91030

> Prepared by: Michelle Anderson, M.A.

> > Reviewed by: Margo Nayyar, M.A.

> > > August 2023

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Appendix A: Historical Building Permits



INTRODUCTION

1.1 SUMMARY

Michael Baker International conducted research, a built environment survey, and National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of South Pasadena Landmark (Landmark) evaluations of the property at 827 El Centro Street, South Pasadena, California. This study was completed to determine if the property is a historical resource as defined in California Environmental Quality Act (CEQA) Guidelines Section 15064.5(a). Methods, results, and recommendations are summarized herein.

1.2 PROJECT BACKGROUND

The residential building at 827 El Centro Street is proposed for demolition (Project #2562-NID-DRX). A total of 655 square feet would be demolished as part of the proposed project. The aforementioned building is older than 45 years of age and therefore is subject to Section 2.65.e.3 of the City of South Pasadena Municipal Code (SPMC), which requires evaluation prior to its demolition or removal to determine if the property is a historical resource as defined in CEQA Section 15064.5(a).

In 2002, the subject property was surveyed and identified as a non-contributor to the 800 Block El Centro Cluster eligible district (**Figure 1**). The 800 Block El Centro Cluster eligible district comprises a row of single-family bungalows located on the 800 block of El Centro Street. The seven potential contributors identified in the 2002 study (801, 805, 809, 815, 817, 821, and 835 El Centro Street) were built between 1900 and 1928 and exhibit compatible scale, setbacks, and early twentieth-century architectural styles. In 2015, the City of South Pasadena commissioned the "City of South Pasadena Historic Resources Survey," encompassing all local properties constructed through 1972. The survey was completed over three phases between 2015 and 2016 and a total of 80 historic districts were reviewed. Of the 80 historic districts, 36 eligible districts including the 800 Block El Centro Cluster were not formally reevaluated and their existing status codes were carried forward. The 800 Block El Centro Cluster eligible district is not designated at the local, state, or national level (HRG 2017).

The subject property has not previously been evaluated for individual inclusion in the NRHP or CRHR, nor has it been evaluated for individual Landmark eligibility at the local level (OHP 2023). The evaluation presented herein assesses the individual eligibility of the subject property and does not reevaluate the eligibility and contributors of the 800 Block El Centro Cluster.

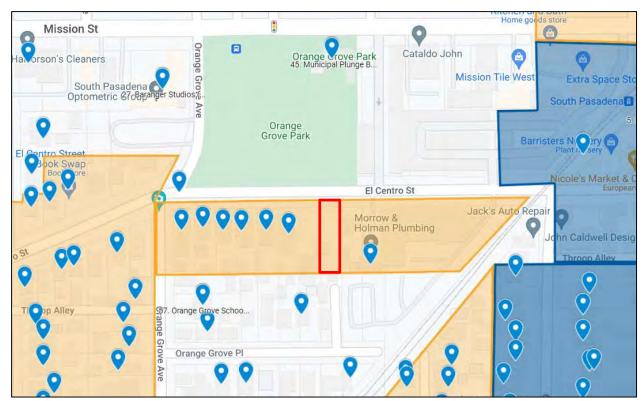


Figure 1: 827 El Centro Street, outlined in red, is located within the boundaries of the 800 Block El Centro Cluster eligible district identified in 2002. The property is a non-contributor to the eligible district (City of South Pasadena 2023).

1.3 PROJECT AREA

The project area is located at 827 El Centro Street in the City of South Pasadena, California. The extent of the project area is defined as the boundaries of Assessor's Parcel Number 5315-019-027. The parcel totals approximately 0.16 acres (Parcel Quest 2023) (Figure 2 through Figure 4).

1.4 SETTING

827 El Centro Street is mapped within the *Los Angeles, California* US Geological Survey (USGS) 7.5-minute topographic quadrangle map, Township 1 South, Range 12 West, Rancho San Pasqual, San Bernardino Base Meridian. The property is on the south side of El Centro Street between Orange Grove Avenue and Glendon Way. The property is sited opposite Orange Grove Park and is adjoined by residential properties to the east and west. The surrounding neighborhood is defined by a mix of residential and commercial uses (**Figure 2** through **Figure 4**).

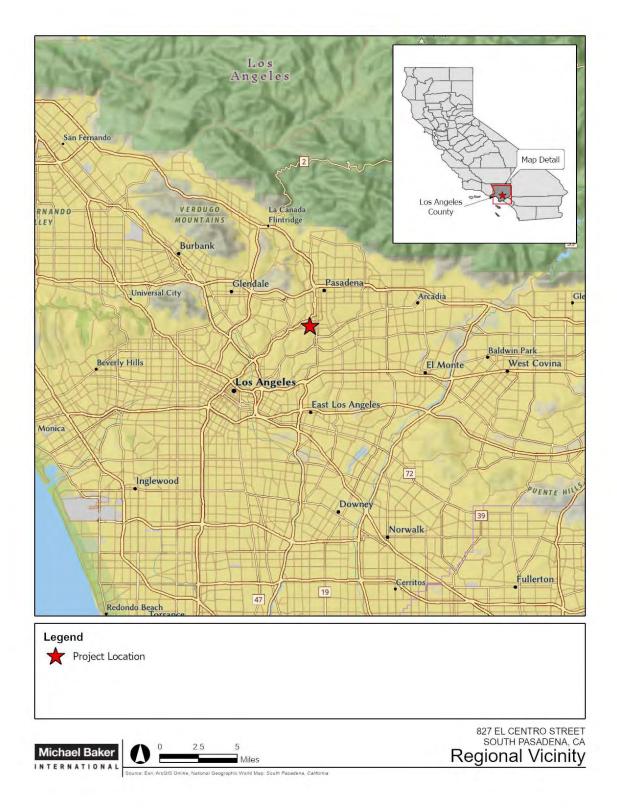


Figure 2: Regional Vicinity



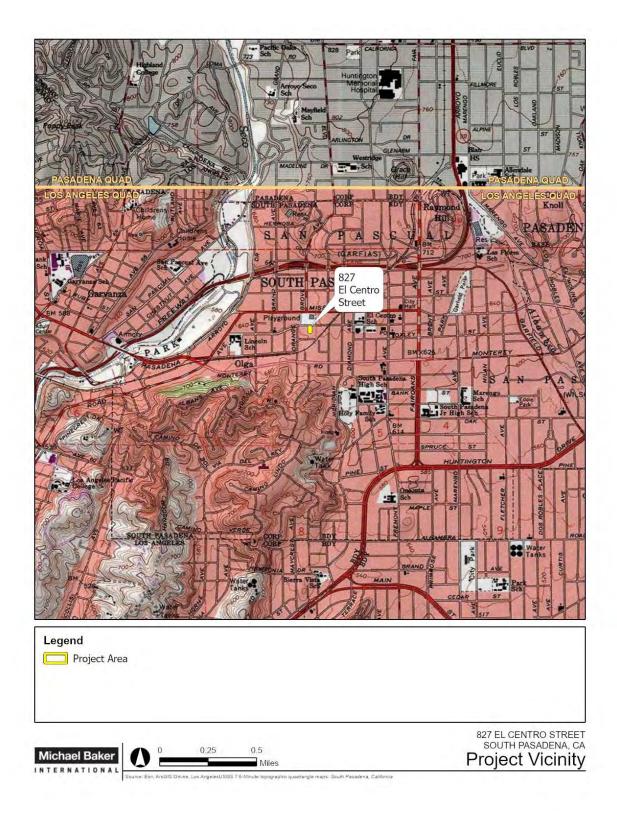


Figure 3: Project Vicinity



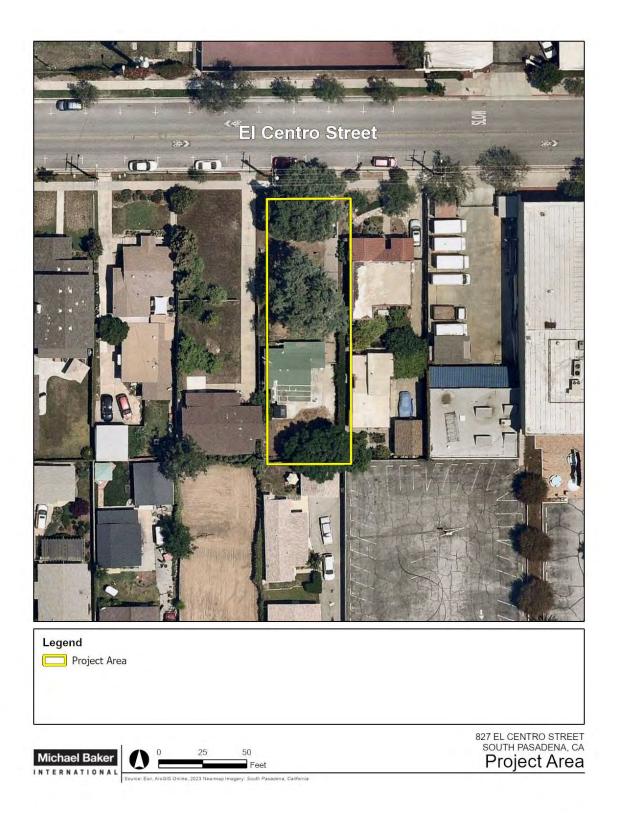


Figure 4: Project Area



2 REGULATORY FRAMEWORK

2.1 NATIONAL HISTORIC PRESERVATION ACT

The project does not require federal permitting, license, or approval; therefore, the project does not meet the definition of an undertaking in 36 Code of Federal Regulations Section 800.16(y). Nevertheless, California state cultural resources law is modeled on federal law, and resources that are eligible for listing in the NRHP are also eligible for inclusion in the CRHR. The following discussion of the NRHP is intended to guide the application of federal criteria in order to comply with state law. A historic property is defined as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the NRHP.

National Register of Historic Places

The NRHP is the official register of districts, sites, buildings, structures, and objects determined to be worth special protections due to their historic or artistic significance. The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

Criterion A: that are associated with events that have made a significant contribution to the

broad patterns of our history; or

Criterion B: that are associated with the lives of persons significant in our past; or

Criterion C: that embody the distinctive characteristics of a type, period, or method of

construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components

may lack individual distinction; or

Criterion D: that have yielded, or may be likely to yield, information important in prehistory or

history.

