CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION

AGENDA
REGULAR MEETING
THURSDAY, DECEMBER 18, 2025 AT 6:30 P.M.

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

South Pasadena Cultural Heritage Commission Statement of Civility

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

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

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

The Meeting will be available:

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

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

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

CALL TO ORDER:	Chair	Conrado Lopez
ROLL CALL:	Chair	Conrado Lopez
	Vice-Chair	Scott Severson
	Commissioner	Jeremy Ding
	Commissioner	Peter Aperlo
	Commissioner	Kristin Carlblom
COUNCIL LIAISON:	Mayor Pro Tem	Sheila Rossi

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 Regular Meeting of September 18, 2025**

3. **Minutes from Regular Meeting of October 16, 2025**

PUBLIC HEARING

4. **930 Indiana Avenue, Project No. COA25-0008** – A request for a Certificate of Appropriateness (COA) to construct a 379 square-foot addition to a 954 square-foot 1940's single-family dwelling located at 930 Indiana Ave (APN: 5313-008-002). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation) will be considered for the project.

   Recommendation

   1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331.

   2. Approve Project No. COA25-0008 subject to the Conditions of Approval.

5. **644 Stratford Ave, Project No. PLR25-0010/COA25-0015** - A request for a Certificate of Appropriateness to demolish a 2,294-square-foot single-family residence located at 644 Stratford Avenue (APN: 5318-007-009). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15061(b)(3) – (Common Sense Exemption) and Class 3, Section 15303 – (New Construction or Conversion of Small Structures) will be considered for the project.

   Recommendation

   1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15303.

   2. Approve COA25-0015 determining that the home located at 644 Stratford Ave does not meet the national, state, or local criteria for historic designation and that demolition may proceed.

6. **1102 Stratford Ave, Project No. COA25-0004** - A request for a Certificate of Appropriateness for the construction of a first- and second-story addition totaling 1,338 square feet, to an existing 1,402 square foot single-family residence located at 1102 Stratford Avenue (APN: 5318-018-023). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation) will be considered for the project.

   Recommendation

   1. Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331, Class 31.

   2. Approve COA25-0004 subject to the Conditions of Approval.

7. **Cultural Heritage Commission Meeting Schedule, Resolution, and City Council Memo**

   Recommendation

   1. Approve, receive, and file the 2026 Cultural Heritage Commission Meeting Schedule; receive the November 18, 2025 memo to the City Council from the City Manager regarding Item No. 15 – Ordinance on Commissions; and adopt the Resolution of the Cultural Heritage Commission Setting the Date, Time, and Place of Its Regular Meetings.

DISCUSSION

8. **Fair Oaks North South ITS Project Update**

   Recommendation

   1. Receive and file the following staff report.

ADMINISTRATION

9. **Comments from City Council Liaison**

10. **Comments from Commissioners**

11. **Comments from Subcommittees**

12. **Comments from Staff**

ADJOURNMENT

13. **Adjourn to the Regular Cultural Heritage Commission meeting scheduled for January 15, 2026 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/Your-Government/Boards-Commissions/Cultural-Heritage-Commission

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.

12/11/2025 — Date

Michael Donovan — Michael Donovan, Associate Planner

CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION

MINUTES
REGULAR MEETING
THURSDAY, SEPTEMBER 18, 2025, AT 6:30 P.M.

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

CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Conrado Lopez, on Thursday, September 18, 2025, at 6:30 p.m. The meeting was conducted in person at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

PRESENT	Chair	Conrado Lopez
	Vice-Chair	Scott Severson
	Commissioner	Jeremy Ding
	Commissioner	Kristin Carlblom

CITY STAFF PRESENT

Erika Ramirez, Community Development Director; Tatianna Marin, Assistant Planner; Lillian Estrada, Administrative Secretary.

APPROVAL OF AGENDA
Majority vote of the Commission to proceed with business.

Chair Lopez noted a revision to Item 3 on the Agenda, which is subject to Chair review and not Commission review. Commissioner Ding motioned, seconded by Chair Lopez, to approve the Agenda with the removal of Item 3.

Motion carried, as amended: 4-0

DRAFT

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None.

PUBLIC COMMENT

1. **Public Comment – General (Non-Agenda Items)**
   Angelo Gladding, a resident, addressed the Commission about a Tree Ordinance Amendment discussed at last night's City Council meeting, expressing concerns about the impact of removing protections from non-native trees.

CONSENT CALENDAR ITEM

2. **Minutes from the Regular Meeting of August 21, 2025**

   Approved, 4-0

PUBLIC HEARING

3. **1913 Oak Street, Project No. COA25-0006**– A Certificate of Appropriateness for the construction of a 470 square-foot second-story addition to an existing two-story 2,652 square-foot single-family dwelling unit for the property located at 1913 Oak Street (APN: 5320-003-040), in the Residential Low Density (RS) zoning district. 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:
   1. Continue Project No. COA25-0006 to a date certain.

   Removed from +the Agenda for Chair review.

4. **1901 Oxley Street, Project No. COA25-0007**– A request to permit a Certificate of Appropriateness (COA) to convert 655 square feet of attic space into habitable space to an existing 1,284 square-foot single-family dwelling located at 1901 Oxley Street (APN: 5318-009-028). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation) will be considered for the project.

Recommendation:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.

2. Approve Project No. COA25-0007, subject to the draft Conditions of Approval (Attachment 1).

Staff Presentation:
Assistant Planner Tatianna Marin presented the Staff Report, providing a detailed overview of the project, including converting attic space to a second floor and adding a shed dormer.

Questions for Staff:
None.

Applicant Presentation:
None. However, Architect Tim Clark with Cynthia Bennett and Associates introduced himself, Carolien Fehmers, CEO, and Chuck O'Neil, one of the co-owners of the project. Mr. Clark highlighted similar previous approvals and the proposed changes to the dormer and balcony.

Questions for Applicant:
The Commissioners expressed concerns about the balcony's compatibility with the Craftsman architectural style and the railing detail.

Public Comment:
None.

Commissioner Discussion:
The Commissioners discussed the balcony's impact on the main elevation and the need for egress, with Commissioners expressing mixed opinions on the balcony. The Commissioners agreed to continue the project to allow for further revisions.

Commission Motion and Action:
MOVED BY CHAIR LOPEZ, SECONDED BY COMMISSIONER CARLBLOM, to continue the project to the next Commission meeting.

AYES: Ding, Carlblom, Severson, Lopez
NOES:
ABSENT: Aperlo
ABSTAINED:

Motion Carried*: 4-*0

DISCUSSION

NOT APPLICABLE

ADMINISTRATION

5. **Comments from City Council Liaison**
   None.

6. **Comments from Commissioners**
   Vice-Chair Severson informed the Commission of an upcoming event by Docomomo, an international non-profit architectural organization which raises public awareness and promotes the conservation of modern buildings, at the Oneonta Church.

7. **Comments from Subcommittees**
   None.

8. **Comments from Staff**
   Director Erika Ramirez shared several announcements: (1) there is an RFP for developing objective design standards and an ADU program that includes prototypes for new construction, which should be ending at the end of the month, hoping to make a selection by November; (2) City Hall will be open five days a week, starting in October; (3) a draft Public Art Policy Manual will be presented at the next Public Arts Commission meeting, inviting Commission members to attend; and (4) to Chair Lopez's inquiry regarding a possible Commissioners' luncheon regarding the Mills Act, a possible workshop open to all Commissioners is being considered before year end.

ADJOURNMENT

9. Adjourn to the regular Cultural Heritage Commission meeting scheduled for October 16, 2025, at 6:30 p.m.

There being no further matters, Chair Lopez adjourned the Cultural Heritage Commission meeting at 7:10 p.m.

APPROVED,

_____ _____

Conrado Lopez, Chair Date
Cultural Heritage Commission

CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION

MINUTES
REGULAR MEETING
THURSDAY, OCTOBER 16, 2025, AT 6:30 P.M.

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

CALL TO ORDER:

The Regular Meeting of the South Pasadena Cultural Heritage Commission was called to order by Chair Conrado Lopez, on Thursday, October 16, 2025, at 6:30 p.m. The meeting was conducted in person at the Council Chambers located at 1424 Mission Street, South Pasadena, California.

ROLL CALL:

PRESENT	Chair	Conrado Lopez
	Vice-Chair	Scott Severson
	Commissioner	Peter Aperlo

CITY STAFF PRESENT

Tatianna Marin, Assistant Planner; Lillian Estrada, Administrative Secretary.

APPROVAL OF AGENDA
Majority vote of the Commission to proceed with business.

Approved: 3-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

None.

DRAFT

PUBLIC COMMENT

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

   None.

CONSENT CALENDAR ITEM

NOT APPLICABLE

PUBLIC HEARING

2. **1901 Oxley Street, Project No. COA25-0007**– A request to permit a Certificate of Appropriateness (COA) to convert 655 square feet of attic space into habitable space to an existing 1,284 square-foot single-family dwelling located at 1901 Oxley Street (APN: 5318-009-028). In accordance with the California Environmental Quality Act (CEQA), a Categorical Exemption under Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation) will be considered for the project.

   Recommendation:

   1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines.

   2. Approve Project No. COA25-0007, subject to the draft Conditions of Approval.

   Staff Presentation:
   Assistant Planner Tatianna Marin presented the Staff Report, providing a detailed overview of the project, including converting attic space to a second floor and adding a shed dormer. The project was previously continued due to design concerns, particularly the proposed front balcony. Three (3) design options were presented.

   Questions for Staff:
   None.

   Applicant Presentation:
   None. However, Architect Tim Clark with Cynthia Bennett and Associates introduced himself and Carolien Fehmers, CEO. Mr. Clark remarked that of the three options presented, the owners' preference was Option 1.

