

CITY OF SOUTH PASADENA CULTURAL HERITAGE COMMISSION

AGENDA REGULAR MEETING THURSDAY, SEPTEMBER 19, 2024 AT 6:30 P.M.

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

South Pasadena Cultural Heritage Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena Cultural Heritage Commission Meeting will be conducted 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 Conrado Lopez

ROLL CALL: Chair Conrado Lopez

Vice-Chair Kristin Morrish
Commissioner William Cross
Commissioner Jeremy Ding
Commissioner Scott Severson

COUNCIL LIAISON: Mayor Pro Tem Jack Donovan

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

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

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

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

Option 1:

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

Option 2:

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

Option 3:

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

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

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

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

PUBLIC COMMENT

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

CONSENT CALENDAR ITEM

2. Minutes from the Regular Meeting of July 18, 2024

PUBLIC HEARING

3. 1725 Bank Street, Project No. COA24-0010 — A request for a Certificate of Appropriateness (COA) for a 620 square-foot first floor addition and a 738 square-foot second floor addition to an existing 2,430 sq. ft. two-story single-family dwelling at 1725 Bank Street (APN: 5320-005-018). 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.

4. 1831 Laurel Street, Project No. COA24-0011 — A request for a Certificate of Appropriateness (COA) for a 963-square-foot first floor addition, 753 second floor addition, construction of a new 233 square-foot front porch and 530 square-foot rear porch at a single-family dwelling located at 1831 Laurel Street (APN: 5320-022-005). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation).

Recommendation:

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

5. 203 Oaklawn Avenue, Project No. MIL24-0001 – The Cultural Heritage Commission (CHC) will review and make a recommendation to the City Council for a proposed Mills Act Contract application (Project No. MIL24-0001) for a residence at 203 Oaklawn Avenue (APN: 5317-014-015). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for an exemption under the CEQA Guidelines Section 15308, Class 8 (Actions by Regulatory Agencies for Protection of the Environment).

Recommendation:

Finding the project exempt from CEQA pursuant to Section 15308. Staff and the Subcommittee of the Cultural Heritage Commission recommend that the Commission make a recommendation to the City Council to enter into a Mills Act contract for 203 Oaklawn Avenue.

6. 1209 Indiana Avenue, Project No. MIL24-0002 – The Cultural Heritage Commission (CHC) will review and make a recommendation to the City Council for a proposed Mills Act Contract application (Project No. MIL24-0002) for a residence at 1209 Indiana Avenue (APN: 5314-010-061) that is a Designated Historic Landmark (#60). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15308, Class 8 (Actions by Regulatory Agencies for Protection of the Environment).

Recommendation:

Finding the project exempt from CEQA pursuant to Sections 15308. Staff and the Subcommittee of the Cultural Heritage Commission recommend that the Commission make a recommendation to the City Council to enter into a Mills Act contract for 1209 Indiana Avenue.

ADMINISTRATION

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

ADJOURNMENT

11. Adjourn to the Regular Cultural Heritage Commission meeting scheduled for October 17, 2024 at 6:30 PM.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

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

	Michael Donovan	
9/12/2024		
Date	Michael Donovan, Associate Planner	



Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: September 19, 2024

FROM: Angelica Frausto-Lupo, Community Development Director

Robert (Dean) Flores, Senior Planner

PREPARED BY: Michael Donovan, Associate Planner

SUBJECT: 203 Oaklawn Avenue – Mills Act Request (Case No. MIL24-0001)

Recommendation

Staff and the Subcommittee of the Cultural Heritage Commission recommends that the Commission make a recommendation to the City Council to enter into a Mills Act contract for 203 Oaklawn Avenue.

Background

On February 26, 2024, a letter of intent to file a Mills Act application for the property located at 203 Oaklawn Avenue was filed with the City by the Property Owner, Michael Girvigian (Attachment 1).

On April 18, 2024 a Subcommittee composed of Commissioners Scott Severson and William Cross was formed to review the submitted materials for the Mills Act request and to conduct an on-site meeting with the homeowner to inspect the condition of the property.

On May 22, 2024 the subcommittee and the homeowner participated in the virtual tour of the home.

On June 25, 2024, a formal Mills Act application was filed by the Applicant's Representative, Marina Khrustalev.

Discussion/Analysis

The subcommittee finds that the subject property qualifies for a Mills Act contract because the property is a contributor to the Oaklawn Historic District and the proposed Rehabilitation and Restoration Plan for the historic resource is appropriate and meets the criteria for a Mills Act contract as listed in South Pasadena Municipal Code Section 2.68.b.1.c.

Staff has determined that items 12 and 20 under the Proposed Scope of Work do not meet Criteria (v) because the electrical upgrades, new gravity furnace, and asbestos mitigation are

203 Oaklawn Ave Project No. MIL24-0001

found to not improve the structural integrity of the property or preserve and maintain characterdefining features specifically identified as part of the official landmark nomination; and/or preserve and maintain character-defining features of the property that were discovered subsequent to its landmark designation.

Proposed Scope of Work:

The Applicant has provided information regarding the condition of the historic property and a Rehabilitation and Restoration Plan prepared by Marina Khrustaleva. The following is a list of the proposed work as stated in the Rehabilitation and Restoration Plan (Attachment 2):

Year **Proposed Scope of Work** Est. Cost 1. Repair rotten wood at the main roof, remove cap sheet, 2025 \$ 43.000 install new torch down modified bitumen roofing material with Title 24 rating. Repair flashing around the chimney. 2. Repair framing members in the attic to address water \$ 5,300 2025 intrusion around the chimney stack. \$ 22,050 2025 3. Tear off 1350 sq. ft. shingle roof at the southwest patio. repairs to rotten wood, install new composite shingle roofing material. 4. Tear off 260 sq. ft. rood on the front porch, repairs to \$ 7,500 2025 damaged framing and gutter system, install new torch down bitumen roofing material. 5. Repair leaking garage roof. \$ 8,700 2025 6. Repair existing metal gutters to return to normal \$ 3,800 2025 function. 7. Repair non-reinforced lime and sand mortar chimney to \$ 54,636 2025 ensure safety while using the fireplaces. (including work under No. 15) 8. Obtain the Structural Pest Control report and treat wood \$ 11,000 2025 structure for termite damage as needed. \$ 13,021 9. Install 85-lineal feet of 4-inch drainpipe to address the 2026 visible drainage issues on the property. 10. Replace damaged cast iron drains in crawl space \$ 3.200 2026 exterior.

11. Repair concrete walls with Arroyo stone posts along the northern and western property lines to avoid public hazard.	\$ 28,000	2026
12. Replace outdated knob and tube electric wiring and ungrounded three prong receptacles with modern wiring to ensure safety, including new 200 Amp service, four (4) sub panels, all new grounded circuits and lighting, arc fault breakers and smoke and carbon dioxide sensors.	\$ 86,000	2027
13. Replace outdated plumbing with all new waters and drains to six (6) baths (including garage bath) and one (1) kitchen.	\$ 58,000	2027
14. Examine sloped/uneven floors on the second floor and repair as needed.	\$ 5,200	2028
15. Repair fire boxes and flue systems in three (3) fireplaces to ensure safety, based on the inspection report.	\$ 54,636 (including work under No. 7)	2028
16. Remove three (3) gravity furnaces and existing asbestos ducting including asbestors mitigation.	\$ 5,100	2028
17. Restore 41 existing windows and exterior doors to return normal operation and paint touch up.	\$ 12,500	2029
18. Repair a staircase skylight to ensure operability.	\$ 1,350	2029
19. Restore plaster on the exterior walls.	\$ 35,700	2029
20. Repaint the house using historically appropriate color.		
21. Partially replace foundation at the southwest patio. Repair cracks in the concrete deck and block porch wall.	\$ 19,287	2030
22. Repair cracks in exterior concrete steps and clinker brick paving.	\$ 15,200	2030
23. Reinforce the garage opening and install a steel beam to ensure seismic stability.	\$ 5,640	2031
24. Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design.		

Cultural Heritage Commission September 19, 2024 Page 4 of 6

203 C	aklawn Ave
Project No.	MIL24-0001

Total:	\$ 444,484	2025-
		2031

The financial analysis for the project is included in the attached Rehabilitation and Restoration Plan. The total cost of the proposed scope of work is approximately \$353,384, excluding items 12 and 16. Additionally, the total tax savings for a Mills Act Contract over the 10-year period is \$198,000, which is less than the proposed scope of work cost of \$353,384.

Criteria for Mills Act Contract (SPMC Section 2.68.b.1.c.)

As outlined in the Cultural Heritage Ordinance, in considering the merits of a proposed Mills Act Contract, the Commission shall use the following criteria in making a recommendation to the City Council. Below are the Subcommittee's recommended findings of the project's compliance with each criterion as follows:

(i) Financial Investment. The estimated tax benefit is not expected to exceed the applicant's proposed financial investment in the cultural resource over the first 10 years of the contract.

The applicant is proposing to invest \$353,384 in qualified repairs and restoration over the first ten-years of the Mills Act contract. The tax benefit over the same period is expected to be \$198,900. Thus, the estimated tax benefit is not expected to exceed the applicant's proposed financial investment in the cultural resource over the first ten years of the contract. Criterion (i) is met.

(ii) Public Benefit. The proposed Mills Act contract features a work plan that will provide a benefit to the public by: rehabilitating the property for continued occupancy or adaptive reuse; improved viability through systems upgrades and structural reinforcement upgrades; preserving and maintaining the character-defining features of the property, and/or restoring character-defining features of the property that have been significantly altered or removed over time.

The home was built in 1911 and shows a number of issues. The main roof and southwest patio show signs of rotten wood, with signs of leakage in the garage roof and second floor of home. Concrete walls along the north and west side property lines show cracks and will be repaired with Arroyo stone posts to ensure safety. The exterior walls and foundation around the home show cracks and will be repaired to ensure stability. Uneven floors are evident on the second floor and the chimney shows signs of deterioration – each to be repaired for stability. The garage opening needs reinforcement and the non-original garage door provides an outdated opening mechanism that is to be replaced with a historically accurate design. System upgrades include replacing outdated plumbing fixtures, repairing gutters, and installing new drain pipes to alleviate problems with

drainage around the property and home. Existing windows and exterior doors will also be restored to return to normal operation. Therefore, Criterion (ii) is met.

(iii) Retroactive Limitations. The estimated tax benefit will not be used for any maintenance or alteration work that was previously completed or initiated before the contract is approved, unless it can be shown that the completed work was necessary in the interest of the public health or safety following involuntary damage or destruction caused by fire, act of nature, or any other casualty.

No work has been or will be conducted prior to approval of the Mills Act contract. The items on the proposed Rehabilitation and Restoration Plan is proposed during the first ten-year period from 2025-2032. None of the estimated tax benefit will be used for any maintenance or alteration work that was previously completed or initiated before the contract is approved. Therefore, Criterion (iii) is met.

(iv) Limitations on Maintenance. The estimated tax benefit will not be used for routine maintenance work except for exemplary or exceptional properties that have financially burdensome maintenance requirements.

No maintenance work is proposed, therefore, Criterion (iv) is met.

(v) Limitations on Interior Work. The estimated tax benefit will not be used for work within the interior of a cultural resource unless the commission determines the following exceptions should be made: the interior work is necessary to improve the structural integrity of the property; the interior work is necessary to preserve and maintain character-defining features within the cultural resource that are specifically identified as part of the official landmark nomination; and/or the interior work is necessary to preserve and maintain character-defining features of the property that were discovered subsequent to its landmark designation. The commission must first determine that those interior features are character-defining based on substantial evidence provided by the applicant.