All resources or properties nominated for listing in the NRHP must retain integrity, which is the authenticity of a historic resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for nomination.

2.2 CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA applies to all discretionary projects undertaken or subject to approval by the state's public agencies (California Code of Regulations [CCR] Title 14[3] Section 15002[i]). CEQA conditions that it is the policy of the state of California to "take all action necessary to provide the people of this state with historic



environmental qualities and preserve for future generations examples of the major periods of California history" (Public Resources Code [PRC] Section 21001[b], [c]). Under the provisions of CEQA, "a project with an effect 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" (CCR Title 14[3] Section 15064.5[b]).

CEQA Guidelines Section 15064.5(a) defines a "historical resource" as a resource that meets one or more of the following criteria:

- Listed in, or eligible for listing in, the CRHR.
- Listed in a local register of historical resources (as defined in PRC Section 5020.1[k]).
- Identified as significant in a historical resource survey meeting PRC Section 5024.1(g) requirements.
- Determined to be a historical resource by a project's lead agency (CCR Title 14[3] Section 15064.5[a]).

A historical resource consists of "any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. ... Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing in the California Register of Historical Resources" (CCR Title 14[3] Section 15064.5[a][3]).

The CEQA planning process requires considering historical resources and unique archaeological resources (CCR Title 14[3] Section 15064.5; PRC Section 21083.2). If feasible, adverse effects to the significance of historical resources must be avoided or mitigated (CCR Title 14[3] Section 15064.5[b][4]). The significance of a historical resource is impaired when a project demolishes or materially alters adversely those physical characteristics of a historical resource that convey its historical significance and justify its eligibility for the CRHR. If there is a substantial adverse change in the significance of a historical resource, the preparation of an environmental impact report may be required (CCR Title 14[3] Section 15065[a]).

If an impact to a historical or archaeological resource is significant, CEQA requires feasible mitigation measures to minimize the impact (CCR Title 14[3] Section 15126.4[a][1]). Mitigation must lessen or eliminate the physical impact that the project will have on the resource. Generally, drawings, photographs, and/or displays do not mitigate the physical impact on the environment caused by the demolition or the destruction of a historical resource. However, CEQA (PRC Section 21002.1[b]) requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less than significant level (OHP 2001a: 9).

California Register of Historical Resources

The CRHR is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. The CRHR helps government agencies identify and evaluate California's historical resources (OHP 2001b: 1) and indicates which properties are to be protected, to the extent prudent and feasible, from substantial adverse change (PRC Section 5024.1[a]). Any resource listed in, or eligible for listing in, the CRHR is to be considered during the CEQA process (OHP 2001a: 7).



A cultural resource is evaluated under four criteria to determine its historical significance. A resource must be significant in accordance with one or more of the following criteria:

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

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

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.

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

Age

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time must have passed to allow a "scholarly perspective on the events or individuals associated with the resource." Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource (OHP 2006: 3). The California Office of Historic Preservation (OHP) recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older (OHP 1995: 2).

Period of Significance

The period of significance for a property is "the length of time when a property was associated with important events, activities, persons, or attained the characteristics which qualify it for National Register listing" (NPS 1997: 42). The period of significance begins with the date of the earliest important land use or activity that is reflected by historic characteristics tangible today. The period closes with the date when events having historical importance ended. The period of significance for an archaeological property is "the broad span of time about which the site or district is likely to provide information" (NPS 1997: 42). Archaeological properties may have more than one period of significance.

Integrity

The CRHR also requires a resource to possess integrity, which is defined as "the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association" (OHP 2006: 2).

2.3 CITY OF SOUTH PASADENA MUNICIPAL CODE

Section 2.65.b of the SPMC states that:

It is the intent of the City of South Pasadena that cultural resources will not be the subject of demolition, alteration, or relocation unless an imminent threat, as determined by the building



official pursuant to SPMC 2.66, exists.¹ Review of all applications for a certificate of appropriateness shall comply with all applicable state and federal laws and regulations, including without limitation, the California Environmental Quality Act, the National Historic Preservation Act and the National Environmental Policy Act.

The residence at 827 El Centro Street is older than 45 years of age. SPMC Section 2.65.e.3 states that a certificate of appropriateness for demolition may be required for a building or structure that is 45 years or older, and not identified as a resource. An intensive-level historic resource evaluation that follows the practices established by the OHP must be prepared prior to demolition or removal to determine if the property is a historical resource as defined in CEQA.

South Pasadena Inventory of Cultural Resources

The criteria for designating historic 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 Inventory of Cultural Resources, and the property must retain integrity of location, design, setting, materials, workmanship, feeling, and association.

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

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

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.

Criterion 4: Its exemplification of 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.

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.

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

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.

¹ SMPC Section 2.66: Certificate of appropriateness not required – conditions posing an imminent threat to life, limb, or property.



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- **Criterion 9:** Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
- **Criterion 10:** Its potential for yielding 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.



3 HISTORIC RESOURCE IDENTIFICATION METHODOLOGY

3.1 BUILT ENVIRONMENT FIELD SURVEY

An intensive-level built environment survey of the property was conducted by Michael Baker International staff on July 25, 2023. Digital photographs and notes were taken during the survey. Notes consisted of observations of exposed building elevations, architectural design, materials, and alterations.

3.2 RESEARCH

In addition to historical building permits provided by the City of South Pasadena, Michael Baker International staff reviewed primary and secondary sources for historical information about the property and the vicinity. Below is a list of sources reviewed.

Historical Maps

- Los Angeles, California, 1:62,500 topographic map (USGS 1894)
- Pasadena, California, 1:62,500 topographic map (USGS 1900)
- Altadena, California, 1:24,000 topographic map (USGS 1928)
- Los Angeles, California, 1:24,000 topographic map (USGS 1953)
- Los Angeles, California, 1:24,000 topographic map (USGS 1966a)
- Los Angeles, California, 1:24,000 topographic map (USGS 1966b)

Historical Aerial Images

- University of California, Santa Barbara Library (UCSB) Geospatial Collection (2023)
- National Environmental Title Research (NETR) (2023)

Databases

- Built Environment Resource Directory for Los Angeles County (OHP 2023)
 - The directory includes resources reviewed for eligibility for the NRHP and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs, including the NRHP, CRHR, California Historical Landmarks, and California Points of Historical Interest.
- Historic Landmarks and Districts, City of South Pasadena (City of South Pasadena 2023)
- Ancestry.com (2023)
- Newspapers.com (2023)
- Calisphere (2023)
- Internet Archive (2023)
- HathiTrust (2023)
- Pacific Coast Architecture Database (2023)

Literature

- A Visual Dictionary of Architecture (Ching 1995)
- "The Residential Architecture of Pasadena, CA, 1895-1918: Influence of the Arts and Crafts Movement" (Bricker, Winter, and Tearnen 1997)



- A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture (McAlester 2013)
- "City of South Pasadena Citywide Historic Context Statement" (HRG 2014)
- "Los Angeles Citywide Historic Context Statement; Context: Architecture and Engineering; Theme: Arts and Crafts Movement, 1895-1930; Theme: Housing for the Masses, 1880-1980; Sub-Theme: Arts and Crafts Neighborhoods, 1890-1930" (SurveyLA 2016)
- "City of South Pasadena Historic Resources Survey" (HRG 2017)



4 PROPERTY DESCRIPTION

4.1 SITE

The subject property is a rectangular parcel on the south side of El Centro Street. Site features include a concrete-paved driveway and rear patio; front and rear lawns; and a variety of mature trees. A detached garage, constructed in 1924, formerly occupied the southeast corner of the lot. The garage was demolished at an undetermined date after 1974 (City of South Pasadena 1924b; Los Angeles County Assessor 1924, 1974).

4.2 RESIDENCE

The property at 827 El Centro Street contains a single-story residence constructed in 1924 (**Photograph 1** through **Photograph 5**). Based on information recorded in historical building permits and assessment files, the dwelling likely reflected a vernacular interpretation of the Craftsman architectural style when it was originally constructed. At present, the house has an irregular footprint set atop a concrete foundation. The original floor plan was a simple rectangular arrangement. Additions were constructed on the east side and rear, south side of the building during the 1940s. The roof consists of low-pitch gable elements with wide, overhanging eaves. The roof is sheathed in modern composition shingles. The exterior walls are coated with modern textured stucco. The original exterior cladding was wood shakes (*Pasadena Post* 1924; City of South Pasadena 1924a, 1944; Los Angeles County Assessor 1924, 1930, 1944, 1971, 1974).

The main entrance on the primary, north façade is a modern hollow-core door. The entry is accessed from a non-original, partial-width covered porch. The doors and windows, throughout, have been replaced and several exterior openings have reconfigured and resized. The present window fenestration consists of aluminum and vinyl-sash units.

A modern portable storage shed is located directly south of the residence (**Photograph 6**). As it is less than 45 years of age, the storage shed is not subject to evaluation, at this time.

4.3 PHOTOGRAPHS



Photograph 1: North, primary façade of the residence at 827 El Centro Street. Camera facing south, July 25, 2023.



Photograph 2: East side of the residence at 827 El Centro Street. Camera facing west, July 25, 2023.



Photograph 3: Rear, south side of the residence at 827 El Centro Street. Camera facing north, July 25, 2023.



Photograph 4: North portion of the west side of the residence at 827 El Centro Street. Camera facing southeast, July 25, 2023.



Photograph 5: South portion of the west side of the residence at 827 El Centro Street. Camera facing northeast, July 25, 2023.



Photograph 6: Modern, portable storage shed at 827 El Centro Street. Camera facing west, July 25, 2023.