   Questions for Applicant:
   Chair Lopez confirmed the need for changes to meet egress requirements and discussed the implications of each option.

Vice-Chair Severson questioned the necessity of showing Option 3 if it did not meet egress requirements.

Commissioner Aperlo inquired about the historical precedent of second-story balconies in Craftsman-style homes.

Public Comment:
None.

Commissioner Discussion:
The Commissioners expressed appreciation for the Design Team providing options for the Commissioners to consider, discussed the necessity of changes for egress, and the importance of balancing historical preservation with functional updates.

Commission Motion and Action:
MOVED BY CHAIR LOPEZ, SECONDED BY COMMISSIONER APERLO, to approve Project No. COA25-0007 with Option 2 on the main elevation presented tonight and find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15331 of the CEQA Guidelines, subject to the Conditions of Approval.

AYES: Aperlo, Severson, Lopez
NOES:
ABSENT: Ding, Carlblom
ABSTAINED:

Motion Carried*: 3-*0

DISCUSSION

NOT APPLICABLE

ADMINISTRATION

3. **Comments from City Council Liaison**
   None.

4. **Comments from Commissioners**
   None.

5. **Comments from Subcommittees**
   None.

6. **Comments from Staff**

None.

ADJOURNMENT

7. Adjourn to the regular Cultural Heritage Commission meeting scheduled for November 20, 2025, at 6:30 p.m.

There being no further matters, Chair Lopez adjourned the Cultural Heritage Commission meeting at 6:50 p.m.

APPROVED,

_____ _____

Conrado Lopez, Chair Date
Cultural Heritage Commission

Cultural Heritage Commission Agenda Report

ITEM NO. 4

DATE: December 18, 2025

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, Planning Manager

PREPARED BY: Stephen Peterson, Senior Planner

SUBJECT: **Project No. COA25-0008 is request for a Certificate of Appropriateness (COA) to construct a 379 square-foot addition to a 954 square-foot 1940's single-family dwelling located at 930 Indiana Ave (APN: 5313-008-002). 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).**

APPLICANT: Gary McKee, Nott Associates

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission (CHC):

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301, Class 1 (Existing Facilities), and Section 15331, Class 31 (Historic Resource Restoration and Rehabilitation).

2. Approve Project No. COA25-0008 subject to the Conditions of Approval (**Attachment 1**).

EXECUTIVE SUMMARY / BACKGROUND

The applicant, Gary McKee of Nott & Associates, requests the Cultural Heritage Commission approve a Certificate of Appropriateness (COA 25-0008) to construct a 379-square-foot rear addition to an existing 954-square-foot 1940s single-family residence located at 930 Indiana Avenue within the El Centro/Indiana/Palm Historic District.

The home is identified as a non-contributing resource within the district due to its post-war construction date and style. The proposed addition will accommodate a new master bedroom, closet, and bathroom, and has been designed to be architecturally compatible and visually subordinate to the existing Post-War Traditional dwelling.

Staff finds that the proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation, the City's Design Guidelines, Cultural Heritage Ordinance, General Plan Goal 3 and Policy P3.4, and the Certificate of Appropriateness findings required under SPMC Section 2.65(e). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15301 (Existing Facilities) and Section 15331 (Historic Resource Restoration/Rehabilitation).

- June 30, 2025, the applicant submitted an application for a Certificate of Appropriateness for a 379 square-foot addition to an existing 954 square-foot single-family residence.

- October 22, 2025, the project application was deemed complete and scheduled for consideration by the Cultural Heritage Commission.

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness (COA) for a 379 square-foot addition to an existing one-story 954 square-foot single-family dwelling located at 930 Indiana Avenue (APN: 5313-008-002). The 1940's home is located in the El Centro/Indiana/Palm Historic District but is classified as a non-contributing structure to the district. The addition will allow for a new master bedroom, closet, and bathroom. The Site Plan and Elevations are included as **Attachment 2.**

Site Characteristics

The subject property is a rectangular-shaped lot of approximately 4,000 square feet located on the east side of Indiana Avenue between Indiana Court and El Centro Street (see **Image 1** below). The subject property is located in the RS (Residential Low Density) zoning district and is surrounded by RS (Residential Low Density) zoning to the north, east and south, and RM (Residential Medium Density) across the street to the west. The neighborhood consists of one- and two-story single-family residential uses. Neighborhood images are included in **Attachment 2**.

Image 1: Aerial Vicinity Map



The subject site is currently developed with an existing one-story 954 square-foot single-family dwelling with an existing 205 square-foot detached garage. The subject site is included in the City's Inventory of Historic Resources for being located in the El Centro/Indiana/Palm Historic District, with a status code of **5D1**, but is identified as a non-contributing structure. The district was the city's first designated residential historic district and is located west of the city's original commercial center. The district contains 29 contributing properties of late 19th and early 20th century Queen Anne and revival style homes. As such, the subject property, constructed in 1941 is identified as a non-contributing later addition to the district. Please see **Attachment 3** for the District's Department of Parks and Recreation (DPR) Form.

Image 2: Street View of the Property



The single-family residence (see **Image 2** above) was built in 1941 in the Post War Traditional style with Cottage style accents.

Since being built, the property has undergone the following construction and alterations:

- In 1941, a permit was issued for the construction of the home and detached garage.
- In 1962, a permit was issued for a 24-square-foot addition enclosing a portion of the front porch for a breakfast nook.
- In 2008, a Certificate of Appropriateness was approved by the Cultural Heritage Commission for a 389 square foot addition to the residence and a 162 square foot addition to the garage. The COA later expired when no building permit applications were submitted and the additions were never constructed.
- In 2014, a permit was issued for reroofing of the detached garage.
- In 2018, a permit was issued for seismic safety bolting of the home

Previous permit records are included as **Attachment 4**.

PROJECT ANALYSIS

Certificate of Appropriateness

The applicant is requesting approval of a Certificate of Appropriateness (COA) to construct a 379-square-foot addition to an existing 954-square-foot, one-story single-family dwelling, located at 930 Indiana Avenue. The project includes a second-story master bedroom with a walk-in closet and full bathroom, resulting in a three-bedroom,

two-bathroom home (with one existing bathroom renovated). Pursuant to South Pasadena Municipal Code (SPMC) Section 2.65, a Certificate of Appropriateness for a Major Project Review is required for a project that includes an addition visible from the public right-of-way. The proposed project requires review and approval from the Cultural Heritage Commission because the new second-story addition is slightly visible from the public right-of-way. The subject property has been identified as a non-contributor to the El Centro/Indiana/Palm Historic District; therefore, any addition should be visually subordinate or secondary to the original structure.

The proposed project will maintain the Post-War Traditional style with Cottage Style features of the existing home. The addition will maintain consistency with the character of the property, featuring a matching asphalt shingle roof with a gabled form and roof slope of 4:12, stucco siding, and wood windows and doors. To ensure subordination and visual differentiation, the new addition will have a reduced roof height of 12 feet compared to the existing home's 16 feet 2 inches, greater side setbacks, a slightly different siding finish with "stucco sand" on the existing home and "light sand" on the proposed addition, and asphalt shingles that will be slightly darker in color. The existing and proposed elevations are shown on Images 3–6. A COA is required under the SPMC when exterior alterations, additions, or new construction may affect the historic character or appearance of a property or district. Staff contends that the project substantially meets or exceeds the goals of the General Plan, the Certificate of Appropriateness criteria, the Secretary of the Interior's Standards for Rehabilitation, and the Development Standards for the Residential Low Density (RS) zoning district.

General Plan Consistency

The General Plan (2040) land use designation for the subject site is Low-Density Neighborhood, which allows for single-family dwellings at up to 5 units per acre. The proposed project complies with the following General Plan goals, policies, and/or actions:

Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.

Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.

The proposed project is consistent with Goal 3 and Policy 3.4 above because the proposal preserves the existing Post War Traditional architectural style of the residence. The proposed addition matches the design of the main home by incorporating numerous cohesive elements including: an asphalt shingled gable roof with identical roof pitch, stucco siding, wood windows with the same mullion pattern and a wood door. The addition is located fully in the rear of the property and is only very slightly visible

from the right of way between the and the neighboring property to the north. Further, the height of the proposed addition is less than that of the existing home, while it is set-in further from the side property line than the main house by 1' on the north side and 10' on the south side. By keeping the same architectural style and massing as the existing home, the character and scale of the neighborhood will be retained. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and Design Guidelines.

Zoning Code Compliance

The subject property is zoned Residential Low Density (RS), which is intended for the development of detached single-family homes and accessory structures. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Certificate of Appropriateness process is to ensure that the proposed site layout and building design are suitable and compatible with the City's design standards and guidelines. Residential Development Standards from SPMC Section 36.220.040 were applied to the proposed project. **Table 1** below lists the project's conformance with applicable development standards.