The proposed Rehabilitation and Restoration Plan does include interior work, but is necessary to improve the structural integrity of the property such as foundation drainage along with outdated plumbing features, fireplace repair, and uneven/sloped floors on the second floor. Therefore, Criterion (v) is met.

(vi) Limitations on Landscaping. The estimated tax benefit will not be used for landscaping work unless it will be used for specific landscape features that were identified as part of the official landmark nomination.

No landscaping work is proposed using the estimated tax benefit, therefore, Criterion (vi) is met.

Cultural Heritage Commission September 19, 2024 Page 6 of 6 203 Oaklawn Ave Project No. MIL24-0001

Fiscal Impact:

The estimated tax savings for the owners is \$198,900 over a 10-year period. The total estimated cost to the city as a result of property tax reduction is approximately \$51,714 over the first 10-year period of the contract, which amounts to an average of \$5,171 annually.

Environmental Review:

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8: Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

Public Notification:

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 5, 2024, and individual property mailings to those within 300 feet of the project site.

Next Steps:

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

Attachments:

- 1. Letter of Intent
- 2. Mills Act Application/ Rehabilitation and Restoration Plan

ATTACHMENT 1

Letter of Intent

From: Michael Girvigian

203 Oaklawn Avenue

South Pasadena, CA 91030

To: City of South Pasadena,

Community Development Department

Re: Mills Act Application, Letter of Intent

Date: 2/20/2024

This is a letter of intent to file the Mills Act Application for the property at 203 Oaklawn Avenue. The site is located on the west side of Oaklawn Avenue and is a part of the Oaklawn Historic District designated in 2010. Our family lived here since 1977. My father, Raymond Girvigian, an acclaimed historical architect and historical preservationist, wrote the draft of the bill later known as the Mills' Act. He was able to convince senator James Mills to back the legislation and get it passed into law. My father passed away in 2022. To preserve my father's legacy, I am committed to ensure the house he lived and worked in will be maintained and restored to the highest standards of treating historic structures.

The 2-story house was designed in 1912 by architect George Lawrence Stimson and built under the supervision of his father, developer George Woodbury Stimson. The cost of the construction was estimated as \$18,000. The elder Stimson lived in our house for several years after it was built. The younger lived next door, at 207 Oaklawn Avenue (this house was awarded with a Mill's Act contract, as well as several other properties in the district).

The house represents the Italian Revival style. The character-defining features include symmetrical massing, a flat roof with a balustrade, an overhanging dented cornice, vertical double-hung windows around the house, and smooth stucco. The east (front) elevation features a projecting middle portion. A central window on the second floor is surrounded by

1

a decorative plaster framing with a segmental arch broken pediment. A prominent porch with a balustrade is supported with a combination of massive square posts and Tuscan columns. There are two wide wood entry doors with large glazing and decorative metal grills, and an elevated three-step porch landing. The north (side) elevation features a recessed loggia with a triple arch facing a curved driveway with two approaches from Columbia Street. A two-car garage is facing Fremont Avenue.

The property is abutting Columbia Street on the north and Fremont Avenue on the west. Two sides of the block along Columbia Street and Fremont Avenue are surrounded by a solid wall with massive Arroyo stone posts designed by Charles and Henry Greene. 17 of these stone posts belong to the subject property. One of two entry portals serving as pedestrian gates on the west side of Oaklawn Avenue is located on the public right-of-way, outside of the property boundaries.

The house has not undergone any major remodel or restoration since it was built. Several alterations included:

- 1928 adding a one-story sun parlor to the north-west corner of the house;
- 1940 building an interior elevator shaft (elevator later removed);
- 1946 termite repair:
- 1960 building an attached wrap-around rear patio along west and south sides of the house; constructing a swimming pool; interior kitchen remodel; partial electrical and plumbing upgrade;
- 1961 interior remodel of the utility area in the garage (a bathroom and a dressing room); replacing garage doors;
- 1988 adding a workshop to the garage;
- 1989 foundation maintenance (seismic retrofit);
- 2005 building an exterior elevator shaft on the south (side) elevation.

Reroofing work on the house and the garage was done in 1961, 1973, 1978, and 1990.

As a result of the building age, which is 112 years old, there is significant deferred maintenance. Several features require historically accurate renovations to ensure structural stability and authenticity of the house. The preliminary scope of work to be implemented under the Mills Act in 2025-2034 includes the following:

Exterior:

- Repair rotten wood at the main roof, remove cap sheet, install new torch down modified bitumen roofing material with Title 24 rating. Repair flashing around the chimney.
- Tear off 1350 sq. ft. shingle roof at the southwest patio, repairs to rotten wood, install new composite shingle roofing material.
- Tear off 260 sq. ft. roof on the front porch, repairs to damaged framing and gutter system, install new torch down bitumen roofing material.
- Repair existing metal gutters to return to normal function.
- Repair non-reinforced lime and sand mortar chimney to ensure safety while using the fireplaces.
- Restore plaster on the exterior walls.
- Repaint the house using historically appropriate color.
- Restore 41 existing windows and exterior doors to return normal operation and paint touch up.
- Replace damaged cast iron drains in crawl space exterior.
- Partially replace foundation at the southwest patio. Repair cracks in the concrete deck and block porch wall.
- Repair cracks in exterior concrete steps and clinker brick paving.
- Repair concrete walls with Arroyo stone posts along the northern and western property lines.
- Install 85-lineal feet of 4-inch drainpipe to address the visible drainage issues on the property.

Garage:

- Reinforce the garage opening and install a steel beam to ensure seismic stability.
- Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design.

Interior (structural/safety issues):

 Obtain the Structural Pest Control report and treat wood structure for termite damage as needed.

- Repair framing members in the attic to address water intrusion around the chimney stack.
- Repair a staircase skylight to ensure operability.
- Examine sloped/uneven floors on the second floor and repair as needed.
- Repair fire boxes and flue systems in 3 fireplaces to ensure safety, based on the inspection report.
- Remove 3 gravity furnaces and existing asbestos ducting including asbestos mitigation.
- Replace outdated knob and tube electric wiring and ungrounded three prong receptacles with modern wiring to ensure safety, including new 200 Amp service, 4 sub panels, all new grounded circuits and lighting, arc fault breakers and smoke and carbon dioxide sensors.
- Replace outdated plumbing with all new waters and drains to 6 baths (including garage bath) and 1 kitchen.

Interior (decorative – not a part of the Mill's Act application):

- Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room.
- Protect original hand-painted wallpaper in the dining room and restore cracks.
- Repair water-damaged plaster from roof leaks and associated painting.

All the proposed tasks will meet the Secretary of the Interior Standards for Historic Rehabilitation. Please schedule this proposal for a discussion with the Cultural Heritage Commission.

Sincerely,

Michael Girvigian

203 Oaklawn Avenue
Mills Act Application, Letter of Intent
Attachment: Photographs, 2024



203 Oaklawn Ave, front (east) elevation



Cracks in exterior plaster and peeling paint



Interior cracks demonstrating structural damage



Evidence of roof leaks on the second floor



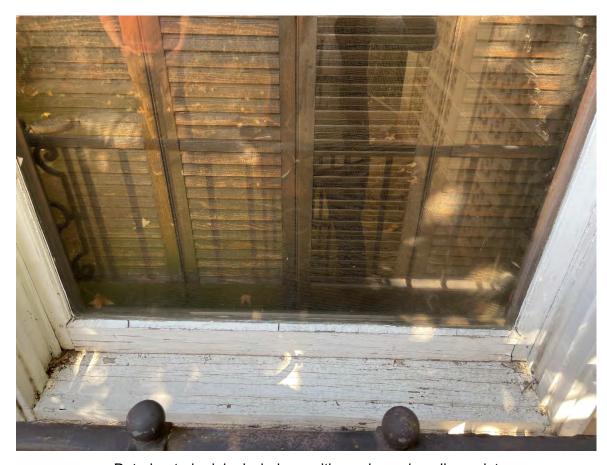
Evidence of drainage issues in the basement



Damaged roof of the porch



Damaged roof of the sun parlor

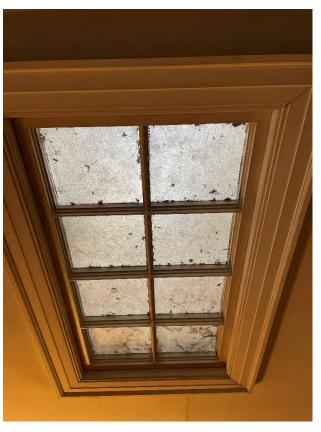


Deteriorated original windows with cracks and peeling paint





Mahogany staircase (not a part of the project)



Staircase skylight to be repaired



One of three fireplaces to be repaired



Hand-painted wallpaper in the dining room (not a part)



Attached rear porch – roof and foundation damage





Non-original garage door





Clinker brick pavement to be repaired



Oaklawn portal adjacent to the property (not a part of the project)





Block walls and Arroyo stone posts to be repaired

ATTACHMENT 2

Mills Act Application/Rehabilitation and Restoration Plan



Mills Act Application Packet

203 Oaklawn Avenue, South Pasadena, CA 91030

- Background
- Rehabilitation Plan, Maintenance List
- Work Plan and Cost Estimate
- Financial Analysis
- Attachments

Prepared for: Michael Girvigian

Prepared by: Marina Khrustaleva

August, 2024

Mills Act Application, 203 Oaklawn Avenue, South Pasadena Background

The two-story house was designed in 1912 by architect George Lawrence Stimson and built under the supervision of his father, developer George Woodbury Stimson. The cost of the construction was estimated as \$18,000. The elder Stimson lived in our house for several years after it was built. The younger lived next door, at 207 Oaklawn Avenue (this house was awarded with a Mill's Act contract, as well as several other properties in the district).

The house represents the Italian Renaissance Revival style. It became a smaller version of the house that George Stimson originally designed for himself at 391 S Orange Grove Boulevard in Pasadena, now known as the Wrigley Mansion or the Tournament of Roses headquarters. That house was under construction from 1906 to 1914; supposedly, Stimson Sr. found it too big for him and sold it to chewing gum magnate William Wrigley Jr. and his wife Ada.



Wrigley Mansion, 1956

The character-defining features of the house at 203 Oaklawn Avenue include symmetrical massing, a flat roof with a balustrade, an overhanging dented cornice, vertical double-hung windows around the house, and smooth stucco. The east (front) elevation features a projecting middle portion. A central window on the second floor is surrounded by a decorative plaster framing with a segmental arch broken pediment. A prominent porch with a balustrade is supported with a combination of massive square posts and Tuscan columns. There are two wide wood entry doors with large glazing and decorative metal grills, and an elevated three-step porch landing. The north (side) elevation features a recessed loggia with a triple arch facing a curved driveway with two approaches from Columbia Street. A two-car garage is facing Fremont Avenue.

The property is abutting Columbia Street on the north and Fremont Avenue on the west. Two sides of the block along Columbia Street and Fremont Avenue are surrounded by a solid wall with massive Arroyo stone posts designed by Charles and Henry Greene. Seventeen of these stone posts belong to the subject property. One of two entry portals serving as pedestrian gates on the west side of Oaklawn Avenue is located on the public right-of-way, outside of the property boundaries.

The interior of the house has been minimally altered and preserved original decorative features: mahogany wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. The dining room is adorned with hand-painted wallpaper by Mildred Bryant Brooks. She was an acclaimed etching artist and lived at 1837 Monterey Road in South Pasadena. She was famous for creating murals in private homes in the 1950s; her other surviving work can be seen at the Blinn House, the headquarters of Pasadena Heritage, at 160 N Oakland Avenue in Pasadena. Most likely, the murals appeared here after 1954 when the previous owner, Willard John Stone Jr., conducted a number of home improvements.