5 HISTORIC CONTEXT

5.1 BRIEF HISTORY OF THE CITY OF SOUTH PASADENA

The land that now comprises the City of South Pasadena was originally inhabited by the Hahamog'na tribe, a branch of the Tongva people, prior to colonization by the Spanish and establishment of the San Gabriel Mission in the late eighteenth century. During the nineteenth century, as permanent Euro-American settlers arrived en masse, the area became known for its agricultural production, with citrus groves and vineyards covering much of the landscape. South Pasadena took shape as a burgeoning town in the late 1800s as the completion of regional railroad lines spurred local commercial and residential growth. The City of South Pasadena was officially incorporated in 1888 (HRG 2014).

5.2 RESIDENTIAL DEVELOPMENT IN SOUTH PASADENA DURING THE EARLY TWENTIETH CENTURY

The population of South Pasadena doubled between 1888 and 1900. In step with this influx of residents, the early decades of the twentieth century were marked by enhancement of public infrastructure, construction of public and civic buildings, and formalization of a commercial district concentrated along Mission Street and Fair Oaks Avenue. Many of South Pasadena's distinctive residential neighborhoods also materialized and matured during this period. Existing late nineteenth-century enclaves such as Buena Vista attracted prominent residents while entirely new tracts, such as Raymond Villa and Oneonta Park, were subdivided. Most homes built during the early years of this period were influenced by prevailing Arts and Crafts architectural trends, whereas later developments embraced various Period Revival styles (HRG 2014).

The McCament Tract, where the subject property is located, was subdivided during this period. Lots measuring 47 feet by 150 feet were developed on an individual basis. The 800 block of El Centro Street was largely infilled with residences by the 1930s (**Figure 5**) (City of South Pasadena 2023; UCSB 1937).

The onset of the Great Depression hampered residential growth during the 1930s, and building efforts during World War II were by-and-large focused on supporting the war effort. Following the war, South Pasadena would experience a period of renewed expansion during the mid-twentieth century as veterans settled in the area (HRG 2014).





Figure 5: 1937 aerial photograph of the 800 block of El Centro Street with the subject property outlined in red (UCSB 1937).

5.3 SITE CONSTRUCTION HISTORY

The subject property was developed for residential use during the 1920s. A detached garage (**Figure 6**) and the extant residence (**Figure 7**) on the property were built in 1924 (**Figure 8**). The garage was demolished at an undetermined date after 1974 (City of South Pasadena 1924a, 1924b; Los Angeles County Assessor 1924, 1974).

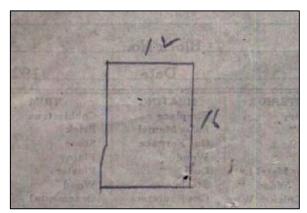


Figure 6: Original dimensions of the detached garage at 827 El Centro Street. The garage was demolished at an undetermined date after 1974 (City of South Pasadena 1924b).

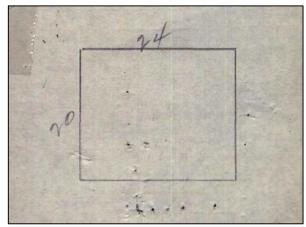


Figure 7: Original dimensions of the residence at 827 El Centro Street (City of South Pasadena 1924a).

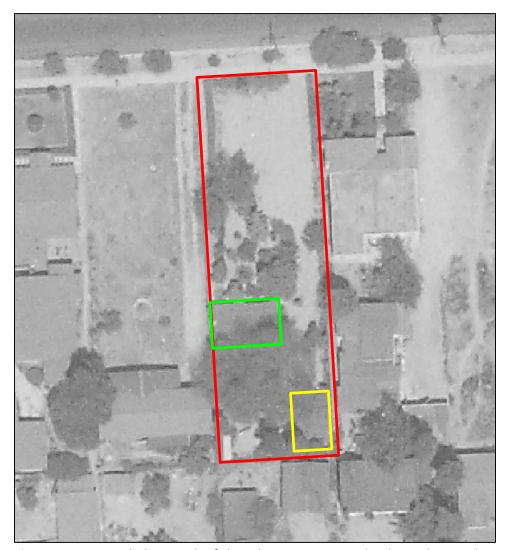


Figure 8: 1937 aerial photograph of the subject property, outlined in red. Note the locations and original footprints of the residence, outlined in green, and detached garage, outlined in yellow (UCSB 1937).

The dwelling on the property has been substantially remodeled and expanded since its initial construction. Additions on the east side and rear, south side of the building were constructed during the 1940s (**Figure 9**). Further modifications were carried out at undetermined dates after 1974, including construction of a partial-width front porch addition; application of a modern stucco coating in place of the original wood shake siding; reconfiguration and resizing of exterior openings; replacement of all doors and windows; and installation of new asphalt shingle roofing (*Pasadena Post* 1924; City of South Pasadena 1924a, 1944; Los Angeles County Assessor 1924, 1930, 1944, 1971, 1974).

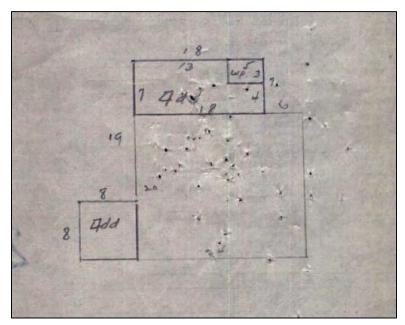


Figure 9: Dimensions of the residence at 827 El Centro Street following the construction of multiple additions during the 1940s. Other additions have since been constructed, including a partial-width front porch (City of South Pasadena 1944).

Refer to Appendix A for relevant digitized building permit records associated with the subject property.

5.4 OCCUPANT HISTORY

Records reviewed during research suggest that an individual by the name A. Gemrig owned the property when the extant residence was erected in 1924 (City of South Pasadena 1924a). However, city directories indicate that the property was vacant through the early 1930s (Kaasen Directory Company 1926; South Pasadena Directory Co. 1928, 1929; Francis A. Jones 1930, 1931).

The Zavilla family—spelled Syvilla and Cavilla in some records—occupied the premises from about 1932 through the 1970s. Charles Zavilla, his wife Annie, and his daughter Mary, in particular, resided here for several decades. Charles was noted as a cook in city directory records dating to the 1930s. Very little information was uncovered regarding the activities of Annie or Mary. Mary sold the property in 1979 (Record Publishing Company of South Pasadena 1932; South Pasadena Foothill Review 1933, 1934, 1936, 1937, 1938, 1940; South Pasadena Review 1958, 1979; California Directory Publishing Co., Inc. 1952, 1965, 1968).

Refer to the table below for a list of known occupants organized by year through 1979 based on digitized city directories available on Ancestry.com and local news sources:

| Date | Name | Source |
|------|--------|-----------------------------------|
| 1926 | Vacant | Kaasen Directory Company 1926 |
| 1928 | Vacant | South Pasadena Directory Co. 1928 |



| 1929 | Vacant | South Pasadena Directory Co. 1929 |
|------|----------------------------------|--|
| 1930 | Vacant | Francis A. Jones 1930 |
| 1931 | Vacant | Francis A. Jones 1931 |
| 1932 | A.D. Syvilla | Record Publishing Company of South Pasadena 1932 |
| 1933 | A.D. Syvilla | South Pasadena Foothill Review 1933 |
| 1934 | Charles, Annie, and Mary Cavilla | South Pasadena Foothill Review 1934 |
| 1936 | Charles and Annie Cavilla | South Pasadena Foothill Review 1936 |
| 1937 | Charles, Annie, and Mary Cavilla | South Pasadena Foothill Review 1937 |
| 1938 | Charles, Annie, and Mary Cavilla | South Pasadena Foothill Review 1938 |
| 1940 | Charles and Annie Savilla | South Pasadena Foothill Review 1940 |
| 1952 | Charles, Annie, and Mary Zavilla | California Directory Publishing Co., Inc. 1952 |
| 1958 | Annie and Mary Zavilla | South Pasadena Review 1958 |
| 1965 | Mary Zavilla | California Directory Publishing Co., Inc. 1965 |
| 1968 | Mary Zavilla | California Directory Publishing Co., Inc. 1968 |
| 1979 | Mary Zavilla | South Pasadena Review 1979 |

5.5 ARCHITECTURAL STYLE

Historical building records and visual analysis suggest that, as originally constructed, the residence at 827 El Centro Street likely reflected a vernacular iteration of the Craftsman architectural style. Brothers and business partners Charles Sumner Greene and Henry Mather Greene pioneered the Craftsman style in Southern California around the turn of the twentieth century. Influenced by the English Arts and Crafts movement of the late nineteenth century, Greene & Greene began crafting artful "bungalows" in Pasadena beginning in 1903. The designs of Greene & Greene and their contemporaries gained popularity through features in magazines such as House Beautiful, Good Housekeeping, and Architectural Record. In turn, numerous small-scale, affordable adaptations appeared in nationally circulating pattern books and mail order house catalogs. Because of its widespread popularity and the availability of ready-made kit plans, the Craftsman style became synonymous with early suburbanization and residential development in rural areas prior to the Great Depression. Identifying features of the style include low-slung, horizontal massing; low-pitch gable roofs; overhanging open eaves; exposed rafters, beams, and braces; full and partial-width covered front porches; heavy, often battered, columns and piers; and prolific use of wood, stone, stucco, and other local building materials to evoke connectivity and harmony with the natural environment. Windows, typically wood double-hung or casement sash, are commonly arranged in groups. The original composition of the residence featured some of these elements, including horizontal massing,



low-pitch gables, wide eaves, and wood shake siding. In general, however, the dwelling demonstrates a modest design scheme that has been substantially altered and added to over the course of many years. At present, the residence bears little resemblance to its original appearance (Bricker, Winter, and Tearnen 1997; McAlester 2013; HRG 2014; SurveyLA 2016).

5.6 ARCHITECT AND BUILDER

Review of historical building records and research through targeted searches on Ancestry.com, Newspapers.com, the California Digital Newspaper Collection, Internet Archive, HathiTrust, and other online databases did not reveal the original architect or builder of the residence on the subject property.