Table 1: Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (1,600 SF max. allowed)	32% 1,271 SF	39% 1,578 SF
Floor Area Ratio (FAR)	35% (1,400 SF max. allowed)	32% 1,271 SF	34% 1,343 SF
Building Height	35 ft. max.	16 ft. 2 in.	Unchanged
Off-Street Parking	2-Car (Covered)	1-car garage, 2 driveway – Legal Non-Conforming	Unchanged
Front Setback	35 ft. max	10 ft 8 in. Legal Non-Conforming	Unchanged
Side Setback	10% of lot width (4 ft minimum)	North: 3 ft. South: 8 ft 2 in.	Unchanged
Rear Setback	25 ft.	52 ft. 4 in.	28 ft 2 in

Image 3: Existing West (Front) Elevation to remain unchanged

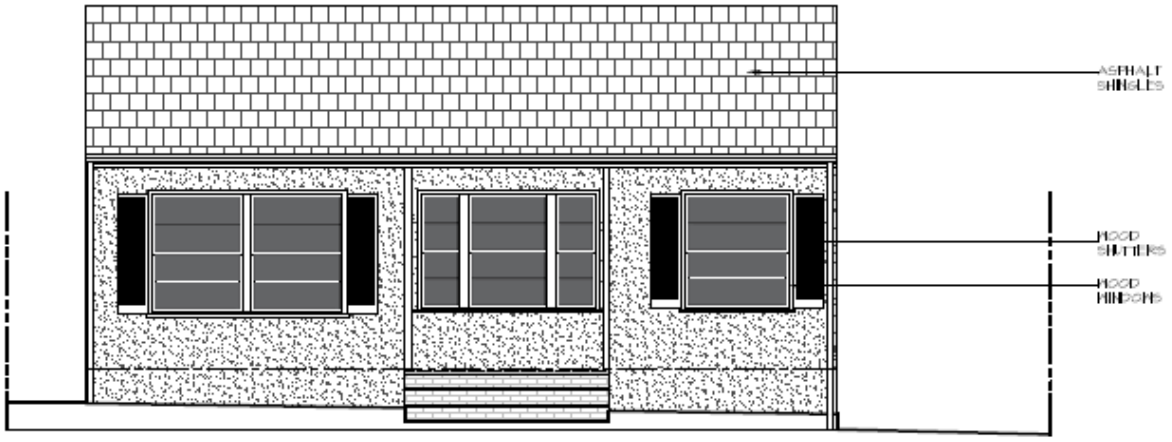
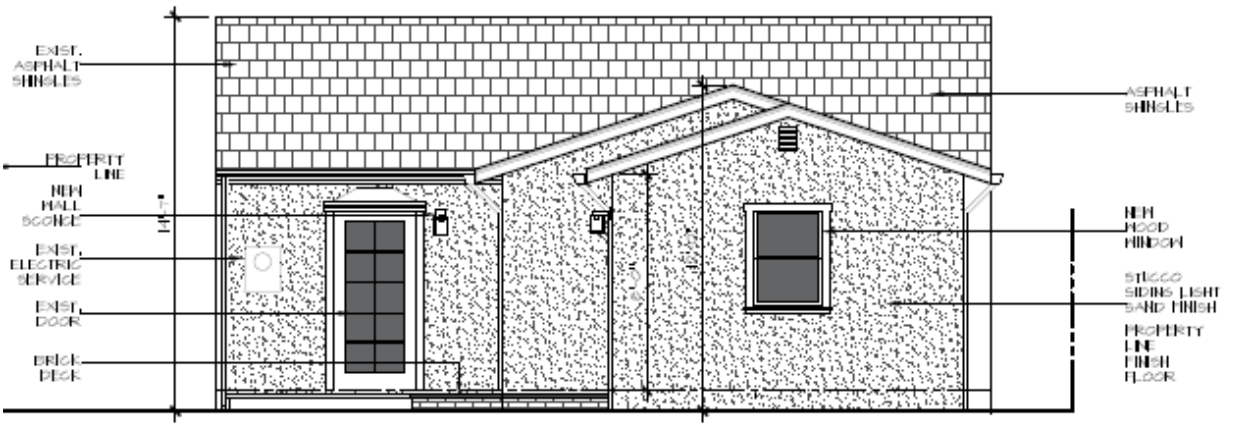
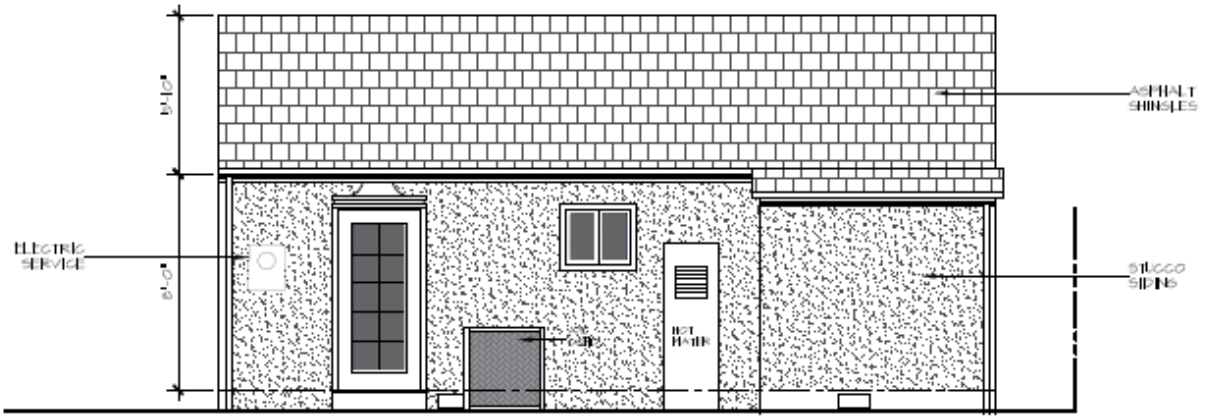


Image 4: Proposed and Existing East (Rear) Elevations



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

Image 5: Proposed and Existing South (Side) Elevations

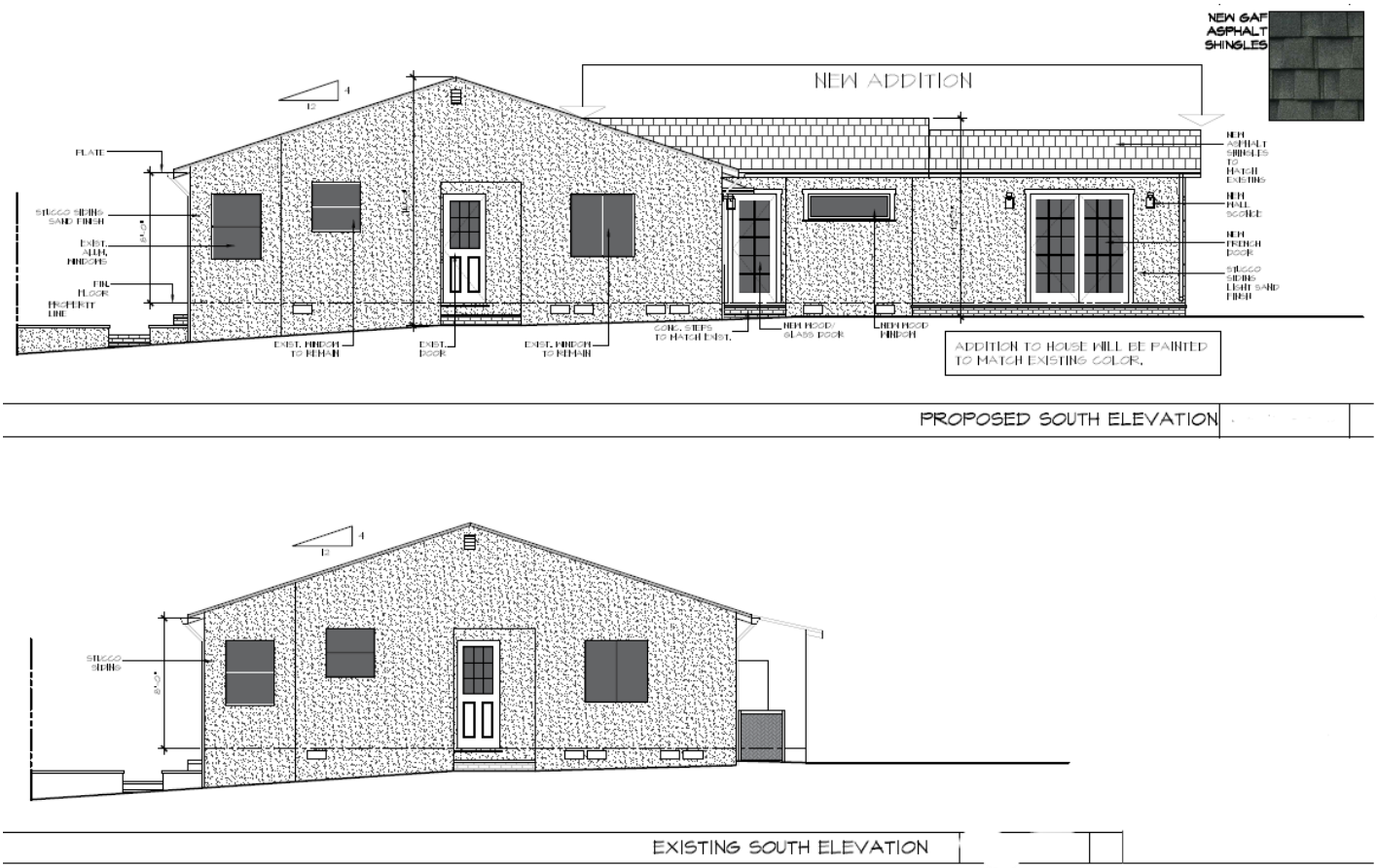
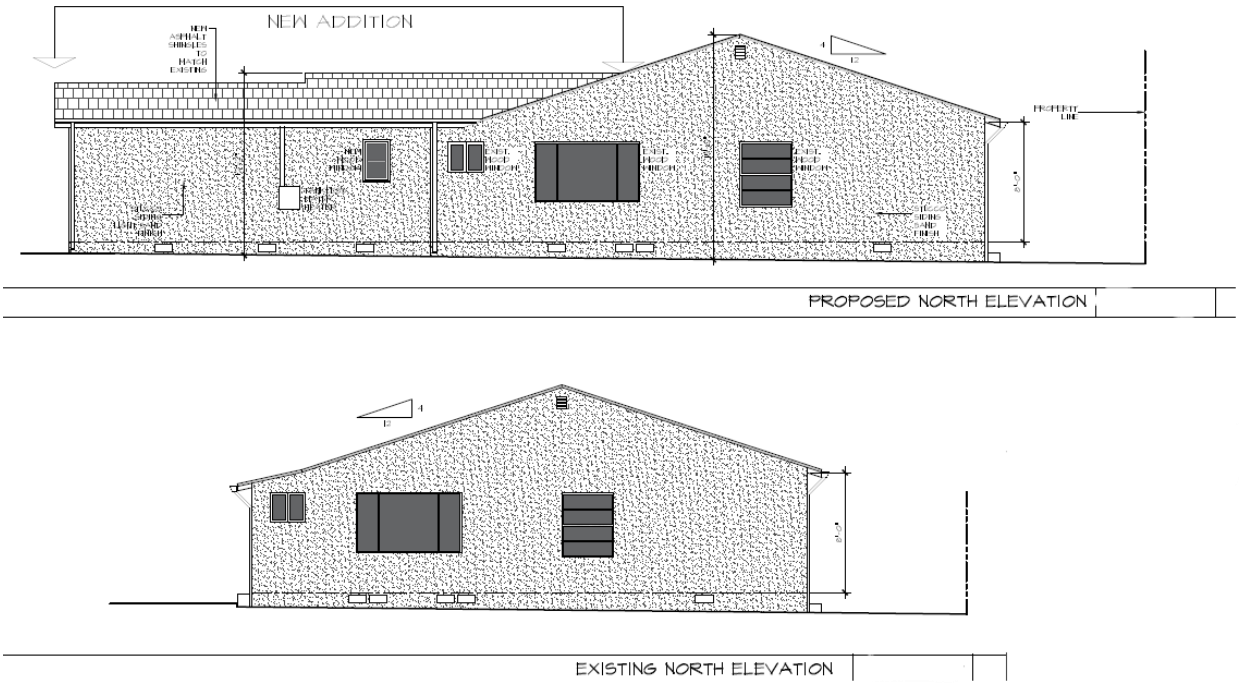