The house has not undergone any major remodel or serious restoration since it was built. Based on the building permits, alterations included:

- 1928 adding a one-story sun parlor to the north-west corner of the house;
- 1940 building an interior elevator shaft (elevator later removed);

- 1946 termite repair;
- 1960 building an attached wrap-around rear patio along west and south sides of the house; constructing a swimming pool; interior kitchen remodel; partial electrical and plumbing upgrade;
- 1961 interior remodel of the utility area in the garage (a bathroom and a dressing room); replacing garage doors;
- 1988 adding a workshop to the garage;
- 1989 foundation maintenance (seismic retrofit);
- 2005 building an exterior elevator shaft on the south (side) elevation.

Reroofing work on the house and the garage was done in 1961, 1973, 1978, and 1990.

As a result of the building age, which is 112 years old, there is significant deferred maintenance. Several features require historically accurate renovations to ensure structural stability and authenticity of the house.

Mills Act Application, 203 Oaklawn Avenue, South Pasadena Section II: Rehabilitation Plan, Maintenance List, and Reporting System

Proposed Scope of Work

Year

Repair rotten wood at the main roof, remove cap sheet, install new torch down	2025
modified bitumen roofing material with Title 24 rating. Repair flashing around	
the chimney.	
Repair framing members in the attic to address water intrusion around the	2025
chimney stack.	
Tear off 1350 sq. ft. shingle roof at the southwest patio, repairs to rotten wood,	2025
install new composite shingle roofing material.	
Tear off 260 sq. ft. roof on the front porch, repairs to damaged framing and	2025
gutter system, install new torch down bitumen roofing material.	
Repair leaking garage roof	2025
Repair existing metal gutters to return to normal function.	2025
Repair non-reinforced lime and sand mortar chimney to ensure safety while	2025
using the fireplaces.	
Obtain the Structural Pest Control report and treat wood structure for termite	2025
damage as needed.	
Install 85-lineal feet of 4-inch drainpipe to address the visible drainage issues	2026
on the property.	
Replace damaged cast iron drains in crawl space exterior.	2026
Repair concrete walls with Arroyo stone posts along the northern and western	2026
property lines to avoid public hazard.	
Replace outdated knob and tube electric wiring and ungrounded three prong	2027
receptacles with modern wiring to ensure safety, including new 200 Amp	
service, 4 sub panels, all new grounded circuits and lighting, arc fault	
breakers and smoke and carbon dioxide sensors.	
	1

Repair fire boxes and flue systems in 3 fireplaces to ensure safety, based on the inspection report. Remove 3 gravity furnaces and existing asbestos ducting including asbestos mitigation. Restore 41 existing windows and exterior doors to return normal operation and paint touch up. Repair a staircase skylight to ensure operability. Restore plaster on the exterior walls. Repaint the house using historically appropriate color. Partially replace foundation at the southwest patio. Repair cracks in the concrete deck and block porch wall. Repair cracks in exterior concrete steps and clinker brick paving. Reinforce the garage opening and install a steel beam to ensure seismic stability. Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	Replace outdated plumbing with all new waters and drains to 6 baths	2027
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Remove 3 gravity furnaces and existing asbestos ducting including asbestos mitigation. Restore 41 existing windows and exterior doors to return normal operation and paint touch up. Repair a staircase skylight to ensure operability. Restore plaster on the exterior walls. Repaint the house using historically appropriate color. Partially replace foundation at the southwest patio. Repair cracks in the concrete deck and block porch wall. Repair cracks in exterior concrete steps and clinker brick paving. Reinforce the garage opening and install a steel beam to ensure seismic stability. Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	Repair fire boxes and flue systems in 3 fireplaces to ensure safety, based on	2028
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Restore plaster on the exterior walls. Repaint the house using historically appropriate color. Partially replace foundation at the southwest patio. Repair cracks in the concrete deck and block porch wall. Repair cracks in exterior concrete steps and clinker brick paving. Reinforce the garage opening and install a steel beam to ensure seismic stability. Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	and paint touch up.	
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concrete deck and block porch wall. Repair cracks in exterior concrete steps and clinker brick paving. Reinforce the garage opening and install a steel beam to ensure seismic stability. Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	Repaint the house using historically appropriate color.	2029
Repair cracks in exterior concrete steps and clinker brick paving. Reinforce the garage opening and install a steel beam to ensure seismic stability. Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	Partially replace foundation at the southwest patio. Repair cracks in the	2030
Reinforce the garage opening and install a steel beam to ensure seismic stability. Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	concrete deck and block porch wall.	
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Replace non-original overweight garage door and an outdated opening mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	Reinforce the garage opening and install a steel beam to ensure seismic	2031
mechanism with a modern lightweight garage door of historically appropriate design. Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	stability.	
Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	Replace non-original overweight garage door and an outdated opening	2031
Interior decorative features – not a part of the Mill's Act application: Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	mechanism with a modern lightweight garage door of historically appropriate	
Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	design.	
Restore, wax, and touch up interior wood paneling, stairs, fireplace mantels, window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.	Interior decorative features – not a part of the Mill's Act application:	
window shutters, and ceiling beams in the foyer and living room. Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining room and restore cracks.		2032
room and restore cracks.	· · · · · · · · · · · · · · · · · · ·	
	Protect hand-painted wallpaper by artist Mildred Bryant Brooks in the dining	2032
Repair water-damaged plaster from roof leaks and provide associated painting. 2032	room and restore cracks.	
l	Repair water-damaged plaster from roof leaks and provide associated painting.	2032

Reporting System:

The property owners of 203 Oaklawn Avenue will provide written updates to the City of South Pasadena every three years, documenting progress and providing updates and photos on the Mills Act work plan.

Certificates of Appropriateness (CoA) will be obtained by property owners if any major exterior work triggers the threshold of by the City of South Pasadena Cultural Heritage Ordinance. Building permits will be obtained all types of work requiring permits.

Progress reports will include detailed work descriptions, photographs of work completed, and copies of permits and CoAs.

Mills Act Application, 203 Oaklawn Avenue, South Pasadena Section III: Cost Estimate of Rehabilitation/Maintenance Plan

All work efforts described in these plans will be carried out in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Architects and/or contractors leading work efforts will have demonstrated historic preservation experience and will meet the Secretary of the Interior's Professional Qualifications Standards in their respective fields.

Proposed Scope of Work and Description	Est. Cost, \$
Repair rotten wood at the main roof, remove cap sheet, install new torch	43,300.00
down modified bitumen roofing material with Title 24 rating. Repair flashing	
around the chimney.	
All preparatory work will be undertaken in compliance with the Secretary of	
Interior's Standards. All surfaces to be treated with the gentlest means	
possible.	
Repair framing members in the attic to address water intrusion around the	5,300.00
chimney stack.	
Wood elements shall be restored and may be replaced in-kind only if	
deteriorated beyond repair.	
Tear off 1350 sq. ft. shingle roof at the southwest patio, repairs to rotten	22,050.00
wood, install new composite shingle roofing material.	
Tear off 260 sq. ft. roof on the front porch, repairs to damaged framing and	7,500.00
gutter system, install new torch down bitumen roofing material.	
Repair leaking garage roof	8,700.00
Repair existing metal gutters to return to normal function.	3,800.00

Obtain the Structural Pest Control report and treat wood structure for	11,000.00
termite damage as needed (fumigation treatment)	
Install 85-lineal feet of 4-inch drainpipe to address the visible drainage	13,021.00
issues on the property.	
Replace damaged cast iron drains in crawl space exterior.	3,200.00
Repair concrete walls with Arroyo stone posts along the northern and	28,000.00
western property lines to avoid public hazard.	
Examine existing joints between the stones and block for mortar that has	
failed or can be expected to fail in the next two years. Remove those	
blocks, stone and joints with the re-pointing method. Replace blocks with	
identical sound blocks. Replace missing stones with local Arroyo stones of	
matching size.	
Replace outdated knob and tube electric wiring and ungrounded three	86,000.00
prong receptacles with modern wiring to ensure safety, including new 200	
Amp service, 4 sub panels, all new grounded circuits and lighting, arc fault	
breakers and smoke and carbon dioxide sensors.	
Bring the electric wiring up to the current California Building Code.	
Replace outdated plumbing with all new waters and drains to 6 baths	58,000.00
(including garage bath) and 1 kitchen.	
Examine sloped/uneven floors on the second floor and repair as needed.	5,200.00
Ensure structural stability.	
Repair non-reinforced lime and sand mortar chimney to ensure safety	54,636.00
while using the fireplaces. Repair fire boxes and flue systems in 3	
fireplaces to ensure safety, based on the inspection report.	
Remove 3 gravity furnaces and existing asbestos ducting including	5,100.00
asbestos mitigation.	
Restore 41 existing windows and exterior doors to return normal operation	12,500.00
and paint touch up.	
Windows, entry doors, and hardware need to be adjusted to ensure	
operability. The hardware may be replaced in-kind only if deteriorated	
beyond repair.	
Repair a staircase skylight to ensure operability.	1,350.00

Restore plaster on the exterior walls. Repaint the house using historically	35,700.00
appropriate color.	
Damaged or deteriorated paint shall be removed using the gentlest	
method possible (preferably hand-scraping or hand-sanding).	
Partially replace foundation at the southwest patio. Repair cracks in the	19,287.00
concrete deck and block porch wall.	
New concrete shall match original in tone and texture.	
Repair cracks in exterior concrete steps and clinker brick paving.	15,200.00
New concrete shall match original in tone and texture. Level brick paving	
and use matching salvaged bricks where possible.	
Reinforce the garage opening and install a steel beam to ensure seismic	5,640.00
stability. Replace non-original overweight garage door and an outdated	
opening mechanism with a modern lightweight garage door of historically	
appropriate design.	

Total investment in Rehabilitation and Maintenance: \$444,484

(without an allowance for potential chimney restoration)

Potential Mills Act Property Tax Savings over a 10-year period¹: \$198,900

Potential Cost to the City of South Pasadena over a 10-year period: \$51,714

¹ This is only a preliminary estimate, final tax adjustments are conducted by the Los Angeles County Assessor's Office.

Mills Act Application, 203 Oaklawn Avenue, South Pasadena

Section IV: Historical Property Tax Analysis²

AIN: 5317-014-015

A: DETERMINE ANNUAL INCOME AND ANNUAL OPERATING EXPENCES:

Gross Income (Monthly Rent x 12)	\$159,600.00
Zillow.com Rent Estimate: \$13,300/month	
Less 3% Vacancy & Collection Loss	\$4,788.00
Effective Annual Income:	\$154,812.00
Less Expenses 20%	\$30,962.00
Insurance, Utilities (gas, electricity, water, trash),	
Maintenance, Management	
Annual Net Income:	\$123,850.00

B: DETERMINE CAPITALIZATION RATE:

2024 Interest Component	7.25%
Historical Property Risk Component	4%
Property Tax Rate	1.02%
Amortization Component (50 years)	0.14%
Improvements to Land Value Ratio	
\$1,999,200 / \$2,856,000	
$0.7 \times 0.02 = 0.014$	
Total Capitalization Rate:	13.67% (0.1367)

² For informational purposes only. This worksheet estimates the tax adjustment possible through the Mills Act Program. This is only a preliminary estimate, the final tax adjustments are conducted by the Los Angeles County Assessor's Office.