6 HISTORIC RESOURCE EVALUATIONS

6.1 NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

Criteria A/1: Research did not demonstrate that this property is significantly associated with any important events or broad patterns of history at the local, state, or national level. The subject property was developed with a vernacular, single-family residence in 1924, by which time South Pasadena's historical residential core was well established and steadily growing. Its construction was not conceived as part of a larger planned neighborhood, and it does not embody any important trends in South Pasadena's early twentieth century residential development. The property does not have significant associations with this period in South Pasadena and it is not known to have made a significant contribution to any other broad patterns of local, regional, state, or national culture and history. Therefore, the property is recommended ineligible for listing under NRHP Criterion A/CRHR Criterion 1.

Criteria B/2: Research did not demonstrate that the property is associated with any persons significant in national, state, or local history. Historical records revealed that the Zavilla family resided at this property from the early 1930s through the 1970s. Little specific information about any members of the Zavilla family was identified, and research did not indicate that they made any contributions within the context of South Pasadena's history that would warrant inclusion on either register. There is no demonstrable evidence that any other owners or occupants made significant contributions to history at the local, state, or national level. Therefore, the property is recommended ineligible for listing under NRHP Criterion B/CRHR Criterion 2.

Criteria C/3: The design of the residence at 827 El Centro Street expresses a vernacular interpretation of the Craftsman architectural style, which was widely popular in the United States during the early decades of the twentieth century. The dwelling was not designed early in the period of significance of the style or by one of the style's progenitors. The building was likely a modest example of the style at the time of its initial construction, and it has been altered to the extent that it no longer bears resemblance to its original design. Modifications include, but are not limited to, construction of multiple front, side, and rear additions; application of a modern stucco coating in place of the original wood shake siding; reconfiguration and resizing of exterior openings; replacement of all doors and windows; and installation of new asphalt shingle roofing. Architectural style notwithstanding, this simple building is not individually exceptional for its method of construction, nor does it possess high artistic value. Although neither the architect nor builder was identified during research, this building is unlikely to qualify as an important work of any master. Therefore, the property is recommended ineligible for listing under NRHP Criterion C/CRHR Criterion 3.

Criteria D/4: The built environment of the subject property is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or residential development. Therefore, the property is recommended ineligible for listing under NRHP Criterion D/CRHR Criterion 4.

Conclusion: Lacking significance, this property is recommended ineligible for listing in the NRHP or CRHR.



6.2 CITY OF SOUTH PASADENA LANDMARK

Criterion 1: This vernacular, single-family residential property, a property type ubiquitous throughout South Pasadena, does not embody interest or value as a part of the heritage of the community. Therefore, the property is recommended ineligible for listing under Landmark Criterion 1.

Criterion 2: Research did not demonstrate that this location is the site of an important event that is of historic significance to the City. Therefore, the property is recommended ineligible for listing under Landmark Criterion 2.

Criterion 3: Research did not demonstrate that the property is directly associated with any persons or groups who significantly contributed to culture or development at the City, state, or national level. Therefore, the property is recommended ineligible for listing under Landmark Criterion 3.

Criterion 4: As a vernacular iteration of the Craftsman style that has been substantially modified, the residence on the property does not exemplify a particular architectural style or an era of history of the City. Therefore, the property is recommended ineligible for listing under Landmark Criterion 4.

Criterion 5: This subject property does not constitute the best remaining example of an architectural type within its neighborhood. The surrounding neighborhood includes a variety of Craftsman and Period Revival-style buildings, and this undistinguished vernacular residence would be unlikely to qualify as the best example of an architectural type in any neighborhood. Therefore, the property is recommended ineligible for listing under Landmark Criterion 5.

Criterion 6: The subject property is not directly associated as an important work of a person or persons whose work has influenced the heritage of the City, the state, or the United States. Therefore, the property is recommended ineligible for listing under Landmark Criterion 6.

Criterion 7: This vernacular residence, constructed of conventional materials and subsequently altered over the course of several decades, does not embody elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship. Therefore, the property is recommended ineligible for listing under Landmark Criterion 7.

Criterion 8: The subject property is not 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. Therefore, the property is recommended ineligible for listing under Landmark Criterion 8.

Criterion 9: The subject property does not represent a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood. The immediate vicinity of the subject property includes a variety of building types, ages, and uses. The subject property does not stand out within the context of its geographic setting as a historical or visual anchor. Therefore, the property is recommended ineligible for listing under Landmark Criterion 9.

Criterion 10: The subject property, having been developed and partially hardscaped since at least the 1920s, is not likely to yield information of archaeological interest. Therefore, the property is recommended ineligible for listing under Landmark Criterion 10.



Historic Resource Evaluation: 827 El Centro Street, City of South Pasadena, Los Angeles County, California

Criterion 11: Although district evaluation was beyond the scope of this study, reconnaissance investigation of the surrounding neighborhood supports the existing determination that this vernacular, altered residential property does not contribute to the 800 Block El Centro Cluster eligible district. It does not share a similar scale or setback with the eligible district contributors, nor does it reflect a compatible architectural idiom. Therefore, the property is recommended ineligible for listing under Landmark Criterion 11.

Conclusion: Lacking significance, this property is recommended ineligible for listing as a Landmark at the local level.



7 FINDINGS AND RECOMMENDATIONS

The residential property at 827 El Centro Street was evaluated and recommended ineligible for individual inclusion in the NRHP and CRHR, and ineligible for individual designation as a Landmark at the local level. The property is also not a contributor to the 800 Block El Centro Cluster eligible district. No historical resources were identified within the project area, as defined by CEQA Section 15064.5(a). As such, the proposed project would not result in a substantial adverse change to historical resources pursuant to CEQA Section 15064.5(b). No further historic resource identification work is recommended within the project area.



8 PROFESSIONAL QUALIFICATIONS

This report was prepared by Michael Baker International Architectural Historian Michelle Anderson. Architectural Historian Technician Joshua Rawley conducted the field survey. Cultural Resources Department Manager Margo Nayyar conducted quality assurance review.

Michelle Anderson, M.A., is an architectural historian with more than five years of professional experience in cultural resources management. She holds a Master of Arts degree in historic preservation planning from Cornell University. She has authored and contributed to historic resource evaluation studies and planning documents for municipal, state, and federal clients in California, Nevada, Arizona, Idaho, Montana, Alaska, and New York. In her current role, Ms. Anderson prepares CEQA and National Historic Preservation Act Sections 106 and 110 compliance reports, conducts historical society and Native American consultation, and provides preservation planning staff augmentation and training services to Certified Local Governments. Outside the workplace, Ms. Anderson is active in preservation activities in her community and has served as a commissioner on the City of Davis Historical Resources Management Commission. Through her academics and experience, she meets the Secretary of the Interior's Professional Qualification Standards in history and architectural history.

Joshua Rawley, M.A., is an architectural historian technician with experience interpreting historical documentation and conducting built environment surveys in California. In addition, he volunteers with the City of Riverside and has conducted research to support its LGBTQ+ Historic Context project. He meets the Secretary of the Interior's Professional Qualification Standards for history.

Margo Nayyar, M.A., is a senior architectural historian with 13 years of cultural management experience in California, Nevada, Arizona, Texas, Idaho, Alaska, New Mexico, and Mississippi. Her experience includes built environment surveys, evaluation of historic-era resources using guidelines outlined in the NRHP/CRHR, and preparation of cultural resources technical studies pursuant to CEQA and National Historic Preservation Act Section 106, including identification studies, finding of effect documents, memorandum of agreements, programmatic agreements, and Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey mitigation documentation. She prepares cultural resources sections for CEQA environmental documents, including infill checklists, initial studies, and environmental impact reports, as well as National Environmental Policy Act environmental documents, including environmental impact statements and environmental assessments. She also specializes in municipal preservation planning, historic preservation ordinance updates, Native American consultation, and provision of Certified Local Government training to interested local governments. She develops Survey 123 and Esri Collector applications for large-scale historic resources surveys, and authors NRHP nomination packets. Ms. Nayyar meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history.

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Appendix A Historical Building Permits

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

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

1-Trench is dug. 2--Foundation is in.

Made in Duplicate

City of South Pasadena

Department of Buildings

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

South Pasadena Calif. 1924

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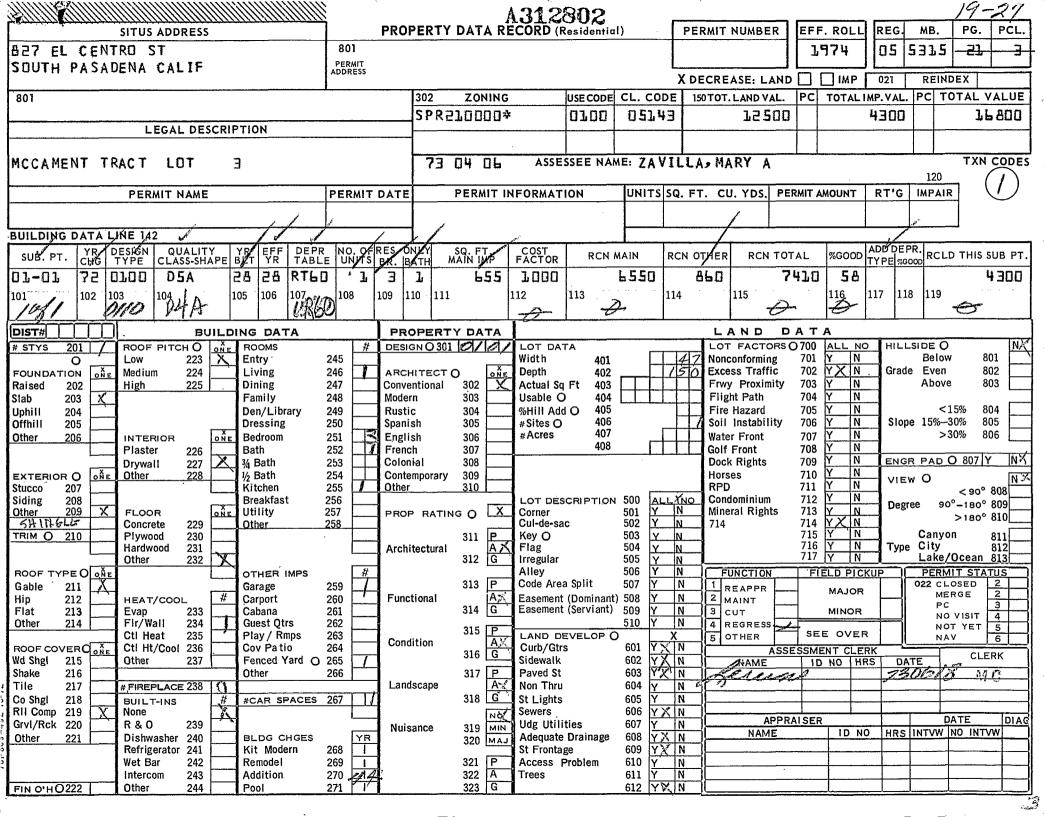
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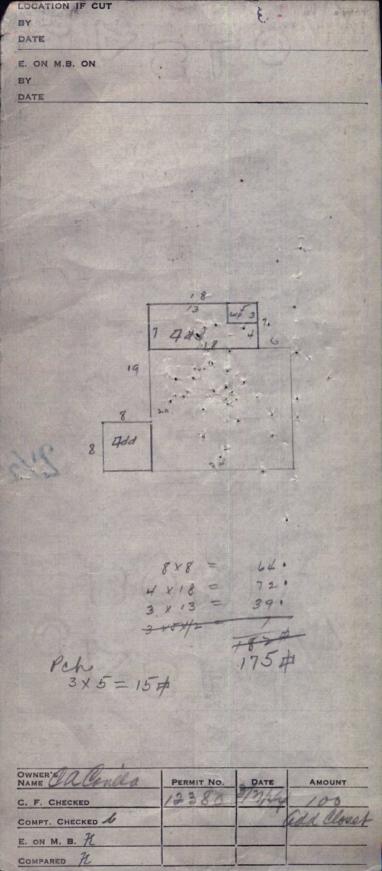