Image 6: Existing and Proposed North (Side) Elevations



FINDINGS

The mandatory project findings, including consistency with the Secretary of the Interior's Standards for 930 Indiana Avenue, are provided in Attachment 1. The proposed project is found to be consistent with the Secretary of the Interior's Standards for Rehabilitation, the City's Design Guidelines, the Cultural Heritage Ordinance, General Plan Goal 3 and Policy P3.4, and the Certificate of Appropriateness findings required under SPMC Section 2.65(e). A detailed analysis of these findings is included in Attachment 1.

ENVIRONMENTAL ANALYSIS

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) analysis based on State CEQA Guidelines Section 15301, Class 1 (Existing Facilities) and Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation). Class 1 exemption includes additions to existing structures that are no more than 50% of the floor area before the addition, or 2,500 square feet, whichever is less. Since the proposal is less than 50% of the existing floor area, this exemption applies. Also, the Class 31 exemption consists of projects undertaken in a manner consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. As shown in Table 2 of

the staff report, the proposal demonstrates consistency with the Secretary of Interior Standards for Rehabilitation. Therefore, this exemption applies.

PUBLIC NOTICING

A Public Hearing Notice was published on November 7, 2025, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on November 6, 2025. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website. At the time of writing this report, staff has not received public comments regarding the proposed project.

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available:

1. Approve the project as is or with modified condition(s) added or removed and provide findings; or
2. Approve the project with the recommendation of a Chair Review for minor modifications to the proposal; or
3. Continue the project, providing the applicant with clear recommendations to revise the proposal; or
4. Deny the project;

NEXT STEPS

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

ATTACHMENTS

1. Findings and Exhibit "A" Conditions of Approval
2. Site Plans, Elevations, Neighborhood Images
3. District DPR Form
4. Previous Permits

ATTACHMENT 1

Findings and Exhibit A Conditions of Approval

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
930 Indiana Avenue

Pursuant to SPMC Section 2.65(e)(10), in order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the proposed addition complies with the findings as stipulated in the South Pasadena Municipal Code. The following findings have been made in association with the Certificate of Appropriateness for 930 Indiana Avenue in the City of South Pasadena with the conditions of approval attached herein as Exhibit A.

Mandatory Findings

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

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

   The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1941-43, is listed on the City of South Pasadena's Historic Inventory List as a non-contributor to the El Centro/Indiana/Palm District. The proposed project has been designed to retain and preserve the character-defining features of the house. As proposed, the project is consistent with the following General Plan Goal 3 and Policy P3.4:

   Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.

   Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.

   The proposed project is consistent with Goal 3 and Policy 3.4 above because the proposal preserves the existing Post War Traditional architectural style of the residence. The proposed design features elements and treatments such as stucco siding, gable roof, and wood windows and doors that are consistent with the Post War Traditional architectural style. The single-story addition is at the rear of the home, is 4 feet shorter that the existing home, and is only very subtly visible from the street, thus the character and scale of the neighborhood will be retained. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and Design Guidelines.

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

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

encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent with the *Secretary of Interior's Standards* as shown in **Table 2** below.

3. **The project is consistent with the applicable criteria identified in Section 2.65(e)(8) which the commission applies to alterations, demolitions, and relocation requests.**

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

   1. "New windows and doors should be of the same materials as those original to the structure, typically wood in South Pasadena, occasionally steel." (p. 30)
   2. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
   3. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p. 37)
   4. "Adding vertically at the rear with matching roof forms that step back from the building footprint reduces the impact of an addition" (p. 38)
   5. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)
   6. "The roof forms and slopes should match the original" (p. 41)
   7. "Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided." (p. 46)
   8. The roofing material on additions should also match the original building as closely as possible in type, color, profile and placement" (p. 45)

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

Table 2: Consistency with Secretary of Interior Standards

Standard	Recommendation
Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	**Consistent.** Property will not change its use and will remain a single-family dwelling.
Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	**Consistent.** The historic character will be retained. The scope of work does not include any removal of distinctive materials or features. The modest size of the addition maintains open usable backyard space.
Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	**Consistent.** The proposed addition is a consistent architectural style to the primary dwelling. The addition will be differentiated from the existing dwelling and will not create a false sense of historical development as there are no proposed conjectural features or elements from other historic properties.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	**Consistent.** The original home will be retained. The original home is classified as non-contributing to the historic district.
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	**Consistent.** No changes are proposed to the front façade and there will be no removal of distinctive features.
Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be	**Not applicable.** No deteriorated historic features will be touched.

Standard	Recommendation
substantiated by documentary and physical evidence.	
Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	**Not applicable.** No chemical or physical treatments will be utilized. Scope of work includes only a rear addition.
Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	**Not applicable.** No archaeological resources are identified on the property.
Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	**Consistent.** The rear addition will require the removal of a portion of the rear stucco siding, but the addition will feature similar stucco siding . The new work will be differentiated from the old with a finer grain to the stucco, similar but slightly darker roof shingles, reduced building height and wider side setbacks. The design of the addition maintains the Post War Traditional architectural style.
Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	**Consistent.** The removal of the rear addition would allow existing home in its original condition. No alteration to the original home is proposed.

Project-Specific Findings for a Certificate of Appropriateness

Pursuant to SPMC Section 2.65(e)(10)(B), in order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first make at least three of the twelve project-specific findings. Below are the three most applicable project-specific findings.

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

The addition will not impact the visible size and massing of the existing home by being one-story and shorter and narrower than the existing home, plus fully tucked behind the existing home. The neighborhood will continue to be characterized by primarily one story homes. 9 of the 10 nearest structures visible along Indiana Street will continue to be one story.

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

The proposed addition offers differentiation in the form of reduced building height', larger side setbacks, a fine grain to the stucco and similar but slightly darker asphalt shingles. Thus, the proposed addition provides clear distinction between the new and historic elements of the cultural resource.

Finding 5. The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape;

The single story addition will add substantial new living space while preserving the character of the existing single story home. The proposed addition will provide an additional bedroom, bathroom, and closet that is located at the rear of the existing home featuring minimal visibility from the front of the home. Additionally, there are no proposed improvements to the front elevation so the proposal will preserve the existing character of the streetscape.