The analysis is based on the City of Los Angeles 2022 Historical Property Tax Adjustment Worksheet Guide: https://planning.lacity.gov/odocument/ebe6cf65-af96-4c7e-b950-5239951787a9/Tax Adjustment Worksheet 2022.pdf

C: CALCULATE MILLS ACT ASSESSED VALUE:

Annual Net Income / Capitalization Rate	\$905,998.53

D: DETERMINE ESTIMATED TAX REDUCTION:

Current Taxes (2023)	\$29,131.20
(Current Assessed Value x 0.0102)	
\$2,856,000 x 0.0102	
Less Mills Act Taxes (Mills Act Value x 0.0102)	\$9,241.18
Potential Annual Mills Act Property Tax Savings ³ :	\$19,890.02

Annual Cost to the City (26%)	\$5,171.40

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³ For informational purposes only. This worksheet estimates the tax adjustment possible through the Mills Act Program. This is only a preliminary estimate, the final tax adjustments are conducted by the Los Angeles County Assessor's Office.

LIST OF ATTACHMENTS:

- 1. Proof of Legal Description
- 2. Historical Building Permits
- 3. Current Condition Photographs
- 4. Monthly Rent Estimate (similar rentals analysis)
- 5. 2023 Property Tax Bill
- 6. 2024 Historic Interest Component Letter
- 7. Confidential Inspection Report, Boston Brick and Stone, 11/10/2023

Can be provided upon request:

- 1. 2023 Annual Maintenance Expenses
- 2. General Contractor's Estimate, Nott Construction, 11/2/2023
- 3. Fireplace Proposal, Boston Brick and Stone, 11/22/2023
- 4. Drainage Proposal, Boston Brick and Stone, 12/17/2023
- 5. Deck Foundation Proposal, Foundation Repair LA Inc., 12/12/2023

RECORDING REQUESTED BY: Snyder & Hancock AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO Scott A. Hancock, Snyder & Hancock 1112 Fair Oaks Avenue South Pasadena CA 91030 Order No.:

ATTACHMENT 1

Girvigian Michael

Escrow No.:		
A.P.N. 5317-014-015	SPACE ABOVE THIS LINI	E IS FOR RECORDER'S USE
GRANT DEED (EXCLUDED FROM REAPPRAISAL UN THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDE DOCUMENTARY TRANSFER TAX IS \$ Computed on full value of property conveyed, of time of sale or transfer There is no Documentary transfer tax due. (statements)	R PENALTY OF PERJURY THAT THE FOLLOW 0.00 This conveyance transfers an interest of the computed on full value less value of the computed on the com	ING IS TRUE AND CORRECT: est into or out of a Living Trout, R&T 11930 liens or encumbrances remaining at
Unincorporated area: X city of South This is a Trust Transfer under §62 of the Revenue at X Transfer to a revocable trust; Transfer Transfer to a trust where the Trustor or the Tru Transfer from trust to Trustor or Trustor's spour consideration, receipt of which is acknowledged. Other: GRANTOR(S): Michael Raymond Girvigian	and Taxation Code and Grantor(s) has (have er to a short-term trust not exceeding 12 year stor's spouse is the sole beneficiary; se where prior transfer to trust was excluded) checked the applicable exclusion: rs with Trustor holding the reversion; Change of trustee holding title;
the following described real property in the City of	nd Kathleen Elizabeth Bauman Trust South Pasadena State of California: rnia, legally described as Lot 53 of Tract Number 139-	, dated June 2, 2023
11	/- /-	Michael Raymond Girvigian
A notary public or other officer completing this certification	ACKNOWLEDGMENT	al who signed the degreement to
which this certificate is attached, and not the truthful		
State of California County of Los Angeles	ores Portillo, Notary Public (HERE INSERT NAME AND T	TLE OF THE OFFICER)
who proved to me on the basis of satisfactory evides the person(s) whose name(s) is a subscribed to the acknowledged to me that (no) she they executed the capacity (ids), and that by (nis) her their signature (s) or the entity upon behalf of which the person(s) act I certify under PENALTY OF PERJURY under the Is that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature MAIL TAX STATEMENTS TO PARTA SHOWN ON FOLL Michael Raymond Girvigian and Kathleen NAME	he within instrument and same in his her their authorized on the instrument the person(s), ed, executed the instrument. aws of the State of California OWING LINE; IF NO PARTY SHOWN, MAIL AS Elizabeth Bauman, STREET ADDRESS	ADRIANA FLORES PORTILLO Notary Public - California Los Angeles County Commission # 2380010 My Comm. Expires Oct 29, 2025 DIRECTED ABOVE (SEAL)
NONJC-014 (Rev. 01/01/2015) CFB Essential Cham	TRUST TRANSFER DEED	Girvigian Michael

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

ATTACHMENT 2

LOCATION	20	3 O	9KZA	w~_				
LOT 🥌		BLO	•	TRACT	139			
OWNER	G. 4	LAURI	ENCE	5711	75 ON			
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		PLUMBING	ı					
		SEWER						
		HOUSE CO	NN					
FORM SOR	M12-18-37.	MOCK						

City of South Pasadena

Department of Building Inspection
This permit becomes null and void if work is not commenced within go days from date of issue.
South Pasadena, Calif. 3-28 1926
Permission is hereby
granted to CHASI MI HEALD, Owner
Owner's Address: 203 CANLAWN
City and State Scale Phones
Contractor's Name JAME
Contractor's Address:
To ADDITION OF SON FARLOR
On Lot 33 Block Tract 39 OHKLAWIV
Subject to the provisions of the Building Ordinances of the City of South Pasadena.
Fee, \$
BUILDING INSPECTOR

(Owner must post Inspection Card on job)

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

LOCATIO	ON	203	OAK	'LA	WN					
LOT	_53_	BLOC	CK	T	RACT	<i>139</i>				
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OWNER		HARLL	55/	1. E	EALL	7				
			AMI	=					ATIO	
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RM 50250	O 2-15-'29 RE	cosp 2	07	<u> </u>		44 44				L

CITY OF SOUTH PASADENA BUILDING AND ALLIED PERMITS

2020AKIAWN

FORM 508 1M._. 12-18-37__ MOCK

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OWNER	Mr	J. ()	28.1	1/	Hea	77			, .	
		Con	stru	c £	& In	etall E	Teras	62	Sha	PE
TRENCH	FRAME	WIRING	RGH. PLM		SEWER	FIN. PLMB.	FIN. BL		ELEC	. FIX.
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		HOUSE CO	ONN.							
	l	.1								

IOR CARD

•				
Address: 203 Oaklawn	Avenue	Date: Feb.	14.	1961

Address: 403 Uaklawn Avenue

Walter Stone Owner:

Shelby & Turner Roof Contractor:

Permit Number: 45363 Value: 836.00 Fee: 6.00

Inspector

Rough Inspection

FORM 753 2M 9-60 MOCK

Intercoof house & garage 2-15# felt mopped 105# cap sheet i

BUILDING DEPARTMENT

Address: 203 Oaklawn Avenue

Date: May 10, 1961

T. Evergreen

Stone

Sugg opproved Plan 5-31-61

Permit Number: 46681

Value: 900.00 Fee: 6.00

add patio to existing single family residence Job: FOOTINGS - 5-31-61 Rough Inspection

Final Inspection 10-23-6

Inspector

CIERFOOTINGS-OC. 6-8-61 VEN

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 203 Oaklawn Avenue

LOT 53		BLOCK	TRACT	139	9			
OWNER	Willar	d Stone						
DESCRIPTIO		n pool						
#1097						\$ 3,	000.0	0
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CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena, California 81030

(818) 799-9101

PLANNING & BUILDING DIVISION PLAN CHECK APPLICATION MY/ NUMA/

Building 203 OAK	LAWN
No. 53 Block	Tract 39
PAY GIRVKG	NAN
Address 203.04 ZL	AWN_
JO PAS	3030 818 941466
Arch., Engr., Town	NUTT
1228 BLAIR	AU. 101 2/3 255 3396
So. PAS	Zip 91030 State Lio. No. 66252
Construction ADD WO	RKSHOP TO
GARAGE	
8q. Ft. 852 8	to. No. Dw. / Stories / Units /
New Add. Alter.	Repair Demolition
U.B.C. Type Edition Const.	- N Group
Coo.	F. D. Appr. H. D. Appr. Required
Grading Obtained N.A	
Use Permit Des. Rev. Required Required	APN
No. Lot Bedrooms Size	
Special Conditions	
VALUATION: 8 10,000	,
F PLAN CHECKING FEE	78 00
E TOTAL	
	Date C/- Low
* PormU05484	6/20/68
*WARNING: Plan Check Fees, where	no action is taken by the applicant in One Building Permit is Issued, are forfeited to the
*WARNING: Plan Check Fees, where Hundred Eighty (180) Days and no E	no action is taken by the applicant in One Building Permit is issued, are forfeited to the location and state that the above information lety and county ordinances and alate lower relative surfacing propressipatives of this city to enter or imagestion purposes.
*WARNING: Plan Check Fees, where Hundred Eighty (180) Days and no E	no action is taken by the applicant in One Building Permit is issued, are forfeited to the
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CITY OF SOUTH PASADENA