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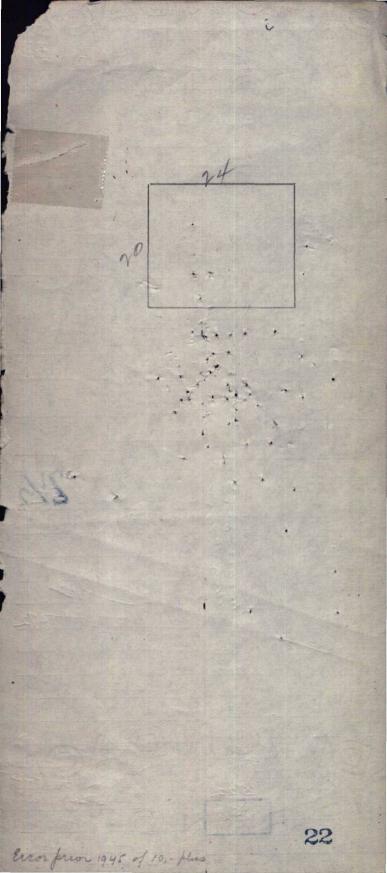
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| / COMP FAC | TORS | | TYPE TOPO U | IIL. AC | CESS STREET | SEWER | ALLEY V | VIDTH | DEPTH | AREA | | ָ טט | UNIT | SPI | | PCT | VALUE |
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| TYPE | ROOF TYPE | ENTRY | FIREPLACE | PL | UMBING FI | KTURES | ROOMS | | 1 1 | 1 1 1 | 2 | 3 TYP | TOP | OTHER | MPROVE | MENTS | QUALITY IF |
| 011 SGL. RES. | 071 GABLE | 101 INDIVIDUAL | 151 SINGLE | | 1 TUB | T | 221 ENTRY | · · · · · · · · · · · · · · · · · · · | | | | ITP | IOP | 251 GAR | | | EXCEPTIONAL +- |
| 012 APT, | 072 HIP | 102 CENTER HALL | 152 DOUBLE | 19: | 2 STALL | | 222 LIVIN | | | | | | | 252 GAR | | | 301 EXT. TRIM |
| 013 | 073 FLAT | INTERIOR | 153 FACING | 19: | 3 LAVATORY | | 223 LIVIN | G-DIN. | | | | | | | AGE SUB. | | 302 CABINETRY |
| 014 MISC. | 074 | 111 PLASTER | 154 | 19. | 4 WTR. CLOSE | ET . | 224 DININ | 1G | | | | | | 254 GAR | AGE SEMI | SUB | 303 STORAGE |
| ARCHITECTURE | 075 HI-PITCH | 112 DRY WALL | KITCHEN CABIN | IETS 19 | 5 KITCH. SINK | | 225 FAMIL | Υ | | | | | | 255 CAR | PORT | | 304 ELECTRICAL |
| 021 CONV'T'L | 076 LO-PITCH | 1113 | (TYPICAL L/F) | 196 | 6 DISHWASH. | | 226 DEN | | | | | | | 256 POC |)L | | 305 PLUMBING |
| 022 | 077 O'HANG | FLOORS | 161 PAINT | 19: | 7 WATER HTR. | | 227 BEDRO | OMS | | | | | | 257 COV | ERED PATI | 10 F | 306 GEN. FINISH |
| 030 STORIES | 078 FIN. " | 121 PLYWOOD | 162 VENEER | 199 | 8 UTILITY | | 228 DRESS | SING | | | | | | | ST HOUSE | | 307 FUNC. PLAN |
| FOUNDATION | ROOF COVER | 122 CONCRETE | 164 | 19 | 9 WETBAR | | 229 BATHS | 5 | | | | | | 259 | | | 310 SPCL. FEAT. |
| 041 RAISED | 081 SHGL. WD. | 123 HARDWOOD | 165 TILE COUNT. | 200 | 0 | | 230 BATHS | 3/4 | | | | | | UNITS B | REAKDO | WN | P.C. STATUS |
| 042 SLAB | 082 " СОМРО. | 124 VINYL | 166 FORM. CTR. | 20 | 1 TOTAL | | 231 BATHS | 5 1/2 | | | | | | 271 ·BAC | HELOR | | 321 FOUNDATION |
| 043 UP-HILL | 083 SHAKE | 125 | 167 | BA | TH FEATURE | S | 232 KITCH | EN | | | | | | 272 SING | GLE | | 322 FLOOR |
| 044 OFF-HILL | 084 TILE | HEAT & AIR COND. | BUILT-INS | 21 | 0 PULLMANS | | 233 BREAK | (FAST | | | | | | 273 l | BR. 1 BA | | 323 FRAME-ROOF |
| 045 | 085 GRAVEL | 131 FORC. AIR | 171 HOOD-FAN | 21 | 1 " AVE. L/F | | 234 UTILIT | Y | | | | | | 274 2 | BR. 1 BA. | | 324 PLASTER |
| FRAME | 086 СОМРО. | 132 PERIM. | 172 R&O. | 21 | 2 PAINT CAB. | Т | 235 LOBBY | <i>'</i> | | | | | | 275 2 | BRBA. | | 325 CABINETS |
| 051 WOOD | 087 | 133 FLR/WALL | 173 DISHWASH. | 21 | 3 VENEER CA | .в. | 236 | | | | | | | | BRBA. | | 326 TRIM |
| 052 METAL | EXTERIOR | 135 RADIANT | 174 INT. COM. | 21 | 4 | | 237 | | | | | | | | BR. 2 BA. | | TRANSACTION 022 |
| 053 MASONRY | 091 STUCCO | 136 GRAVITY | 175 | 21 | 5 COUNTER: | TILE [| 238. | | | | | | | 278 | BRBA. | | N.A.V. |
| 054 | 092 SIDING | 137 | ELEVATOR | 21 | 6 " FORM., P | | 239 | | | | | | | 279 TOT. | AL UNITS | | NOT YET |
| TRIM | 093 | 138 REFRIG. | 181 HYDRAULIC | | . APPR | AISER | ASSMT CL | K INT. | <u>-</u> | NO INT. VW. | | CLERK | | 280 NO. | | | CUT |
| 061 WOOD | VENEER: | 139 HEAT PUMP | 182 ELECTRIC | Щ | | | 120 | | | 7008,00 | <i>[</i> | | \bot | UNIT FA | CTORS | | MERGE |
| 062 BRICK | 095 L/F | 140 THRU-WALL | 183 NO. STOPS | Ш | | | <u> </u> | | | | | | | 291 中 八 | | | |
| 063 STONE | SLIDING DOORS | 141 TONS | 184 CAP. (100#) | Щ | | | | | | | $oxed{oxed}$ | <u> </u> | | 292 RCLD | | | 021 REINDEX |
| 064 | 096 L/F | 142 EVAP. C. | 185 | Ш_ | REVIE | WED | <u> </u> | | | | , | | | 293 RCLD | /中 | | 001 DELETE |