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
1.	This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless a Building Permit is issued and substantial construction has begun, or the use is established, or action is taken.	Planning **Standard**	
2.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Certificate of Appropriateness as reviewed by the Cultural Heritage Commission at its hearing on **November 20, 2025** excepted as modified by these Conditions of Approval. All site improvements resulting from this entitlement and the applicant's business operations shall conform to all applicable City of South Pasadena standards and requirements, including sign and encroachment standards.	Planning **Standard**	
3.	Approval by the Cultural Heritage Commission does not constitute a building permit. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with. The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply	Planning, Building, Public Works, Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	with all applicable City Code requirements and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.		
4.	Changes to the Project or use approved as part of the Certificate of Appropriateness may only be made in accordance with the provisions of SPMC Section 36.420.050 "Changes to an Approved Project". Unless approved through modification, deviations not identified on approved preliminary development plans may not be approved by the City.	Planning **Standard**	
5.	Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.	Fire **Standard**	
6.	Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows: a. At each stairway on all floor levels where combustibles materials have accumulated. b. In every storage and construction shed. a. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
7.	The City of South Pasadena reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.	Public Works, Fire, Building, Planning **Standard**	
8.	The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC). • The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC, STD Plan 112-2). Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).[*if needed*] • The applicant shall remove and replace all existing driveway approaches with new driveway approaches conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department. [*if needed*]	Public Works **Standard**	
9.	Compliance with the City's Performance Standards of Section 36.300.110, which also	Police **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	include the Noise Standards (Chapter 19A), of the South Pasadena Municipal Code (SPMC) shall be adhered to at all times.		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO BUILDING PERMIT APPLICATION		
10.	See link below to Building Division construction related information and forms: https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Building-Division	Building **Standard**	
11.	The second sheet of building plans shall list all conditions of approval and include a copy of the Cultural Heritage Commission Decision Letter. This information shall be incorporated into the construction plans prior upon the initial submittal to the Building Division for Plan Check review.	Building **Standard**	
12.	All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division. The applicant is advised that a new code cycle will take effect on January 1, 2026, which may impact design requirements if plans are submitted on or after that date.	Building **Standard**	
13.	Project shall comply with the CalGreen Residential mandatory requirements.	Building **Standard**	
14.	Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.	Building **Standard**	
15.	Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); Current California Building Code; NFPA Applicable	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
	Standards.		
16.	No overnight storage of materials or equipment within the public right-of-way shall be permitted.	Public Works **Standard**	
17.	The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.	Public Works **Standard**	
18.	The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
19.	The Developer shall ensure proper management of demolition and construction debris. Below are links related demolition and construction debris. Link to Athens Services' Construction and Demolition Waste Management Program: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/cd-waste-managment-form.pdf Link to Construction and Demolition Debris Recycling Facilities in Los Angeles County: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/recycling_facilities.pdf	Building **Standard**	
20.	Buildings under construction shall meet the	Fire	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows: A. At each stairway on all floor levels where combustibles materials have accumulated. B. In every storage and construction shed. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	**Standard**	
21.	Required water supply - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Proof of capacity shall be done prior to permit issuance then tested prior to occupancy. Fire form can be found here: https://www.southpasadenaca.gov/files/assets/public/v/1/fire/documents/hydrant-verification-for-required-flow-form.pdf	Fire, Public Works **Standard**	
22.	The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, VMagana@SouthPasadenaCA.gov prior to submittal of building permit application, for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the	Public Works, Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	associated fee for the installation of a new water meter connection. All fees are to be paid prior to issuance of certificate of occupancy [Water impact fees can be paid at a later date after fire sprinklers have been designed, but prior to new water meter installation request].		
23.	The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to Building Permit Issuance.	Public Works **Standard**	
24.	For the portions fronting the project site, Indiana Street, shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the streets by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.	Public Works **Standard**	
25.	Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. The applicant shall provide a copy of the inspection video of the cleared pipe for review.	Public Works **Standard**	
26.	The applicant shall pay all applicable City sewer and/or water capacity charges per	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	SPMC Section 16B.3. A copy of the receipt for any fees to be paid must be submitted before permit issuance.		
27.	Park Impact Fee to be paid.	Public Works **Project Specific**	
28.	Per Chapter 16A of the City of South Pasadena Municipal Code, Growth Fee to be paid.	Public Works **Project Specific**	
29.	A drainage plan shall be submitted to and approved by the Building Division. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
30.	Construction activity within a residential zone or within 500 feet thereof shall only occur Monday through Friday between 8:00am to 7:00pm, Saturday between 9:00am and 7:00pm, and on Sunday and city recognized holidays between 10:00am and 6:00pm.	Planning, Building, Public Works, Police **Standard**	
31.	The Property shall be maintained daily so that it is free of trash and litter.	Building **Standard**	
32.	Compliance with the following noise standards shall always be required with: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment; B. All construction equipment shall be properly maintained to minimize noise emissions;	Building **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	DURING CONSTRUCTION		
	C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in SPMC Chapter 19A; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.		
33.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building **Standard**	
34.	Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	DURING CONSTRUCTION		
	businesses and residents at least 48 hours in advance of the street closure.		
35.	Foundation inspection will not be made until setback of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACE ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION		
36.	Address Identification. New and existing buildings shall have *approved* address numbers, building numbers, individual unit addresses, or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be view from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.	Fire **Standard**	
37.	Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations: 1) On the Ceiling or wall outside of each	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	separate sleeping area in the immediate vicinity of bedrooms; 2) In each room used for sleeping purposes. 3) In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.		
38.	Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).	Fire **Standard**	
39.	Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units, within which fuel-burning appliances are installed and in dwelling units that have attached garages.	Fire **Standard**	
40.	Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	wiring without a disconnecting switch other than as required for overcurrent protection.		
41.	Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).	Fire **Standard**	
42.	Alarm Requirements. Single and multiple stationcarbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 “Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment” and the manufacturer’s installation instructions. Other carbon monoxide alarm and detection devices are recognized in NFPA 720 are also acceptable.	Fire **Standard**	
43.	Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).	Fire **Standard**	
44.	Buildings under construction shall meet the condition of “Chapter 33 Fire Safety During Construction and Demolition” of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows: 1) At each stairway on all floor levels where combustibles materials have accumulated.	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	2) In every storage and construction shed. 3) Where special hazards exist included, but not limited to, the storage and use of combustible and flammable liquids.		
45.	A set of plans must remain on the job site at all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.	Fire **Standard**	
46.	The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
47.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Certificate of Appropriateness as reviewed by the Planning Commission at its meeting on November 20, 2025 excepted as modified by these Conditions of Approval.	Planning **Standard**	
48.	All graffiti shall be removed from the Property within 48 hours of its application.	Planning **Standard**	

ATTACHMENT 2

Site Plans, Elevations, Neighborhood Images

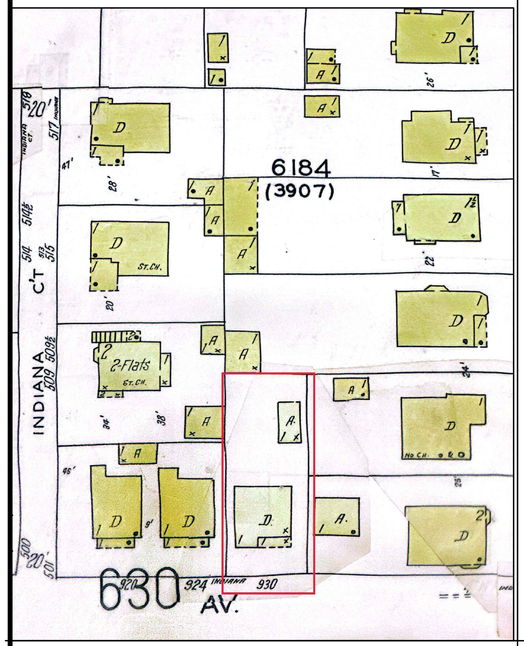
ANNE HARNAGEL

930 INDIANA AVE.. SOUTH PASADENA, CA 91030

SPRINKLER INFO.

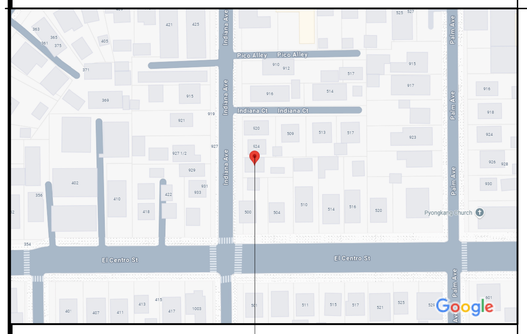
NO SPRINKLERS ARE REQUIRED.

SAN BORN MAP





VICINITY MAP:



ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SCOPE OF WORK:

WE PROPOSE ADDING 379 S.F.TO EXISTING 954 S.F. HOUSE. THE ADDITION WILL CONSIST OF A MASTER BEDROOM SUITE AND BATHROOM. WE ALSO NEED TO REMOVE THE 72 SQ. FT., UNPERMITTED SHED ON THE BACK OF GARAGE.

EXISTING LOT & F.A.R. TABULATIONS

LOT AREA: 4,000 S.F.

EXISTING STRUCTURES:

(E) HOUSE:	954 S.F.
(E) FRONT PORCH:	40 S.F.
(E) GARAGE:	205 S.F.
(E) SHED:	72 S.F.

EXISTING LOT COVERAGE RATIO:

1,271 S.F. = 32%
4,000 S.F.

32% < 40% = OK

EXISTING F.A.R.

954 S.F. = 24%
4,000 S.F.

24% < 35% = ok

NEW LOT & F.A.R. TABULATIONS

LOT AREA: 4,000 S.F.

EXISTING & NEW STRUCTURES:

(E) HOUSE:	954 S.F.
(E) FRONT PORCH:	40 S.F.
(E) GARAGE:	205 S.F.
(E) DEMO SHED:	00 S.F.
(N) ADDITION:	379 S.F.

NEW LOT COVERAGE RATIO:

1,578 S.F. = 39%
4,000 S.F.

39% < 40% = OK

NEW F.A.R.

1,343 S.F. = 34%
4,000 S.F.

33% < 35% = ok

BUILDING CODE DATA LEGEND:

BUILDINGS SHALL COMPLY WITH LOCAL AND STATE CODE REGULATIONS PER CITY ORDINANCE
2023 LACO BUILDING CODE
2023 LACO RESIDENTIAL CODE
2023 LACO ELECTRICAL CODE
2023 LACO MECHANICAL CODE
2023 LACO PLUMBING CODE
1-2022 CALIFORNIA BUILDING CODE - TITLE 24, PART 2
2-2022 CALIFORNIA RESIDENTIAL CODE - TITLE 24, PART 2.5
3-2022 CALIFORNIA ELECTRICAL CODE - TITLE 24, PART 3
4-2022 CALIFORNIA MECHANICAL CODE - TITLE 24, PART 4
5-2022 CALIFORNIA PLUMBING CODE - TITLE 24, PART 5
6-2022 CALIFORNIA ENERGY CODE - TITLE 24, PART 6
7-2022 CALIFORNIA GREEN BUILDING STANDARDS CODE - TITLE 24, PART 11
2022 CA CODES WITH 2023 LA COUNTY AMENDMENTS.