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

BUILDING PERMIT

Stets Lic. **Section College Co												
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Contractor Contractor Contractor Contractor Contractor City		المديدة. ا	A									
Section Company Comp	City Page 1			VALL	JATION:	s 120	\sim					
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Stets Lic. **Section College Co			TRACT	İ	S.M.I.	FEE			1			50
Section Sect	City	7in	Tol		PLAN	CHECKING	- ESE		+			<u> </u>
Compl. For Special S	PASADENA	91106	318 449- 4267					TU DAG				<u> </u>
Designar	& Classif. B-48860	<u>(8</u>	Lic. No. 32155		Compl.	1/1/29	20 (R)	(A) (A)				
Proposed Construction Permit No: DATE DATE Date: Q Date: Q 2-8	Arch., Engr., Designer			,	'	32	22 S					
Proposed Construction Permit No: DATE:	Address		Tel.		SPECIA	AL INS						
Sq. fr. ± 3, cm No. Stories No.	City	Zip				EV• \		u DAT		21/1	9	
Sq. Fr. + 3	Proposed	. 1					WORK	KERS CO	νP. EXP.	PROCESS	ED BY:	RON
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No. Stories No. No. Stories No. No. Stories No.	MAWTEWANT	OE.		<u> </u>					<u> </u>		- -	01
MORKER'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 certificate of Worker's Company CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued, (Sec. 3097, Civil Code.) Lender's Name Lender's Name Lender's Address I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for image contractors of personal property with builds ar improves thereon, and who contracts for such projects with a contractor of personal projects with a contractor of personal projects with a contractor of project, with a contractor of projects with a contractor of personal projects with a contractor of projects with a contractor of project with a contractor of projects with a contractor of projects with a contractor of project with a contractor of project with a contractor of projects with a contractor of project with a contractor of projects with a contractor of project with a contractor of projects with a contractor of project with a contr	Sq. Ft. 4-	No.			_I hereb	LICENS by affirm th	ED COI	NTRACTO	R'S DECL	ARATION pyisions of	Chapter	. 9
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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, Lob. C.) Policy No. 07 3 Company STATE FULLY CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Lows of Colifornia. Date Applicant Compensation Lows of Colifornia. Date Applicant I fafer making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions of the Labor Code, you must forthwith comply with such provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked. CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction and state that the above information of the work for which this permit is issued, (Sec. 3097, Civil Code). Lender's Name Lender's Address. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state lows relating to building construction, and hereby auditorize representatives of this city to enter upon the above-mentioned property for inspection purposes. Mailing Address 1222 Paralisa and the Low and Address 1222 Paralisa and state Low Compensation of the contractor's License Low does not apply to an owner of project, with a contractor's License Low for the purpose of the vork for which this permit is insued. Sec. 3097, Civil Code). I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state lows relating to building construction, and hereby auditorize representatives of this city to enter upon the above-mentioned property who builds an improves thereon, and who contracts for such				1		1210					100	
Lender's Name Lender's Address Lender's Address I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property Mailing Address L222 Parallel Section I as sowner of the property, am exclusively contracting with license and Professions Code: The Contractor's License Law does not apply to an owner of property who builds an improves thereon, and who contracts for such projects with a contractor's license during the Contractor's contracting with license and Professions Code: The Contractor's License Law does not apply to an owner of the property, am exclusively contracting with license and Professions Code: The Contractor's License Law does not apply to an owner of the property, and exclusively contracting with license and Professions Code: The Contractor's License Law does not apply to an owner of the property, and exclusively contracting with license and Professions Code: The Contractor's License Law does not apply to an owner of property who builds an improves thereon, and who contracts for such projects with a contractor's license Law does not apply to an owner of property who builds an improves thereon, and who contracts for such projects with a contractor's License Law. Law does not apply to an owner of the property, an exclusively contractor's License Law does not apply to an owner of property who building contracts for such projects with a contractor's License Law does not apply to an owner of property who building construction, and who contracts for such projects with a contractor's License Law does not apply to an owner of property who building contracts for such projects with a contractor's License Law does not apply to an owner of property who building contracts for such projects with a contractor's License Law does not apply to an owner of property who building contracts for	I hereby affirm that I have a certificate of Worker's Compthereof (Sec. 3800), Jab. C.) Policy No. 07 37 SCOMPENS. I certify that in the performal issued, I shall not employ any subject to the Worker's Comptens of the Worker's Construction. I hereby affirm that there is a formance of the work for white	certificate of co- ansation Insuran Company — EMPTION FRON ATION INSURAN nee of the work person in any m neation Lows of int firer making this the Worker's Com with comply with d. ON LENDING A construction lend	nsent to self-insure or a ce or a certified copy A WORKER'S NCE for which this permit is onner so as to become Colifornia. Certificate of Exemption ppensation provisions of in such provisions or this GENCY ing agency for the per-	-	for the fr Any city demolish applican pursuant (commen alleged for a per five hunc code: Th perty wh through intended intended intended is sold w burden c	y affirm the ollowing rec- or county w, or repair of the for such p to the provincing with S Code, or the exemption. mit subject dollars owner of to compensa or offered or offered or offered	at I am e asson: (So hich req any stru- ermit to visions o ection 7 ection 7 ection 7 ection 7 ection 7 ection 7 ection 7 ection 7 ection 9 ection	exempt free c.7031.5 uires a pe cture, pric. file a sign of the Control of the Co	om the Cor. Business in the correct of its issue the correct of its issue the correct of its issue of its indicated by the correct of its indicated by the cor	ntractor's L and Profess struct, alte ance also re ent that he cense Law, the Busine and the b 11.5 By air es with wa de the struc- iness and by to an own improvents liding or im	sions Coa r, improve equires to is licens Chapter ss and Pra asis for to y applica more the ges as the ture is r Profession more of pra k himself provemen	des re, the r 9 ro- ro- ro- eir ro- ro- ro- ro- ro- ro- ro- ro- ro- ro
	Lender's Name. Lender's Address. I certify that I have read this ay mation is correct. I agree to co and state laws relating to built representatives of this city to enfor inspection purposes. Signature of Applicate	riply with all city ling construction ter upon the abo	and county ordinances	sale.] i, as owner of the property, am exclusively contracting ed contractors to construct the project. (Sec. 7044. Br Professions Code: The Contractor's License Law does not a owner of property who builds ar improves thereon, and who contractor(s) licensed pursuant to the Clicense Law.) I am exempt under Sec				with licer usiness a upply to ontracts to ontracts	ns- ind			

CITY OF SOUTH PASADENA

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

BUILDING

	Building 203 Oak Lawn Ave	U.B.C Editio		Occ. Load	Occ. Group	\mathcal{B}
	Lot No. 53 Tract - Tract No. 139	USE ZON	BRI 1	Varience Required	Appr.	
	OWNER RAY GILVIEISMOKED	19	recto	RS REC	MURED	····
	Mailing 203 OAK AUIN AVE.			- car - came &		,
	City As Zip Tel. 213 682-3848	VALU	JATION: \$ 7,0	00°		
	Contractor TUI CONST + Rosslins		BUILDING FEE		90	_
	Address 1008 S. San Gabriel Bl	i	S.M.I. FEE			50
j	Cit SAN GA by = 129/776 Tol. 285-8960	F	PLAN CHECKING	FEE		
	State Lic. & Classif. 382082 C-39 Lic. No.34967	Ę	Energy Compl. Fee			
	Arch., Engr., Designer	S	Penalty			F-3
	Address Tel.		SPECIAL INSP.		EXPIRE	-
!	City Zip State Lic. No.				90	5-0
	Proposed T/O & re-woof House	PEŖ₩	818 99 1	WORKERS COMP. EXP 11-24-90		AIC.
	asaroge w/ Dose, Physiap			11-24-10	Date: 4-9-	90
	Sq. Ft. No. Plants		I hereby affirm the	D CONTRACTOR'S DE	provisions of Chapter	r 9
	New Add. Alter. Repair Demolition		(commencing with Se fessions Code, and n Exp. 9791	ction 7000) of Division 3 ny license is in full force Signature of Confractor	of the Business and P and effect.	ro-
	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, Leb. C.). Policy No. OHO.: Compensation Insurance or a certified copy thereof (Sec. 3800, Leb. C.). CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSUBANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California. Date Application NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwin compty with such provisions or this permit shall be deemed revoked. CONSTRUCTION LENDING AGENCY I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued, (Sec. 3097, Civil Code). Lender's Name Lender's Address. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.		I hereby affirm that for the following reas May city or county wh devolish, or repair a applicant for such per pursuant of the province of the property who such projects with a clicense Law.	/NER-BUILDER DECLAR 1 am exempt from the 1 con: (Sec. 7/031.5. Busine 1 ch requires a permit to ny structure, prior to its i rmit to file a sigmed stat sions of the Contractor's ction 7/000) of Division 3 at he is exempt therefro any violation of Section the applicant to a civil	Contractor's License License License say and Professions Cocconstruct, alter, impore savance also requires: amend that he is license savance also requires: amend that he is license sand P m, and the basis for in 1031.5 by any application of the surface of the s	des ve, ve, the the destroy ve, the destroy ve, the destroy ve the destroy ve,
	Mailing Address 1008 S. SAN GABNIEL BC City, State, Zip SAN GABNIEL, (12	1	Date	Owner		

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	2667
ASSESSOR PARCEL NUMBER BOOK PAGE	PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION	
OWNERS NAME Leyner & GIN STREET ADDRESS 203 Oak Low	
Leynad Ji	vigien
STREET ADDRESS	-
203 Vale 200	un .
CITY Pascone STATE	7/130
PHONE NUMBER	1 //000
THO TO HOME	i
PRINCIPAL DESIGNER'S NAME	LICENSE NO.
Ton Nott	C-6252
STREET ADDRESS	
1508 Misson	SF
3. Pasadena CA	ZIP CODE 9/036
PHONE NUMBER	11030
G 26 403	(18 Yes
CONTACT PERSON	0077
aft Not	
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STREET ADDRESS	ا ب
1508 MISSIM	ZIP CODE
SE PASSAME STATE	7 9/0 30
LICENSE CLASS LICENSE NUMBER	EXPIRATION DATE
B 74690 9	3/3//05
PHONE AUMBER	
626 403 2/4 WORKERS COMPANY TO THE COMPANY	16
WORKER'S COMPENSATION INSURANCE COMPANY	NAME
Stefe FUND WORKER'S COMP. INSURANCE POLICY NUMBER	EXPIRATION DATE
1793661-204	6-1-05
11001 -007	10,00

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):

- 1, 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).

I am exempt under Section	, Business and Professions
Code for the following reason:	
Signature:	Date:

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7080) of Division 2 of the Business and Professions Code, and my license is in full force and office.

dignature:		"That
-	1.	

Date: 12-13-01

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.
- Have and will maintain workers compension, insuffice, as required by Section 3700 of the Laber Confeor the errors of the Transfer of the Price of the Confeor the errors of the Confeor the errors of the Confeor - Certify a rin the pure the officer of which this permit is issued, I ship to employ any person in any manner so as to become subject to the workers compensation laws of California, and Legacy 1. 1 should become subject to life workers compensation and Legacy 1. 1 shall be to the composition of Section 3700 of the Labor Cody, I shall be to the composition of Section 3700 of the Labor Cody, I shall be to the composition of Section 3700 of the Labor Cody. I shall be to the composition of Section 3700 of the Labor Cody. I shall be to the composition of Section 3700 of the Labor Cody. I shall be to the composition of Section 3700 of the Labor Cody. I shall be to the composition of Section 3700 of the Labor Cody. I shall be to the composition of the

Signature:

Date: 12 13-69

CONSTRUCTION LENDING AGENCY See the back of this form for required statement

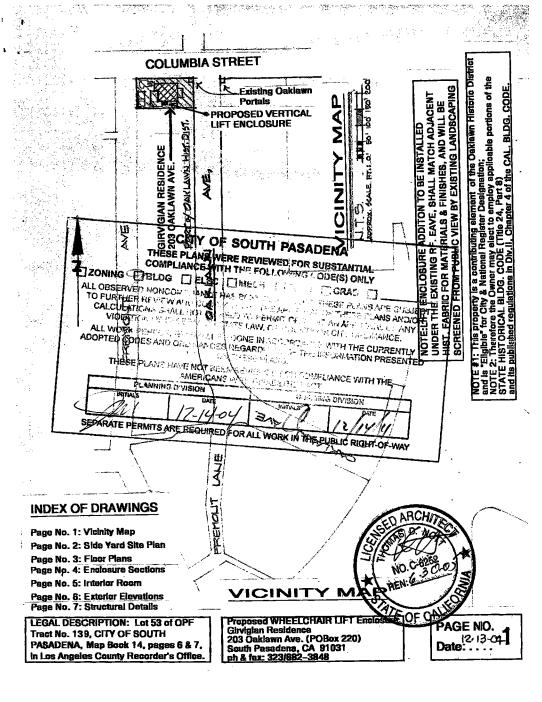
-

<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: 0 6	
Signature:	Date: /2-/3-c

DESCRIPTION OF WORK					
Add	elev	Ha	to	ć	ouside
of h	onse				
OCCUPANCY GROUP	TYPE OF CO	NSTRUCTION	ARE/		
OCCUPANCY GROUP	TYPE OF CO.	NSTRUCTION	AREA		-
UMBER OF STORIES		□ NO		E IN EFF	ECT
TATISTICAL CLASSIFICAT		PLANNING FE	E NO.		
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PLAN CHECK NUM		INITIALS		D,	ATE
128	63	Mr		12/	4/04
ADDITIONAL PLAN CHEC	K NUMBER	INITIALS		D/	ATE
SCHOOL FEES PAID		☐ SCAQM	ID		
SANITATION DIST. P.	AID	_ INDUST	TRIAL	WASTE	APPROVAL.
HEALTH DEPT. APPR	OAYT	OSHA P	ERMI	г ОВТАІ	NED
FIRE DEPT. APPROVA	AL	PUBLIC	: WOR	KS FEES	PAID
BUILDING PERMIT FEE			. 2	99.0	0
SMIP FEE		:	<u> (</u>	2.5	<u>ا دہ</u>
PLAN MAINTENANCE FEE		:	s		
		:	s		
		TOTAL :	5	25	.02
128	64	MITALS	1	12/	1464
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203 Oaklawn Avenue