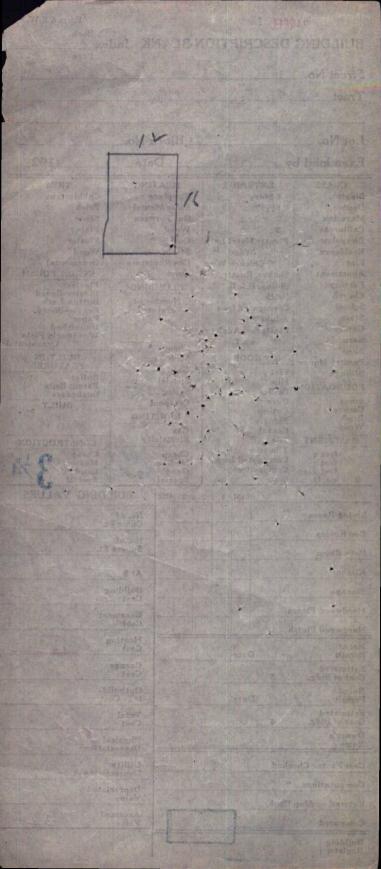
FORM 6 PARCELLS 2 Index Building Description Blank PAGI LOS ANGELES COUNT OFFICE LOT NO .. BLOCK NO ._ DATE / 0 - 5 EXAMINED BY CLASS EXTERIOR HEATING EXT. FEATURES 11/2 2 3 Story Fireplace Single Dbl. Steel Sash All Part Cop. Spouts Screens Galv. Trim-Tile, Plaster Gas Radiators Glide Siding Copies Units Gas Radiators Elec. Heaters Copies Boxed Stucco Shakes, Siding Bungalow Double Shakes, Shingle Slding Shingle Sheet Steel T&C Wide Siding Abode Knotty Pine Vertical Siding Plaster on Tile Asbestos Siding Brick Veneer Corrugated Iron Flat Galv. Iron Frame, Steel Frame, Wood Maverick Residence California Trim-Tile, Plaster
"Stone, Wood, Brk.
Cornice Boxed Blower Furnace
Floor Furnace
Wall Heators
Ventilating Sys.
Washed Air
Refrig. Air H. Dwelling Cottage INSIDE FINISH Factory Add Church School Plaster Sand, Putty Celotex Staff Plaster-Board Garage Interior Stucco
Ply-Bd. Knotty Ping
Panelled
Walls Tint, Paper
Paint
Sanitary
Unfinished PLUMBING PLUMBING STATE PROPERTY PROPER Barn Store
Store
Auto Court
Bungalow Court
Flat
Studi ROOF
Flat 1/4 1/2 2/4 3/4
Hip Monkot
Gables Dormers
Shed Cut-up
Copper Shingle
Shakes Gravel
Sheet Steel Slate
Corrugated Iron
Flat Galv-Iron
Composition
Composition
Composition
Amt. Sm., Lge.
Tile
Tile Walls
Tile Trim
Amt. Sm., Lge.
Tile Glass No. ROOF Woodworld, Plain Studio Apartment
No. Units
Area per Unit
" Room Ornamental BUILT-INS Refrigerator Gas, Ice Rerngerator
Elec., Gas, Ice
Buffet Bookcases
Patent Beds
Cedar Closets
Venetian Blinds FOUNDATION Concrete Brick Hillside Stone Cross Walls Wood Steel Joists BUILT 1942 1/4.1/3 1/2 3/4 Full Glass D'r. Wood Steel Truss Tile Pull'r Tile Pull'r BASEMENT CLASSIFIC Tile Pull'n feet x feet x feet deep sq. ft. Cheap Quality LIGHTING M'dium Good Good Special Spec'l Medium Check Sanitas| B | BUILDING VALUES Year / 75 No. of Square ft./ 1945 Living Room Bedrooms Small 10 Dressing Rm. Building 200 Bathroom Value " No Tub Basemnt Value Heating Value Kitchen 1 Garage Value Bfst. R. or N. Plank () Hdwd. Floors Outbuild-ings Value Hdwd. Doors Hdwd. Finish Total Value P. C. by Date % P.C. Val. Reviewers Value Year Depr. Depr. Value Value Spec. | Depreciated | Assessed Depr. | Value | Value Year Depr. 945 200 100 661



borm 6-E.W.H.PARCEL BUILDING DESCRIPTION Index Tract Lot No. Block No. Date Examined by 192 HEATING CLASS EXTERIOR TRIM Single Fireplace False Mantel Gas Furnace Story Tile 11/2 Cobblestone Maverick Brick Wood " Stone California Bungalow Residence Stoucco Shakes, Rustic Siding, B & B No. Plaster openings Wood Steam Dwelling Brick Brick Gas Radiators Ornamental Veneer Flat Corrugated Iron Frame, Steel Frame, Wood PLUMBING INSIDE FINISH Apartm Factory Church School Storo Garage Barn Plaster Number of Fixtures Plaster. dobe Jazz Tiffany Plaster on Adobe Canvas or Sanitas Paper Unfinished Shed ROOF House Poultry Chesp Medium Woodwork, Plain Shed Ornamental Good FOUNDATION. Flat Special Hip Gables BUILT-IN FEATURES Stone Bath Tile Walls Concrete Dormers Refrigerator Brick Cut-up Duffet Wood Shingle Patent Beds LIGHTING Gravel Tile BASEMENT Bookcases BUILT Tile-Trim Gas Ther. Electricity Corrugated Composition Iron feet feet deep ft. Slate Cheap en. Medium CONSTRUCTION Bsmt 2 3 4 Good Cheap Medium Good Special 14 Living Room R Special Bedrooms CHANGES BUILDING VALUES 9 Bathroom No. of Cubic Ft. Shower No. of Kitchen. Square Ft. Bfst. R. or Nook RE At 8 Hdwd. Floors Building Value Hdwd. Finish Basement No. of Value Date Permit Heating Estimated Cost of Bldg. Value No. of Garage Value Permit Date Estimated Cost of Bldg Outbuild-ings Value ings Owner's Name Total Value C. F. Checked 20 Physical & Depreciation Compt. Checked E. on M. B. W Depreciation Utility Lu Compared Depreciated P. C. by Value Value Assessed Value



Form 6 E.W.F PARCEL Book BUILDING DESCRIP Index Lot No. Block No. Examined by Date HEATING EXTERIOR Single 1 Story Fireplace Cobblestone Double 11/2 " False Mantel Brick Maverick Gas Furnace Stone California Wood Plain Bungalow Coal Plaster Metal Lath Plaster Residence Wood Steam Wood " Chicken Wire Gas Radiators Ornamental Apartment INSIDE FINISH Shakes, Rustic Factory Plaster Plaster-Board Button-Lath Beaver-Board Siding, B&B PLUMBING Church Brick Number of School Corrugated Iron Fixtures Beaver Paper Unfinished Woodwork, Plain "Ornamental Store Adobe . Plaster on Adobe Garage Barn on Tile Cheap Shed BUILT-IN FEATURES ROOF Medium Poultry House Flat Good & Storage Buffet Hip Special Patent Beds Bookcases FOUNDATION Gables Sewer Dormers Cesspool BUILT Concrets Brick Wood Cut-up LIGHTING Shingle Gravel Tile . Tile-trim Electricity BASEMENT CONSTRUCTION Cheap Medium Cheap Medium Corrugated Iron. feet x feet deep Composition Good Good Slate Special Special cu. ft. BUILDING VALUES Attic Bsmt Living Room No. of Cubic Ft. **Bed Rooms** No. of Square Ft. Bath Room Kitchen At \$ Building Storage Cost Hardwood Floors Basement Cost Hardwood Finish Heating No. of Permit Cost Date Garage Estimated Cost of Bldg. Outbuild-ings Cost Permit 42 Estimated Cost of Bldg. Total Cost Owner's Name Physical Depreciation Utility Depreciation Cost Factor Checked Computations Depreciated Value Entered on Map Book Assessed Value Compared Building | Register



Summary of Findings

NRHP and CRHR Criteria

Criteria A/1:

Is associated with events that have made a significant contribution to the broad pattern of history and cultural heritage.

HRE Finding: The property at 827 El Centro Street does not have significant associations with South Pasadena's early twentieth century residential development and it is not known to have made a significant contribution to any other broad patterns of local, regional, state, or national culture and history; therefore, the property is recommended ineligible for listing under NRHP Criterion A/CRHR Criterion 1.

Criteria B/2:

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

HRE Finding: Research did not indicate that members of the Zavilla family, who lived at 827 El Centro Street for several decades, made any contributions within the context of South Pasadena's history that would warrant inclusion on either register and there is no demonstrable evidence that any other owners or occupants made significant contributions to history at the local, state, or national level; therefore, the property is recommended ineligible for listing under NRHP Criterion B/CRHR Criterion 2.

Criteria C/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 827 El Centro Street does not embody distinctive architectural characteristics, it is not exceptional for its method of construction or artistic value, and it does not represent an important work of a significant architect, builder, or craftsperson; therefore, the property is recommended ineligible for listing under NRHP Criterion C/CRHR Criterion 3.

Criteria D/4:

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

HRE Finding: The built environment of the property at 827 El Centro Street is not likely to yield valuable information which will contribute to our understanding of human history because the property is not and never was the principal source of important information pertaining to significant events, people, architectural style, or residential development; therefore, the property is recommended ineligible for listing under NRHP Criterion D/CRHR Criterion 4.

City of South Pasadena Landmark Designation Criteria

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

HRE Finding: The vernacular, single-family residential property at 827 El Centro Street does not embody interest or value as a part of the heritage of the community; therefore, the property is recommended ineligible for listing under Landmark Criterion 1.

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

HRE Finding: Research did not demonstrate that the property at 827 El Centro Street is the site of an important event that is of historic significance to the City; therefore, the property is recommended ineligible for listing under Landmark Criterion 2.

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: The property at 827 El Centro Street is not directly associated with any persons or groups who significantly contributed to culture or development at the City, state, or national level; therefore, the property is recommended ineligible for listing under Landmark Criterion 3.

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

HRE Finding: As a vernacular iteration of the Craftsman style that has been substantially modified, the residence at 827 El Centro Street does not exemplify a particular architectural style or an era of history of the City. Therefore, the property is recommended ineligible for listing under Landmark Criterion 4.

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

HRE Finding: The property at 827 El Centro Street does not constitute the best remaining example of an architectural type within its neighborhood; therefore, the property is recommended ineligible for listing under Landmark Criterion 5.

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 property at 827 El Centro Street is not directly associated as an important work of a person or persons whose work has influenced the heritage of the City, the state, or the United States;

therefore, the property is recommended ineligible for listing under

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

Landmark Criterion 6.

HRE Finding: The vernacular residence at 827 El Centro Street, constructed of conventional materials and subsequently altered, does not embody elements of outstanding attention to architectural design, engineering, detail, materials, or craftsmanship; therefore, the property is recommended ineligible for listing under Landmark Criterion 7.

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 property at 827 El Centro Street is not 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; therefore, the property is recommended ineligible for listing under Landmark Criterion 8.

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

HRE Finding: The property at 827 El Centro Street does not represent a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood; therefore, the property is recommended ineligible for listing under Landmark Criterion 9.

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

HRE Finding: The property at 827 El Centro Street, having been developed and partially hardscaped since at least the 1920s, is not likely to yield information of archaeological interest; therefore, the property is recommended ineligible for listing under Landmark Criterion 10.