PROJECT DATA:

OCCUPANCY:	R3
#OF DWELLING UNITS:	1 EXIST.
TYPE OF CONSTRUC.:	VB
HISTORICAL:	HISTORICAL INVENTORY
OWNER:	ANNE HARAGEL
YEAR BUILT:	1941
ASSESSOR PIN#:	5313-008-002

PROJECT DIRECTORY:

OWNER:

ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030
PH: 213-258-5698
CONTACT: ANNE HARNAGEL

DESIGNER / CONTRACTOR:
NOTT ASSOCIATES
11508 MISSION STREET
SOUTH PASADENA, CA 91030
PH: 626.460.6174
CONTACT: JEFF NOTT / GARY MCKEE

ENERGY CALCULATIONS ENGINEER:
PERFECT DESIGN
CONTACT: RAYMOND ZONG
2416 W. VALLEY BLVD.
ALHAMBRA, CA 91803

STRUCTURAL ENGINEER:
SWAY ENGINEERING
CONTACT: ARASH FARJADI
25312 TERRENO DR.
MISSION VIEJO, CA 92691

CONSTRUCTION TEAM TO FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF DEMOLITION. IF ANY DISCREPANCIES ARE DETECTED, PROJECT FIELD SUPERVISOR TO BE NOTIFIED.
NOTT ASSOCIATES/CONSTRUCTION

DRAWING INDEX:

ARCHITECTURAL PLANS

A0.0 COVER SHEET
A0.1 BUILDING DEPT. NOTES
A2.0 SITE PLANS
A3.0 FLOOR PLANS
A4.0 EXISTING & PROPOSED ELEVATIONS
A5.0 EXISTING & PROPOSED
A6.0 WINDOW & DOOR SCHEDULE
A7.0(E)GARAGE FLOOR PLANS & ELEVATIONS
A8.0 ROOF PLAN & WALL SCONCE INFO
A9.0 LANDSCAPE PLAN
A10.ELEVATION RENDERINGS

AHJ STAMP
APPROVAL

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174
CONTRACTOR LICENSE #B746905

DATE: 3/15/2025
DRAWN BY : G.M.
REVISIONS :

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A0.0
OF

COVER SHEET | NTS

BUILDING DEPT. NOTES:

1. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
2. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKER'S COMPENSATION INSURANCE CERTIFICATE.
3. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
4. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
5. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPELY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED SCAQMD MAY REQUIRE A TEN DAY WAIT PERIOD PRIOR TO START OF WORK.
6. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7. STOCKPILING OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY FORCES OF WIND AND WATER.
8. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSED BY WIND.
9. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASTED INTO THE DRAINAGE SYSTEM.
10. DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PLACE PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1978 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH AND SAFETY CODE SECTION 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO $5000 (SECTION (a) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN COUNTY JAIL OR BOTH.
11. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATIONS OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, OR ORDINANCES, RULES, AND/OR REGULATIONS.
12. THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE UNTIL THE PROJECT IS FINALED AND APPROVED TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.
13. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PRIOR TO FINAL INSPECTION.
14. CITY OF SOUTH PASADENA HAS ELIMINATED THE REQUIREMENT FOR A SEPARATE ADDRESS FOR ACCESSORY DWELLING UNITS. ACCESSORY DWELLING UNITS ARE NOT ALLOWED TO HAVE SEPARATE UTILITIES.
15. IN DWELLING AND ACCESSORY BUILDINGS WITHOUT RESIDENTIAL FIRE SPRINKLER PROTECTION, WALLS CLOSER THAN 5 FEET TO PROPERTY LINES SHALL BE ONE-HOUR FIRE RESISTIVE CONSTRUCTION. CRC table r302.1(1)
16. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
17. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.
18. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
19. WASTE FOR ADU SHALL BE INSTALLED CLOSE TO THE SEWER LATERAL AT FRONT OF MAIN HOUSE.
20. PROVIDE AN ATMOSPHERIC VACUUM BREAKER ON ALL EXTERIOR HOSE BIBS.
21. SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
22. SEPARATE PERMIT(S) ARE REQUIRED FOR DEMOLITION OF ALL STRUCTURES ON THE SITE.
23. PROJECTS REQUIRING CALGREEN CODE COMPLIANCE MUST RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH THE CALGREEN CODE SECTIONS 4.408.1 AND 5.408.1.

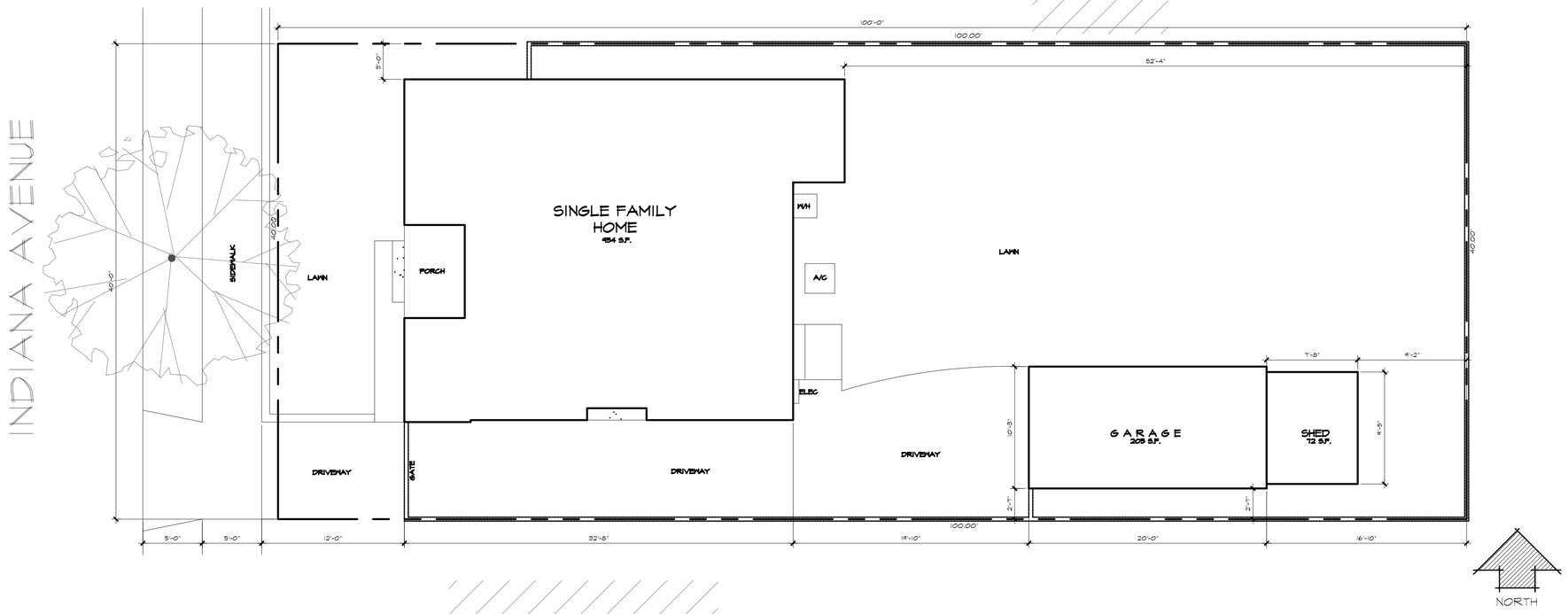
AHJ STAMP
APPROVAL

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174
CONTRACTOR LICENSE #B746905

DATE: 3/15/2025
DRAWN BY : G.M.
REVISIONS :

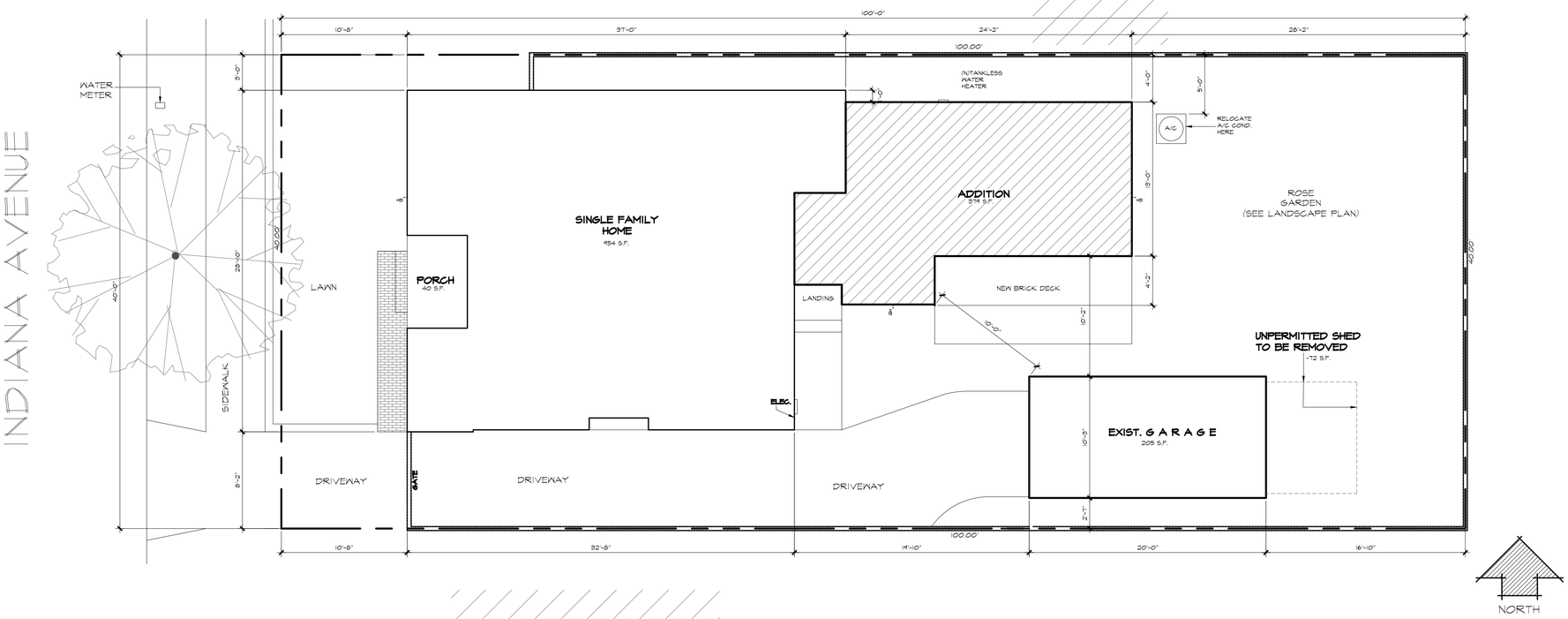
PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A0.1
OF



EXISTING SITE PLAN | SCALE 3/16"=1'-0"

HOUSE @ 924 INDIANA AVE.