Current Condition Photographs, 2024



203 Oaklawn Ave, front (east) elevation



203 Oaklawn Ave, side (north) elevation



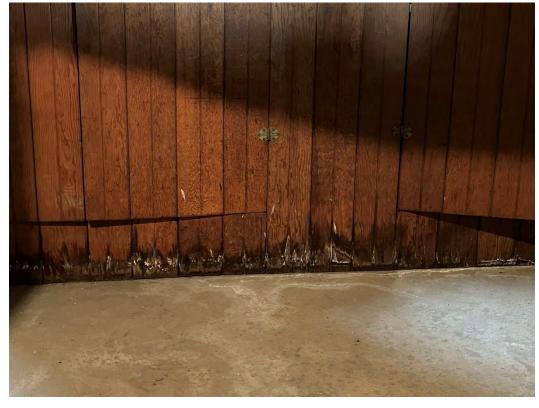
Cracks in exterior plaster and peeling paint



Interior cracks demonstrating structural damage



Evidence of roof leaks on the second floor



Evidence of drainage issues in the basement



Damaged roof of the porch



Damaged roof of the sun parlor

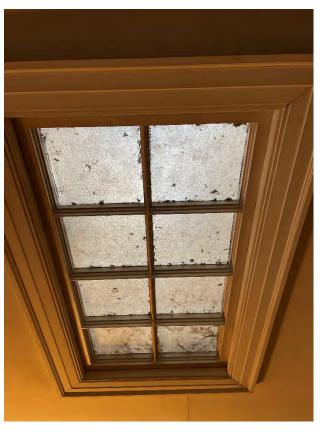


Deteriorated original windows with cracks and peeling paint





Mahogany staircase (not a part of the project)



Staircase skylight to be repaired



One of three fireplaces to be repaired



Hand-painted wallpaper in the dining room (not a part)



Attached rear porch – roof and foundation damage





Non-original garage door





Clinker brick pavement to be repaired



Oaklawn portal adjacent to the property (not a part of the project)





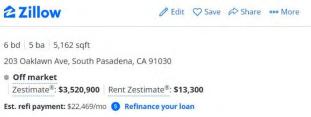
Block walls and Arroyo stone posts to be repaired

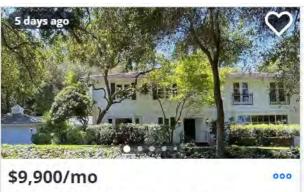
ATTACHMENT 4

203 Oaklawn Ave, monthly rent estimate - \$13,300 (per Zillow.com)

000







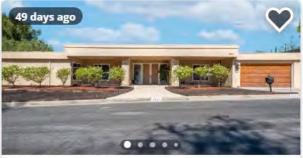




\$11,000/mo 000 5 bds | 5 ba | 4,419 sqft - House for rent 5441 Burning Tree Dr, La Canada Flintridge, CA...



5 bds | 6 ba | 5,912 sqft - House for rent 3076 Calle De Marejada, Camarillo, CA 93010



\$12,250/mo 5 bds | 5 ba | 4,610 sqft - House for rent 4321 Clear Valley Dr, Encino, CA 91436





ADJUSTED SECURED PROPERTY TAX BILL

CITIES, COUNTY, SCHOOLS AND ALL OTHER TAXING AGENCIES IN LOS ANGELES COUNTY ATTACHMENT 5

SECURED PROPERTY TAX FOR FISCAL YEAR JULY 1, 2023 TO JUNE 30, 2024

KEITH KNOX, TREASURER AND TAX COLLECTOR

FOR ASSISTANCE, CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT propertytax.lacounty.gov

			ASSES	SOR'S	ID, NO. YR SE	Q C	K
PROPERTY IDENTIFICATION	DETAIL OF TA	XES DUE FOR	531	7 014	4 015 23 00	0 13	3
OWNER OF RECORD AS OF JANUARY 1,2023 ASSESSOR'S ID.NO.: 5317 014 015 23 000	AGENCY GENERAL TAX LEVY		RATE	Р	PRIOR AMT	COR	RECTED AMT
REB	ALL AGENCIES			\$	33,589.98	\$	28,490.00
MAILING ADDRESS					20.000		20,000,00
0003132-0003132 LTAR 125- GEN001 612860 STJ725R	VOTED INDEBTEDNESS						
ինըվութիների արև	UNIFIED SCHOOLS		.128185	\$	4,305.73	\$	3,651,99
GIRVIGIAN, MICHAEL R CO TR	COMMNTY COLLEGE		,025101		843.14		715.12
M GIRVIGIAN AND K BAUMAN TRUST	METRO WATER DIST		.003500		117.56		99.72
203 DAKLAWN AVE SOUTH PASADENA CA 91030-1828	212212-1222-1232						
300111 PASADENA CA 91030-1828	DIRECT ASSESSMENTS SAFE CLEAN WATER **				704 14	2	010 33
	FLOOD CONTROL **			\$	115.87	2	115.87
	LIGHT/LANDSCAPE **				104.09		59.05
ELECTRONIC FUND TRANSFER (EFT) NUMBER	MWD STANDBY #15 **				9.26		9.26
ID#: 19 5317 014 015 0 YEAR: 23 SEQUENCE: 000 3	LIBRARY TAX **				82.50		82.50
PIN: E4IALE	RPOSD MEASURE A **				93.43		93.43
	SGV MOSQUITO&VCD **				16.80		16.80
	CNTY SAN DIST 16 **				160.00		160.00
SPECIAL INFORMATION	SPUSD PARCEL TAX **				447.47		447,47
FOR THE FOLLOWING REASON:	USGV MWD CHG **				10,00		10.00
ROLL BILL CORRECTION ESCAPED ASSMT PER SECS 4831 OR 531 R&T CODE; SEE YEAR & AIN	TRAUMA/EMERG SRV- **				258,10		258.10
PENALTY DATE ON YOUR 2ND INSTALLMENT PAYMENT IS CHANGED TO 04-10-24	TOTAL TAXES DU	E					4,313.40
TATMENT 13 CHANGED TO 04-10-24	LESS PAYMENTS PLUS: PENALTIES PAI	D OP DUE				\$2	0,106.50
	REFUNDS ISSUED	D ON DUE					\$.00
	NET BALANCE DUE					\$1	4,206.90
	FIRST INSTALLMENT	TAX				41	\$,00
PROPERTY LOCATION AND/OR PROPERTY DESCRIPTION	SECOND INSTALLMEN					\$1	4,206.90
203 DAKLAWN AVE SOUTH PASA			3556				
TRACT NO 139 LOT 53			VALUATION INFORMATION			N	
THE PART UPG IN THE PART OF TH		PI	RIOR			CURF	RENT
	ROLL YEAR 23-24	ASSESS	SED VALL	JE	ASS	ESSE	D VALUE
	LAND		1,080				856,800
ASSESSOR'S REGIONAL OFFICE	IMPROVEMENTS		2,285			1,	999,200

ASSESSOR'S REGIONAL OFFICE

REGION #05 INDEX: EAST DISTRICT OFFICE

TRA:09030

1190 DURFEE AVE.

SOUTH EL MONTE CA 91733

(626)258-6001

PRINT NO .:

ACCT. NO.: MAILED BY: 02-08-24 AUTH. NO.: 000002 GA

ROLL YEAR 23-24	ASSE	SSED VALUE	ASSESSED VALUE
LAND		1,080,250	856,800
IMPROVEMENTS		2,285,748	1,999,200
TOTAL		3,365,998	2,856,000
LESS EXEMPTION:	HOME	7,000	7,000
NET TAXABLE VALUE		3,358,998	2,849,000

ANY RETURNED PAYMENT MAY BE SUBJECT TO A FEE UP TO \$50.00

DETACH AND MAIL WITH YOUR PAYMENT SAVE MONEY! SAVE TIME! PAY ONLINE!

ASSESSOR'S ID. NO. YR SEQ CK

2023

2

GIRVIGIAN, MICHAEL R CO TR

M GIRVIGIAN AND K BAUMAN TRUST 203 DAKLAWN AVE

5317 014 015 23 000 13

ASSR CHANGE

INDICATE AMOUNT PAID

REB 000002 GA

PAYMENT DUE

04/10/24

IF NOT RECEIVED OR POSTMARKED BY 04/10/24

REMIT AMOUNT OF

\$15,637.59

MAKE PAYMENT PAYABLE TO:

Please write the ASSESSOR'S ID. NO. on the lower left corner of your payment. 04/10/24

LOS ANGELES COUNTY TAX COLLECTOR P.O. BOX 60186 LOS ANGELES, CA 90060-0186

\$14,206.90

2ND INSTALLMENT DUE

63105

ATTACHMENT 6



STATE BOARD OF EQUALIZATION
PROPERTY TAX DEPARTMENT
PO BOX 942879, SACRAMENTO, CALIFORNIA 94279-0064
1-916-274-3350 • FAX 1-916-285-0134
www.boe.ca.gov

TED GAINES First District, Sacramento

SALLY J. LIEBER Second District. San Francisco

ANTONIO VAZQUEZ Third District, Santa Monica

MIKE SCHAEFER Fourth District, San Diego

> MALIA M. COHEN State Controller

YVETTE M. STOWERS Executive Director
No. 2023/035

September 25, 2023

TO COUNTY ASSESSORS:

HISTORICAL PROPERTY INTEREST COMPONENT - 2024 LIEN DATE

A city, county, or city and county may contract with the owner of qualified historical property to restrict the use of the property in such a way as to promote the property's continued preservation. In exchange for agreeing to the restrictions on use, a property owner receives a preferential assessment treatment. Under this treatment, which is set forth in sections 439 through 439.4 of the Revenue and Taxation Code (RTC), the Assessor must value the property by applying the capitalization of income method in a specified manner.

RTC section 439.2 requires the State Board of Equalization (Board) to annually determine the interest component of the capitalization rate that the Assessor shall use in applying the specified method. Specifically, RTC section 439.2, subdivisions (b)(1) and (c)(1) require that the interest component "...be determined by the board and announced no later than October 1 of the year preceding the assessment year and that was the yield rate equal to the effective average interest rate on conventional mortgages as most recently determined by the Federal Home Loan Mortgage Corporation, or as that entity may be known in the future, as of September 1, rounded to the nearest one-fourth of 1 percent."

The most recently published information provides that the effective average interest rate on conventional mortgages was 7.18 percent. Rounded to the nearest one-quarter percent, the interest component of the capitalization rate used in the valuation of enforceable restricted historical property for the 2024 assessment year is **7.25 percent**.

For your reference, a table is enclosed listing the interest components announced for current and prior assessment years.

Sincerely,

/s/ David Yeung

David Yeung Deputy Director Property Tax Department

DY:gs Enclosure



Confidential Inspection Report

LOCATED AT: 203 Oaklawn Ave Pasadena, California 91030

PREPARED EXCLUSIVELY FOR: Michael Girvian

INSPECTED ON: Friday, November 10, 2023



Inspector, Mario Perez Boston Brick & Stone

Introduction

DESCRIPTION OF SERVICE

Customer is aware that in order to access the fireplace and chimney system, the inspector may be required to walk on the roof, crawl through the attic and set ladders up against the structure. The Inspector will use reasonable care to avoid damage to the property while accessing the chimney. When the possibility of damage is high the inspector will not access the chimney and the inspection report will indicate that the access was restricted, thereby preventing a conclusive evaluation of the component. In any case, damage to the roof, gutters, attic, wiring and or ducting may occur. Customer agrees not to hold the Inspector or Boston Brick & Stone responsible for any damage or repair that may occur as a result of this inspection.

The observations, evaluations and explanations offered in this report are based on the condition of the system at the time of this inspection. Customer acknowledges that this is a Level II inspection described by the NFPA 211 and that destructive testing which includes the removal or any part of the system or surrounding structure which would cause damage, is not part of this inspection agreement. It is possible that a Level III inspection, which does allow destructive testing, may be recommended to fully determine the condition of this fireplace and chimney system.