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 supports the existing determination that the property at 827 El Centro Street does not contribute to the 800 Block El Centro Cluster eligible district; therefore, the property is recommended ineligible for listing under Landmark Criterion 11.

ATTACHMENT 2

Preliminary Development Plans

Area Analysis for City Zone: RM

AS PER TABLE 2-3 OF SECTION 36.220.040 OF THE SOUTH PASADENA MUNICIPAL CODE:

NEW FRONT HOUSE: 703 SQUARE FEET + 606 SQUARE FEET

NEW ADU/GARAGE: O SQUARE FEET + 441 SQUARE FEET

NEW BACK HOUSE: 888 SQUARE FEET + 666 SQUARE FEET

NEW TOTAL FLOOR AREA: 3,304 SQUARE FEET

LOT SIZE: 7,050 SQUARE FEET

3,304 (FLOOR AREA)/7,050 (LOT SIZE) = 0.4686 = 47% FAR 0.5 (50%) ALLOWED

NEW FRONT HOUSE ARCHITECTURAL COVERAGE: 805 SQUARE FEET

NEW ADU/GARAGE ARCHITECTURAL COVERAGE: 509 SQUARE FEET

NEW BACK HOUSE ARCHITECTURAL COVERAGE: 888 SQUARE FEET

NEW TOTAL ARCHITECTURAL COVERAGE: 2,202 SQUARE FEET

2,202 (ARCH. COVERAGE)/7,050 (LOT SIZE) = 0.3123 = 31% LOT COVERAGE 50% ALLOWED

SITE SETBACKS TABLE 2-3 UNDER SECTION 36.220.040 F. OF THE S. PAS. CODE:

FRONT REAR

SIDES $4'8\frac{1}{2}$ " (10% LOT WIDTH, 4' MIN) BETWEEN STRUCTURES 10'

DRIVEWAY WIDTH (ITEM C.1. UNDER SECTION 36.310.090 F. OF THE S. PAS. CODE):

MIN 8' PROPOSED 8'

PARKING SPACES (ITEM H UNDER SECTION 36.310.040 F. OF THE S. PAS. CODE)

IIN 0 PROPOSED 4

LEGEND

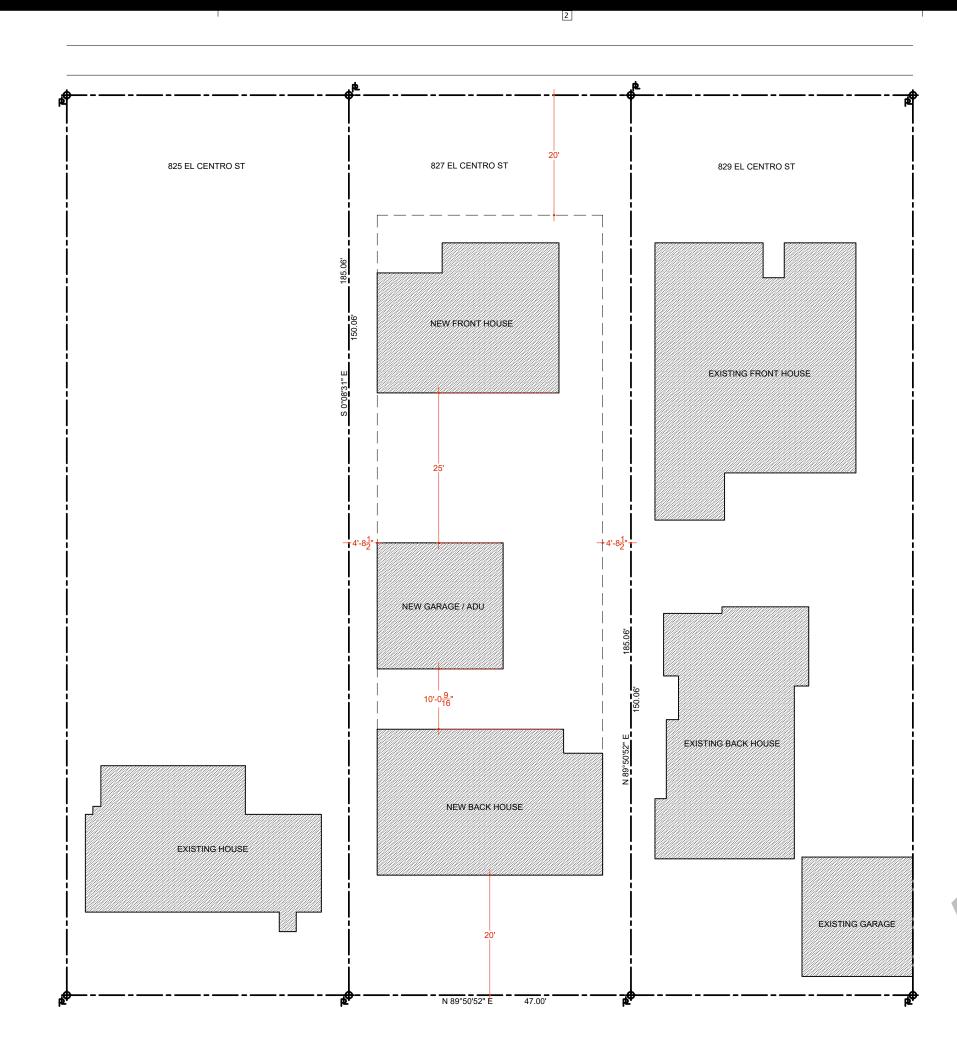
CONCRETE PAVING

DECOMPOSED GRANITE

PERMEABLE PAVING

BRICK

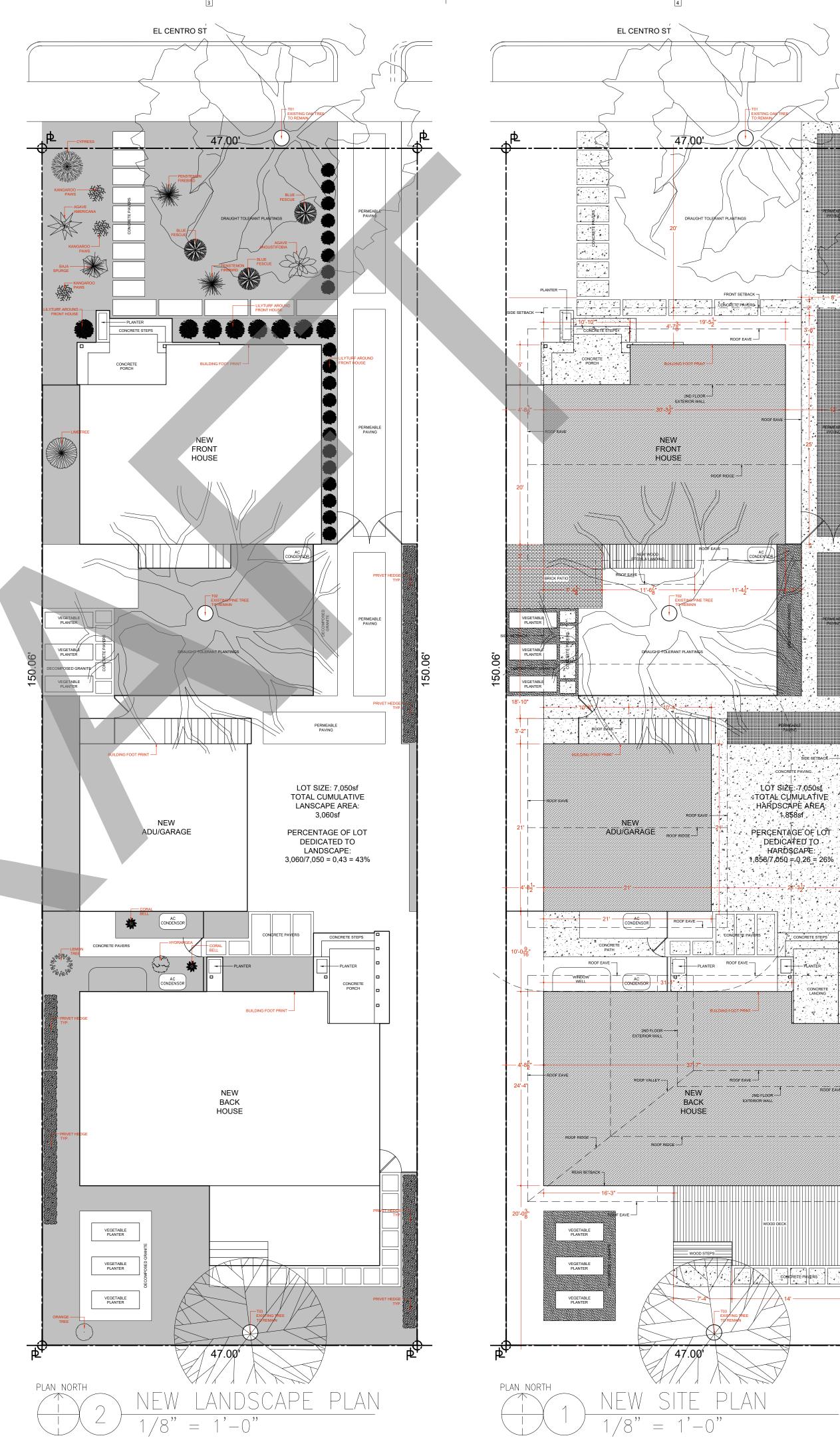
NEW FULL HEIGHT WALL



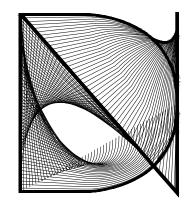


| SYMBOL | LOCATION | BOTANIC NAME | COMMON NAME | CONDITION |
|---|--|----------------------------|--------------------|-----------|
| | FRONT GARDEN | CUPRESSUS | CYPRESS | NEW |
| | FRONT GARDEN | ANIGOZANTHOS | KANGAROO PAWS | NEW |
| | FRONT GARDEN | AGAVE AMERICANA | AGAVE AMERICANA | NEW |
| | AROUND FRONT HOUSE (NORTH AND EAST) | LIRIOPE | LILYTURF | NEW |
| | FRONT GARDEN | PENSTEMON SCHOENHOLZERI | PENSTEMON FIREBIRD | NEW |
| | FRONT GARDEN | FESTUCA GLAUCA | BLUE FESCUE | NEW |
| | FRONT GARDEN | AGAVE ANGUSTIFOBIA | AGAVE ANGUSTIFOBIA | NEW |
| | FRONT GARDEN | EUPHORBIA XANTI | BAJA SPURGE | NEW |
| | GARDEN BETWEEN GARAGE AND BACK HOUSE | HEUCHERA | CORAL BELL | NEW |
| | GARDEN BETWEEN GARAGE AND BACK HOUSE | HYDRANGEA | HYDRANGEA | NEW |
| 200 000 000 000 000 000 000 000 000 000 | SIDE | CITRUS LIMON | LEMON TREE | NEW |
| | REAR GARDEN | CITRUS SINENSIS | ORANGE TREE | NEW |
| | LOT BORDERS (EAST, SOUTH, WEST) | LIGUSTRUM OVALIFOLIUM | PRIVET HEDGE | NEW |