PROPOSED SITE PLAN | SCALE 3/16"=1'-0"

AHJ STAMP APPROVAL

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(626) 460-6174
CONTRACTOR LICENSE #B746905

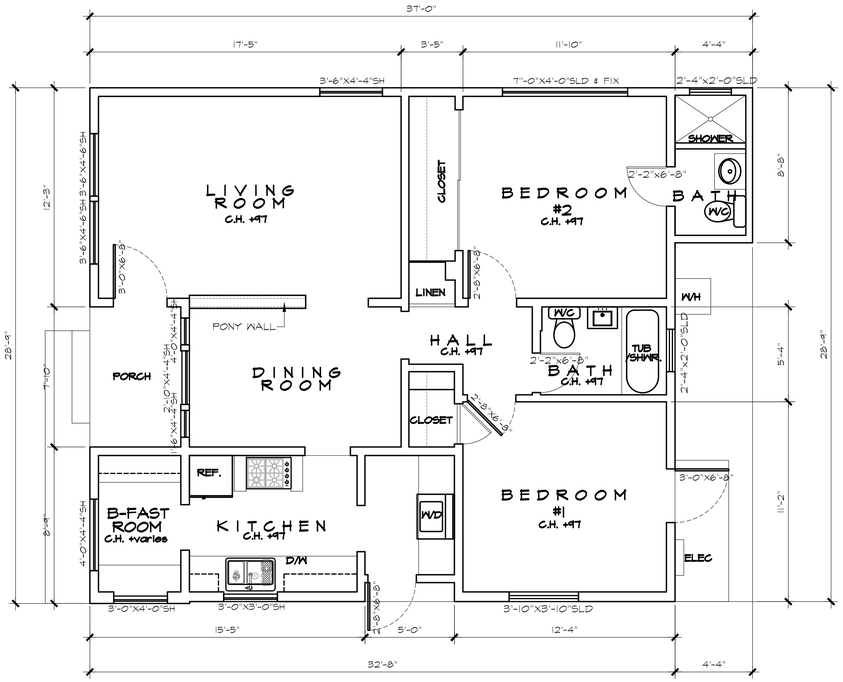
DATE: 3/15/2025

DRAWN BY : G.M.

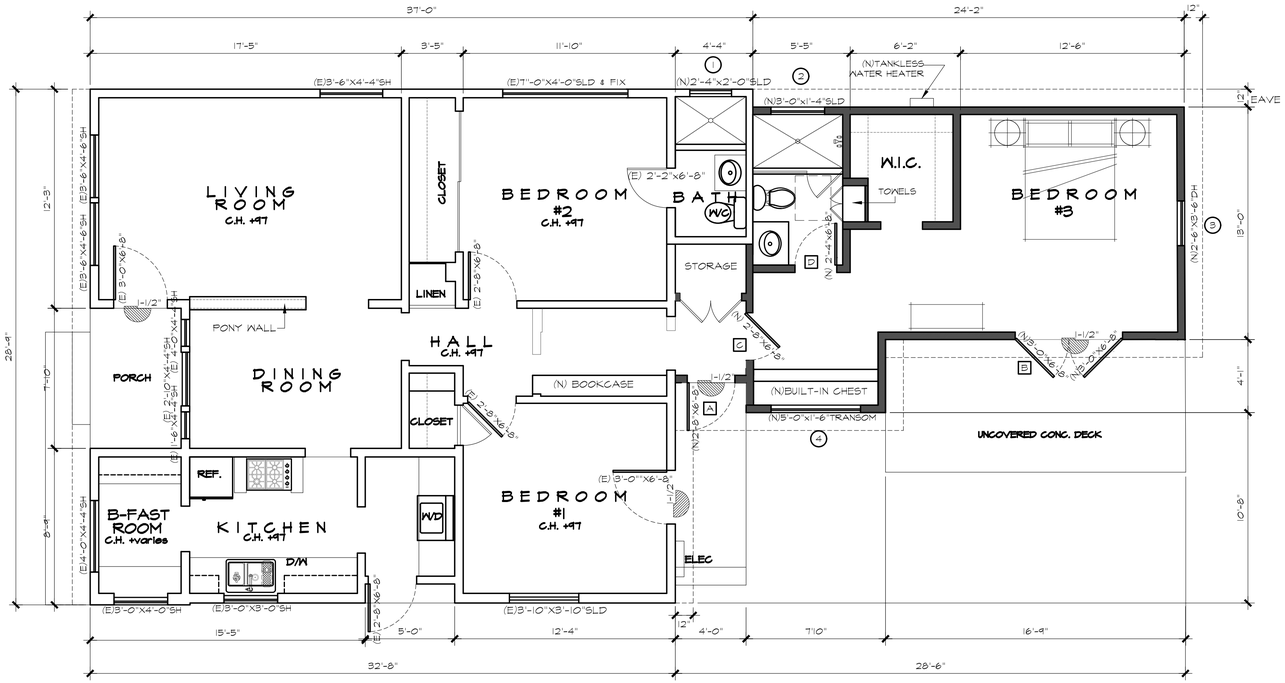
REVISIONS : -

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A2.0
OF



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



NEW FLOOR PLAN | SCALE 1/4"=1'-0"

SYMBOL LEGEND:

- 1 / A3.0 - ELEVATION / SECTION CALLOUT
- A / D / B / C / 1 / A5.0 - INTERIOR ELEVATION CALLOUT
- 1 / A5.1 - DETAIL CALLOUT
- 1.00 - KEYNOTE
- A - DOOR CALLOUT
- 1 - WINDOW CALLOUT
- * - EGRESS WINDOW
- T - TEMPERED GLAZING

PLAN NOTES:

ALL BEDROOMS, BASEMENTS OR ROOMS USED FOR SLEEPING SHALL HAVE EMERGENCY RESCUE WINDOWS OR DOORS.

A. MIN. NET CLEAR OPENING OF 5.7 SQ.FT.

B. MIN. NET CLEAR OPENING WIDTH OF 20".

C. MIN. NET CLEAR HEIGHT OF 24".

D. WINDOWSILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.

1. ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THESE PLANS AND THE STANDARDS SET BY THE LOCAL BUILDING OFFICIAL.
2. SMOKE DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING; BE INSTALLED IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER CBC SECTION 310.9.1.
3. PROVIDE COMBUSTION AIR TO FORCED AIR UNIT PER CMC SECTION 318 AND TO WATER HEATER PER CPC SECTION 507.3.
4. DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL COMPLY WITH CMC SECTION 504.3.
5. ALL DIMENSIONS ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE.
6. EXHAUST FANS REQUIRED IN BATH AND/OR LAUNDRY ROOMS MUST CONNECT DIRECTLY TO THE OUTSIDE AND MUST PROVIDE 5 AIR CHANGES PER HOUR. CBC SECTION 1203.3.
7. REFER TO DOOR AND WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
8. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL MOVEMENT IN ACCORDANCE WITH CPC SECTION 510.5.
9. WALL COVERING OF SHOWERS OR TUBS WITH IN SHOWERS SHALL BE OF A CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70" ABOVE DRAIN INLET. CEMENT PLASTER BACKING TO BE PROVIDE .

WALL LEGEND:

- EXTERIOR: 1 HOUR WALL MIN. 7/8" STUCCO @ EXTERIOR SIDE, 5/8" TYPE "X" GYP. BD. ON INTERIOR SIDE OF WALL OVER 2X6 FRAMING
- NEW 2X4 WALLS
- WALL TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN

AHJ STAMP APPROVAL

CONTRACTOR LICENSE #B746905

DATE: 3/15/2025

DRAWN BY : G.M.