GENERAL DISCLAIMER

In consideration of a fee, we've agreed to conduct a Level-Two chimney inspection, as defined by the National Fire Protection Association (NFPA 211) to identify damage, defects, or deficiencies that may have resulted from, movement, improper use, or deterioration due to the passage of time. The inspection does not involve dismantling components or destructive testing, and would not reveal construction defects or conditions that are concealed. Also, we do not light fires or smoke-test chimneys to confirm that they draft well, inasmuch as drafting can be affected by barometric pressure and the surrounding terrain. Testing the gas line for flow of gas is not covered in this inspection, please consult with the local gas company for the area or a gas/plumbing contractor.

Only those systems specifically identified in this report were part of this inspection and evaluation. No other systems, including but not limited to masonry chimney vents, incinerators, or other concrete or masonry stacks were part of this inspection, evaluation and report. In the event that this report does not cover a system that was expected to be evaluated, the customer is advised to contact the offices of Boston Brick & Stone immediately.

Non - Reinforced Masonry Chimney

Dining Room Fireplace

GENERAL INFORMATION

This system is a non-reinforced masonry chimney. Non-reinforced chimneys were constructed before 1938 when the applicable building code did not require masonry to be reinforced. The chimney bricks were mortared together with a lime and sand mortar. This mortar has poor ability to withstand seismic activity. This mortar will deteriorate rapidly if exposed to excessive moisture. Circa 1938 chimneys were required to be reinforced and Portland cement was used in the mortar between the bricks. A reinforced chimney with Portland cement mortar is vastly superior to a non-reinforced lime and sand mortar chimney.

THIS CHIMNEY AND FIREPLACE SYSTEM IS NOT CURRENTLY SAFE TO USE FOR BURNING WOOD, GAS OR OTHER FUEL.

STRUCTURE TYPE

There is one fireplace built within the walls of the house that passes through two floors. The chimney is not located at or near the ridge line of the roof.





FIREBOX

The firebox is the component of the fireplace and chimney system where the wood or gas is burned. It is normally lined with a heat resistant brick known as firebrick. The firebrick is considered a liner and will wear out over time requiring replacement, just the same as the brake shoes in your car.

The fire box opening is 32.5-inches wide and 36-inches high. The firebox is 23-inches deep which is measured from the backwall to the back of the lintel. The back wall is 32-inches wide.

The height of the fire box opening is greater than the width. Per industry standards the height of the fire box is approximately two thirds of the width. For example if the fire box is 36-inches wide it should be approximately 24-inches high. This condition may disrupt the draw of the fireplace, allowing dangerous flue gasses to enter the living space which if occurs is a serious health hazard.

The walls in the firebox sound loose or hollow when knocked upon. This is an indication that the firebox lining is no longer protecting the structural walls of the chimney.



FIREBOX DESIGN

The firebox lining is yellow colored firebrick set in a Running Bond pattern with the narrow face of the brick exposed.

SCREENS DOORS AND GRATES

The log grate appeared to be in satisfactory condition at the time of inspection.

The fireplace did not have a fire safety screen at the time of inspection. The fire safety screen is designed to prevent sparks and embers from leaving the fireplace. It also creates a safety zone and helps protect clothing from being pulled in to the fireplace.

GAS SYSTEM

There was no visible evidence found of a gas line run to this fireplace at the time of inspection.

LINTEL

Rear wall of the firebox extends less than 8-inches above the lintel. Per current code the firebox will have the back wall extend a minimum of 8-inches above the lintel. The current design may result in the spillage of smoke and/or dangerous gases into the living space. However this does not appear to be a problem on this fireplace system. There are obvious signs of use with no visible signs of any drafting problems. Additionally the original design of this smoke chamber may prohibit a full 8-inch rise above the lintel.



The required lintel is missing. This can allow premature damage to the masonry structure above the opening and the facing. A lintel will need to be installed



References - California Building Code: Masonry Fireplaces 2111.7 Lintels Masonry over a fireplace opening shall be supported by a non-combustible lintel unless self supporting.

FACING AND MANTEL

There is a void between the facing and the firebox opening. Gaps can allow the transfer of heat to combustible materials. This is a potential fire hazard.



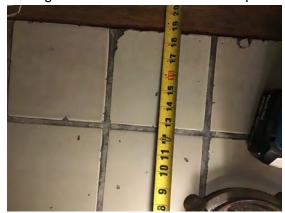
There are combustible materials on the facing which violate the code for the clearance to combustibles. Although this is a code violation there did not appear to be any damage due to this.





EXTERIOR HEARTH

The exterior hearth does not meet the code required dimensions. Although this does not meet current code standards and therefore is considered to be a fire hazard, there were no indications of subsequent damage due to this at the time of inspection.







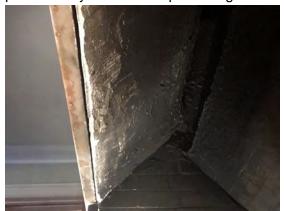
DAMPER

There is no damper installed. At the time the house was built a damper was not required. A damper can help conserve energy when the fireplace is not in use.

BREAST PLATE

The breast plate is a component of the fireplace located between the top of the lintel and the throat. Damaged breast plates are a common cause of structural fires. The breast plate protects the wood framing directly above the firebox opening. A correctly designed breast plate assists in the transfer of flue gasses from the firebox to the smoke chamber.

The breast plate in this system has cracked and may no longer be capable of containing the heat produced by the fire and protecting the framing above it.





SMOKE CHAMBER

The smoke chamber is the component of the fireplace system that sits directly above the firebox. The smoke chamber is the transition from the firebox to the flue, it is shaped similar to an upside down funnel. Incorrectly designed smoke chambers are a common reason for drafting problems and are a major contributor to structure fires because of the proximity of combustible framing directly above the smoke chamber. This area gets very hot during a fire. We have seen many fire and heat damaged structural members above the firebox when we are in the process of replacing the entire chimney. The code requires an unlined smoke chamber to be at least 8-inches thick and 2 to 4-inches of air space between the exterior of the masonry and the wood framing. The typical inspection process cannot, under normal circumstances, determine if these code requirements have been complied with. Correctly designed smoke chambers do not angle more than 45 degrees and are parged smooth to minimize turbulence in the flow of air. Experience in the chimney industry has proven that the older masonry chimneys seldom meet this requirement. To address this danger the industry has produced and tested refractory materials that when applied per the manufacturer's specifications - drastically reduces this danger. Some of these materials bring a non-conforming smoke chamber up to the current code requirements. This means that if the fireplace does not meet the required 8-inch thickness and does not have the required air space around it, it can meet these requirements simply by lining it with the approved refractory material.

Per code the smoke chamber is required to be parged smooth. This smoke chamber has not been parged smooth, leaving exposed bricks, an unsmooth surface and voids. The voids are a potential fire hazard and may allow heat migration. The unsmooth surfaces can create turbulence and negatively affect the draw of the fireplace thereby allowing dangerous gasses to enter the living space.





FLUE SYSTEM

This flue system is unlined and only one brick in width from interior to exterior flue, therefore even somewhat minor damage can become a fire safety risk. This type of system is commonly relined to correct this concern

The flue is unlined. The inside dimension of the flue is 9.75-inches by 15.5-inches. The total approximate height of the flue is 25-feet.

This flue system has deteriorated mortar joints between brick of interior flue. This is considered a fire safety hazard and is standardly corrected by relining or recoating of interior flue.









FLUE TO FIREBOX RATIO

The effective flue area (meaning the space inside the flue where smoke is expected to actually travel) should be approximately 10% of the fire box opening. This flue far exceeds 10% of the fire box opening. This can create an issue where the flue will not get hot enough to pull the smoke up and out and can allow smoke to back in to the living space which is a serious health hazard.

References - California Building Code: Masonry Chimneys 2113.16.1 Minimum Flue Area (masonry fireplaces) Round chimney flues shall have a minimum net cross-sectional area of at least 1/12th of the fireplace opening. Square chimney flues shall have a minimum net cross-sectional area of at least 1/10th of the fireplace opening. Rectangular chimney flues with an aspect ratio less than 2:1 shall have a minimum net cross-sectional area of at least 1/10th of the fireplace opening. Rectangular chimney flues with an aspect ratio 2:1 or more shall have a minimum net cross-sectional area of at least 1/8th of the fireplace opening.

OTHER FLUES OR VENTS WITHIN CHIMNEY STACK

There are vents in the chimney stack which are still servicing one or more appliances in the basement/crawl space.



ATTIC

It was noted during the attic inspection that there is wood framing within 2-inches of the chimney stack. Although this is a code violation there was no evidence of damage due to this found.



During the attic inspection evidence of water intrusion was noted on the framing members around the chimney stack. Flashing issues found have been noted in this report.







References - California Building Code: Masonry Chimneys 2113.19 Chimney Clearances Any portion of a masonry chimney located in the interior of the building or within the exterior wall of the building shall have a minimum airspace clearance to combustibles of 2-inches. Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the soffit or cornice, shall have a minimum airspace clearance of 1-inch. The airspace shall not be filled, except to provide fireblocking in accordance with Section 2113.20. (see code for the 3 exceptions to this rule).

CRAWL SPACE AND FOUNDATION

During the crawl space inspection it was noted that the form boards were left in place from original construction. This is a potential fire hazard; these should have been removed after the exterior hearth was set. This is also a violation of the current code.



The water heater and furnaces are venting into the base of the chimney. This can cause accelerated deterioration.



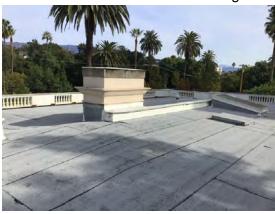


EXTERIOR

The outside dimensions of the chimney stack at the narrowest point are 29-inches by 57-inches.

The chimney is 41-inches off of the highest point of contact with the roof. It is approximately 30-feet off grade.

The exterior of the chimney stack appeared to be in satisfactory condition at the time if inspection. There were no visible indications of damage.



CODE HEIGHT AND LOCATION OF CHIMNEY

This chimney meets the code height requirements for the date of construction.

FLASHING AT CHIMNEY AND ROOFLINE INTERSECTION

The flashing around the chimney looks questionable. There is roofing paper against the chimney about 12-inches above the roof line. This is a code violation and there are signs of water intrusion in the attic.





ROOFING MATERIAL AND PITCH

The roofing material immediately around the chimney is composed of torched down modified bitumen sheeting.

The roof directly around the chimney is set at a minimal to flat slope.

CROWN

The crown appeared to be in satisfactory condition at the time of inspection.



RAIN CAP AND SPARK ARRESTOR

This chimney system has more than one flue terminating at a similar height with no separation. This can cause drafting problems by allowing flue gasses to exit one flue and then travel down another.



SUMMARY AND REQUIRED REPAIRS

The inspection revealed deficiencies within the firebox, smoke chamber and flue lining system. Please see inspection report for details. These deficiencies must be repaired in an approved manner by a licensed and qualified chimney specialist before the system can used to burn wood, gas or any other fuel. See proposal and contract for a detailed list of the required repairs.

The water heater and furnace should be rerouted out of the chimney.

Recommended Repairs

Rebuild the firebox and redesign the back wall
Redesign the height of the firebox opening if needed
Install a lintel bar
Install a fire safety screen
Address the hearth extension
Address the facing
Address the clearance to combustible around the firebox opening
Chip and reline the breast plate and smoke chamber
Reline the flue system install a smoke guard if needed after the reclining of the flue
Seal the crown
Install a baffle between the flues
Address the water heater and furnace into the chimney
Install a fire safety screen
Address the flashing at the roof and chimney intersection
Address the clearance to combustibles in the attic and under the hearth extension

Living Room Fireplace

GENERAL INFORMATION

This system is a non-reinforced masonry chimney. Non-reinforced chimneys were constructed before 1938 when the applicable building code did not require masonry to be reinforced. The chimney bricks were mortared together with a lime and sand mortar. This mortar has poor ability to withstand seismic activity. This mortar will deteriorate rapidly if exposed to excessive moisture. Circa 1938 chimneys were required to be reinforced and Portland cement was used in the mortar between the bricks. A reinforced chimney with Portland cement mortar is vastly superior to a non-reinforced lime and sand mortar chimney.