NORHEIM DESIGN



4535 Homer St. Los Angeles CA 90031 Telephone: (626) 215-2664 e-mail: neielnorheim@gmail.com

Project Title:

NEW CONSTRUCTION

KATE GIBSON & BRAD STEELE

827 EL CENTRO SOUTH PASADENA CA 91030

Date:

03/29/2023

Approval:

Project No: ND000
CAD Dwg. File: ND000
Drawn By: NLN
Checked By: NLN

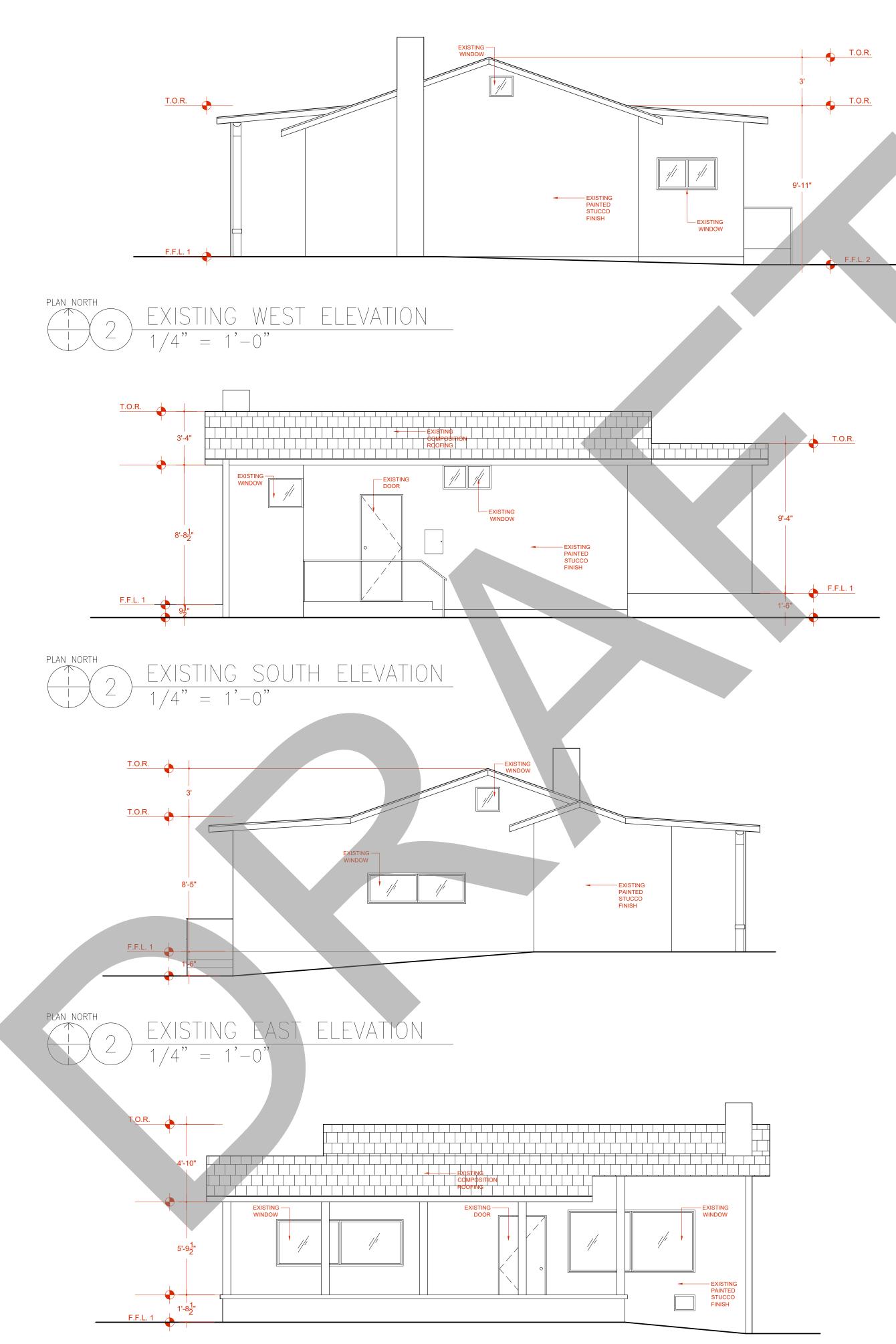
Sheet Title:

NEW SITE PLAN

Sheet Number:

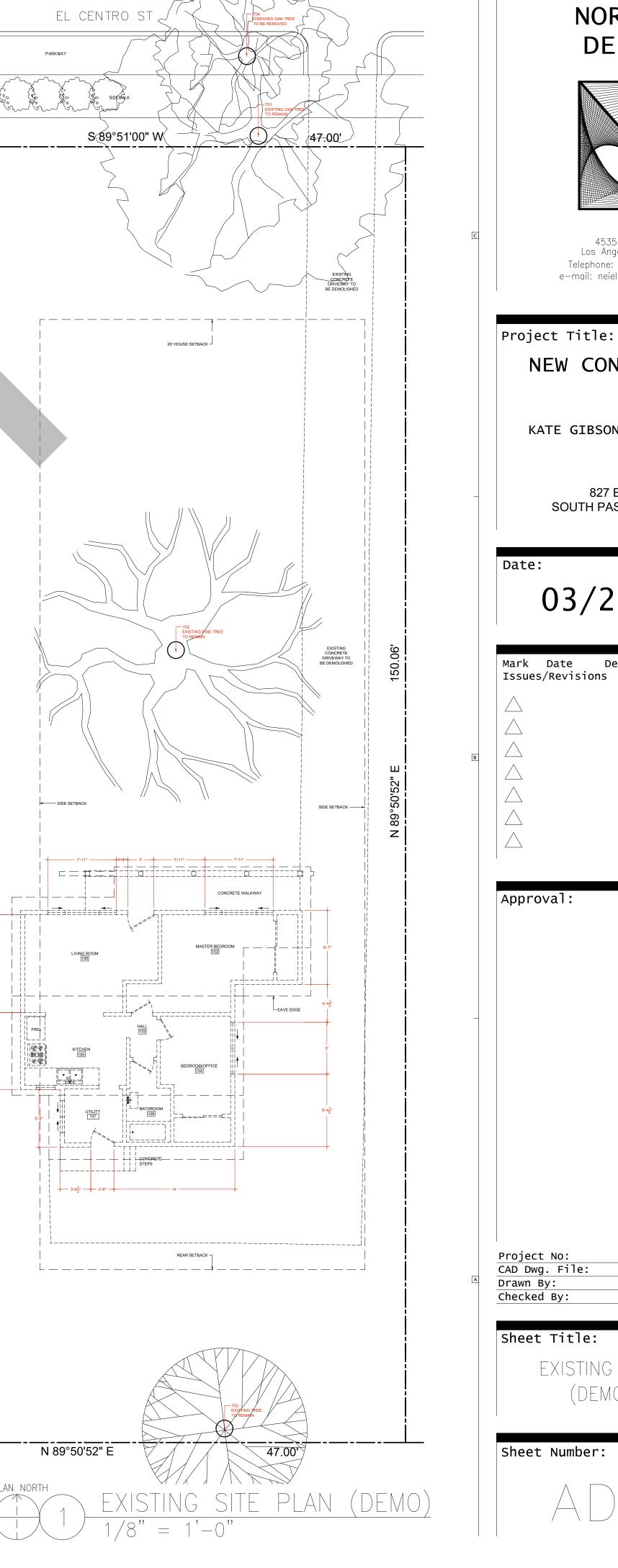
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| SYMBOL | LOCATION | CALIPER DIAMETER | BOTANIC NAME | COMMON NAME | CONDITION |
|--------|------------|------------------|------------------|-----------------|-----------------------------|
| | LOT FRONT | 24" | QUERCUS | T01 - OAK TREE | EXISTING (TO REMAIN) |
| | LOT CENTER | 24" | PINUS SYLVESTRIS | T02 - PINE TREE | EXISTING (TO REMAIN) |
| | LOT BACK | 20" | UNKNOWN | T03 - UNKNOWN | EXISTING (TO REMAIN) |
| | PARKWAY | 24" | QUERCUS | T04 - OAK TREE | DISEASED (TO BE REMOVED) |

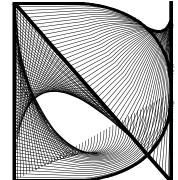


LEGEND

┌──┐ | | TO BE DEMOLISHED └──┘



NORHEIM DESIGN



4535 Homer St. Los Angeles CA 90031 Telephone: (626) 215-2664 e-mail: neielnorheim@gmail.com

NEW CONSTRUCTION

KATE GIBSON & BRAD STEELE

827 EL CENTRO SOUTH PASADENA CA 91030

03/29/2023

Mark Date Description Issues/Revisions

ND000 ND000 NLN NLN

EXISTING SITE PLAN (DEMOLITION)







House 1 West Elevation





House 1 South Elevation

House 1 North Elevation

House 1 East Elevation