THIS CHIMNEY AND FIREPLACE SYSTEM IS NOT CURRENTLY SAFE TO USE FOR BURNING WOOD, GAS OR OTHER FUEL.

STRUCTURE TYPE

There are two fireplaces, built one on top of another and outside the walls of the house that pass through two floors. The chimney is located parallel to the roof line. This fireplace is located in the lower floor.





FIREBOX

The fire box opening is 31.5-inches wide and 38.25-inches high. The firebox is 21-inches deep which is measured from the backwall to the back of the lintel. The back wall is 31-inches wide.

The height of the fire box opening is greater than the width. Per industry standards the height of the fire box is approximately two thirds of the width. For example if the fire box is 36-inches wide it should be approximately 24-inches high. This condition may disrupt the draw of the fireplace, allowing dangerous flue gasses to enter the living space which if occurs is a serious health hazard.

The ash dump door is missing. This is a potential fire hazard if the ash pit clean door is missing.



The walls in the firebox sound loose or hollow when knocked upon. This is an indication that the firebox lining is no longer protecting the structural walls of the chimney.



FIREBOX DESIGN

The firebox lining is yellow colored firebrick set in a Running Bond pattern with the narrow face of the brick exposed.

SCREENS DOORS AND GRATES

The fireplace did not have a fire safety screen at the time of inspection. The fire safety screen is designed to prevent sparks and embers from leaving the fireplace. It also creates a safety zone and helps protect clothing from being pulled in to the fireplace.

There is no log grate installed in the firebox.

GAS SYSTEM

The gas line has been capped off inside the fire box. The gas shut off valve was not tested.



LINTEL

Rear wall of the firebox extends less than 8-inches above the lintel. Per current code the firebox will have the back wall extend a minimum of 8-inches above the lintel. The current design may result in the spillage of smoke and/or dangerous gases into the living space. However this does not appear to be a problem on this fireplace system. There are obvious signs of use with no visible signs of any drafting problems. Additionally the original design of this smoke chamber may prohibit a full 8-inch rise above the lintel.



The required lintel is missing. This can allow premature damage to the masonry structure above the opening and the facing. A lintel will need to be installed



FACING AND MANTEL

There are combustible materials on the facing which violate the code for the clearance to combustibles. Although this is a code violation there did not appear to be any damage due to this.





EXTERIOR HEARTH

The exterior hearth does not meet the code required dimensions. Although this does not meet current code standards and therefore is considered to be a fire hazard, there were no indications of subsequent damage due to this at the time of inspection.







DAMPER

There is no damper installed. At the time the house was built a damper was not required. A damper can help conserve energy when the fireplace is not in use.

BREAST PLATE

The breast plate in this system has cracked and may no longer be capable of containing the heat produced by the fire and protecting the framing above it.



SMOKE CHAMBER

The smoke chamber is not parged. There are common bricks at with deterioration of the grout between the bricks that can allow the transfer of heat to combustible materials.





FLUE SYSTEM

The flue is unlined. The inside dimension of the flue is 11-inches by 15.5-inches. The total approximate height of the flue is 25-feet.

The flue system is incomplete due to missing liners. The liners should start at the top of the smoke chamber and continue all the way to the top of the chimney. Missing flue liners can cause turbulence in the air flow which creates drafting problems and creosote deposits. Additional the code required thickness of the chimney without a liner is 8-inches, which has not been met in this chimney.

The is deterioration of the mortar between the bricks inside the flue system. The flue system changes from unlined to lined from 10-feet above the top of the firebox opening. The liners should start at the top of the smoke chamber and continue all the way to the top of the chimney.







FLUE TO FIREBOX RATIO

The effective flue area (meaning the space inside the flue where smoke is expected to actually travel) should be approximately 10% of the fire box opening. This flue far exceeds 10% of the fire box opening. This can create an issue where the flue will not get hot enough to pull the smoke up and out and can allow smoke to back in to the living space which is a serious health hazard.

OTHER FLUES OR VENTS WITHIN CHIMNEY STACK

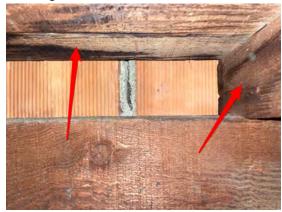
There are other vents in the chimney stack that were once servicing an appliance in the basement/crawlspace. These vents are no longer in service but could contribute to water intrusion problem.

There is a second fireplace that is still in service. This can has cross drafting issues.

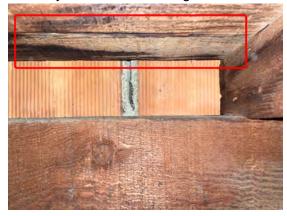


ATTIC

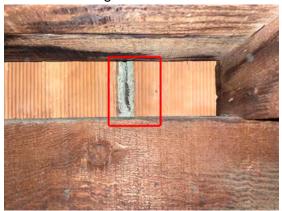
It was noted during the attic inspection that there is wood framing within 2-inches of the chimney stack. Although this is a code violation there was no evidence of damage due to this found.



During the attic inspection evidence of water intrusion was noted on the framing members around the chimney stack. The flashing should be evaluated by a professional.



There is missing mortar between the bricks visible in the attic. This is a potential fire hazard.



CRAWL SPACE AND FOUNDATION

There are penetrations in to the structure which are no longer in use. These penetrations weaken the structure and allow vermin to enter the chimney system.



EXTERIOR

The outside dimensions of the chimney stack at the narrowest point are 69-inches by 59.5-inches.

The chimney is 59-inches off of the highest point of contact with the roof. It is approximately 30-feet off grade.

CODE HEIGHT AND LOCATION OF CHIMNEY

This chimney meets the code height requirements for the date of construction.

FLASHING AT CHIMNEY AND ROOFLINE INTERSECTION

The flashing should be evaluated by a professional due to the signs of water intrusion in the attic.





ROOFING MATERIAL AND PITCH

The roofing material immediately around the chimney is composed of torched down modified bitumen sheeting.

CROWN

The crown appeared to be in satisfactory condition at the time of inspection.



RAIN CAP AND SPARK ARRESTOR

This chimney system has more than one flue terminating at a similar height with no separation. This can cause drafting problems by allowing flue gasses to exit one flue and then travel down another.



SUMMARY AND REQUIRED REPAIRS

The inspection revealed deficiencies within the firebox, smoke chamber and flue lining system. Please see inspection report for details. These deficiencies must be repaired in an approved manner by a licensed and qualified chimney specialist before the system can used to burn wood, gas or any other fuel. See proposal and contract for a detailed list of the required repairs.

Recommended Repairs

Rebuild the firebox and redesign the back wall Redesign the height of firebox opening if needed Install a lintel bar Install a fire safety screen Address the hearth extension

Address the facing

Address the clearance to combustible around the firebox opening

Chip and reline the breast plate and smoke chamber

Reline the flue system install a smoke guard if needed after the reclining of the flue

Seal the crown

Install a baffle between the flues

Address the water heater and furnace into the chimney

Install a fire safety screen

Address the flashing at the roof and chimney intersection

Address the clearance to combustibles in the attic and under the hearth extension

Master Bedroom Fireplace

GENERAL INFORMATION

THIS CHIMNEY AND FIREPLACE SYSTEM IS NOT CURRENTLY SAFE TO USE FOR BURNING WOOD, GAS OR OTHER FUEL.

STRUCTURE TYPE

There are two fireplaces built one on top of the other and outside of the walls of the house which extend through two stories. The edge of the roof where the chimney is located is parallel to the ground. This fireplace is located above the Living room fireplace.



FIREBOX

The fire box opening is 32-inches wide and 30-inches high. The firebox is 20-inches deep which is measured from the backwall to the back of the lintel. The back wall is 26-inches wide.

There are thermal fractures in the walls of the firebox. Thermal fractures can be expected when a fireplace is used. The standard correction for these thermal fractures is to grind them out and repoint with new refractory mortar. Repointing these fractures will also help curb further deterioration.



FIREBOX DESIGN

The firebox lining is yellow colored firebrick set in a Running Bond pattern with the narrow face of the brick exposed.

SCREENS DOORS AND GRATES

The log grate appeared to be in satisfactory condition at the time of inspection.

There was a suitable fire safety screen in place at the time of inspection.

GAS SYSTEM

There was no visible evidence found of a gas line run to this fireplace at the time of inspection.

LINTEL

The required lintel is missing. This can allow premature damage to the masonry structure above the opening and the facing. A lintel will need to be installed



FACING AND MANTEL

There are combustible materials on the facing which violate the code for the clearance to combustibles. Although this is a code violation there did not appear to be any damage due to this.

EXTERIOR HEARTH

The exterior hearth does not meet the code required dimensions. Although this does not meet current code standards and therefore is considered to be a fire hazard, there were no indications of subsequent damage due to this at the time of inspection.

DAMPER

There is no damper installed. At the time the house was built a damper was not required. A damper can help conserve energy when the fireplace is not in use.

BREAST PLATE

The breast plate in this system has cracked and may no longer be capable of containing the heat produced by the fire and protecting the framing above it.



SMOKE CHAMBER

The smoke chamber is not parged coated and the flue is offset from the smoke chamber. This can create a drafting problem. There is a gap below the first clay liner. This is a potential fire hazard. The gap can allow the transfer of heat to combustible materials.





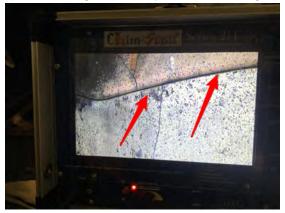
FLUE SYSTEM

The flue is unlined. The inside dimension of the flue is 11-inches by 11-inches. The total approximate height of the flue is 25-feet.

The mortar in the joints between the liners is deteriorating leaving voids and gaps. There were also one or more cracked flue liners found in the chimney. This is a potential fire hazard as heat and flue gasses may escape the flue causing dangerous secondary chimney conditions. This is also a health hazard as the poisonous gasses may enter the living space.

The mortar in the joints between the liners is deteriorating leaving voids and gaps. There were also one or more cracked flue liners found in the chimney. The horizontal crack is at the roof line. This is a potential fire hazard as heat and flue gasses may escape the flue causing dangerous secondary chimney conditions. This is also a health hazard as the poisonous gasses may enter the living space.





FLUE TO FIREBOX RATIO

The flue is slightly undersized however this system may still function despite this.

SUMMARY AND REQUIRED REPAIRS

The inspection revealed deficiencies within the firebox, smoke chamber and flue lining system. Please see inspection report for details. These deficiencies must be repaired in an approved manner by a licensed and qualified chimney specialist before the system can used to burn wood, gas or any other fuel. See proposal and contract for a detailed list of the required repairs.

Recommended Repairs

Rebuild the firebox and redesign the back wall Redesign the height of firebox opening if needed Install a lintel bar Install a fire safety screen

Address the hearth extension

Address the facing

Address the clearance to combustible around the firebox opening

Chip and reline the breast plate and smoke chamber

Chip the damaged liners

Reline the flue system install a smoke guard if needed after the reclining of the flue

Seal the crown

Install a baffle between the flues

Address the water heater and furnace into the chimney

Install a fire safety screen

Address the flashing at the roof and chimney intersection

Address the clearance to combustibles in the attic and under the hearth extension