REVISIONS :

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A3.0
OF



916 INDIANA



920 & 924 INDIANA



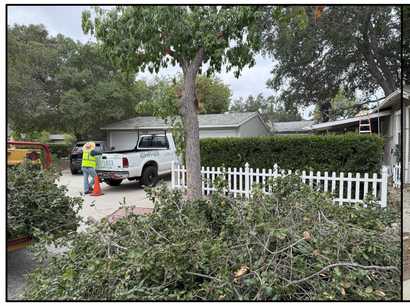
930 INDIANA
PROJECT SITE



500 EL CENTRO GARAGE



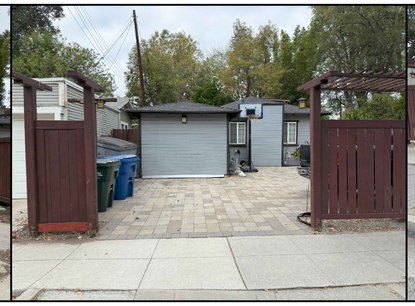
500 EL CENTRO



933 INDIANA



930 INDIANA



925-927 INDIANA

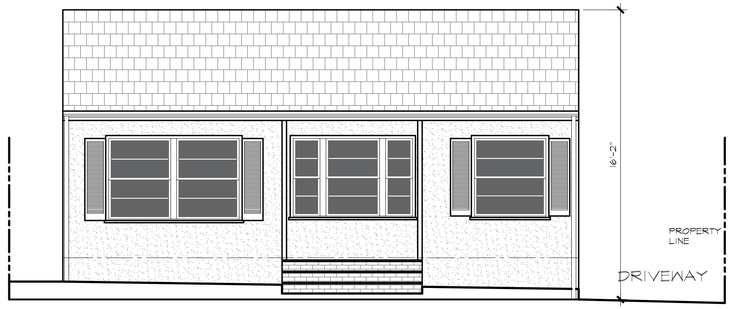


925-927 INDIANA

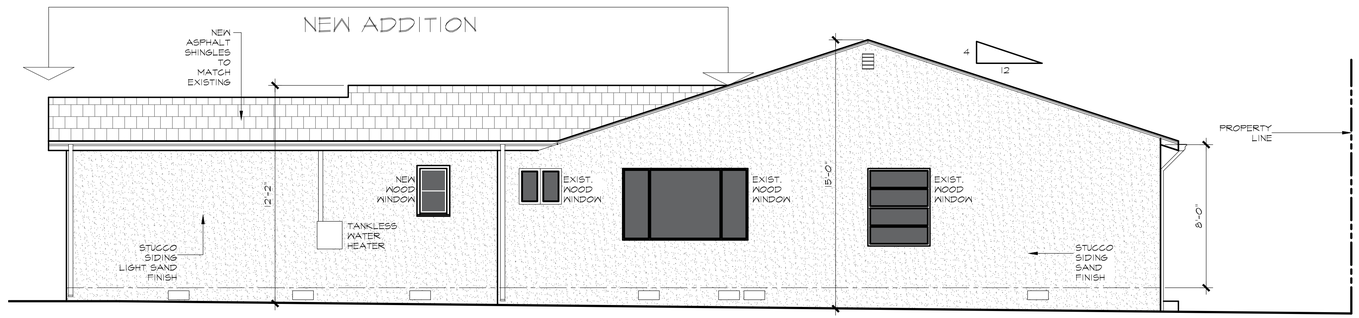


921 INDIANA

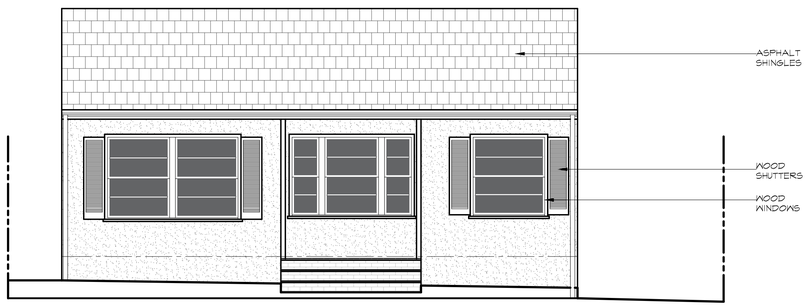
PHOTOS OF EXISTING NIEGHBORHOOD | SCALE: N.T.S.



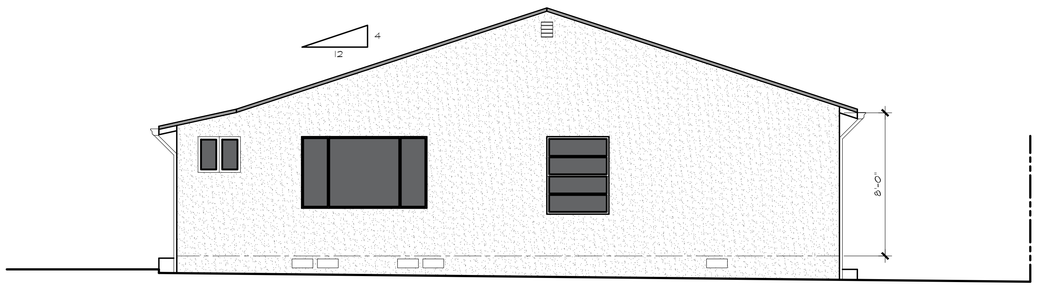
PROPOSED WEST ELEVATION | SCALE 1/4"=1'-0"



PROPOSED NORTH ELEVATION | SCALE 1/4"=1'-0"



EXISTING WEST ELEVATION | SCALE 1/4"=1'-0"



EXISTING NORTH ELEVATION | SCALE 1/4"=1'-0"

AHJ STAMP
APPROVAL

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174
CONTRACTOR LICENSE #B746905

DATE: 3/15/2025
DRAWN BY : G.M.
REVISIONS :

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A4.0
OF



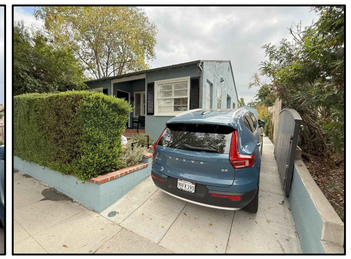
HOUSES TO THE NORTH OF SUBJECT PROPERTY



FRONT OF HOUSE



WEST ELEVATION OF HOUSE



SOUTH WEST ELEVATION OF HOUSE



SOUTH ELEVATION OF HOUSE AND GARAGE



NORTH ELEVATION OF REAR OF GARAGE AND SHED. PLYWOOD SHED TO BE REMOVED.



SOUTH EAST ELEVATION OF SHED AND GARAGE



NORTH ELEVATION OF GARAGE AND PLYWOOD SHED BUILT WITHOUT PERMIT IN 1995.



EAST ELEVATION - AREA OF HOUSE WHERE ADDITION WILL BE ADDED.



EAST ELEVATION - AREA OF HOUSE WHERE ADDITION WILL BE ADDED.



EAST ELEVATION - AREA OF HOUSE WHERE ADDITION WILL BE ADDED.



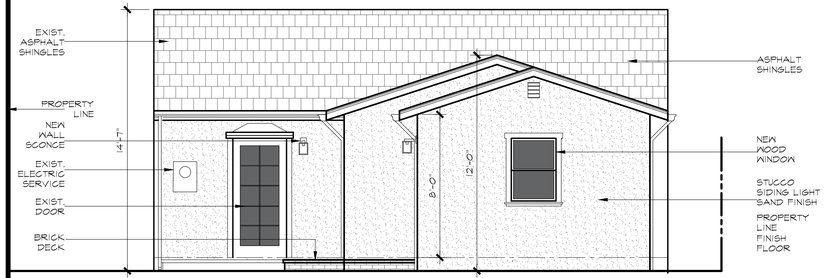
SOUTH EAST ELEVATION OF HOUSE.



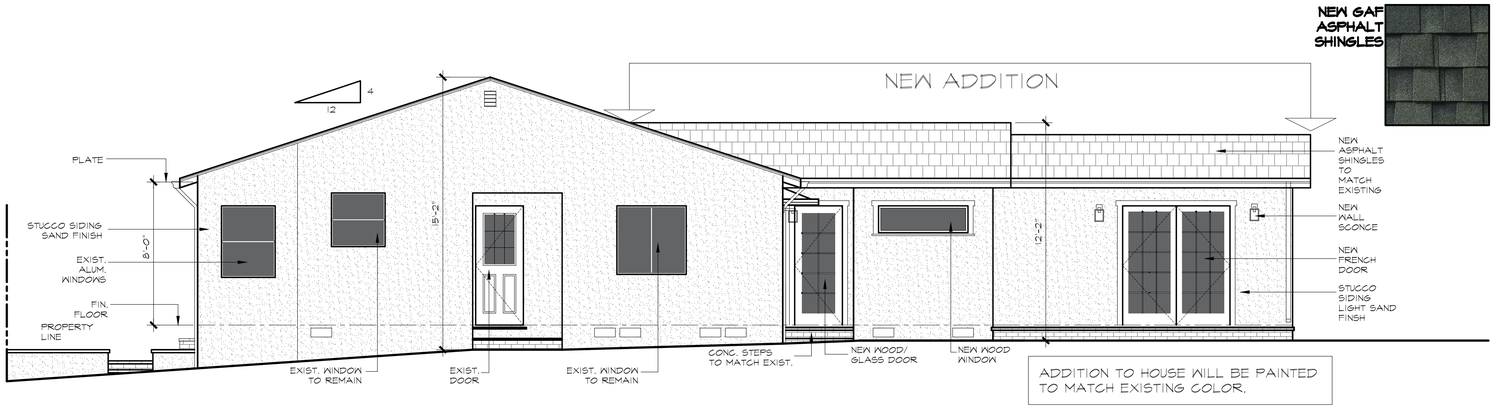
NORTH ELEVATION OF SHED.. PROPERTY TO THE SOUTH LINE



PHOTOS OF EXISTING HOUSE AND GARAGE | SCALE: N.T.S.



PROPOSED EAST ELEVATION | SCALE 1/4"=1'-0"



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



EXISTING EAST ELEVATION | SCALE 1/4"=1'-0"



EXISTING SOUTH ELEVATION | SCALE 1/4"=1'-0"

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(626) 460-6174
CONTRACTOR LICENSE #B746905

DATE: 3/15/2025

DRAWN BY : G.M.

REVISIONS : 1 2 3 4

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A5.0
OF

DOOR SCHEDULE

DOOR MARK	QUANT.	SIZE WD.	SIZE HGT.	SIZE THK.	MATL.	GLAZING	STYLE	FRAME MATL.	FRAME EL.	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	FIRE RATING LABEL	HARDWARE SET NO.	HARDWARE KEYSIDE	U-FACTOR	SHGC	NOTES
A	1	2'-8"	6'-8"	-	WOOD	YES	LEAF	WOOD	-	-	-	-	-	-	-	0.3	0.23	T.M. COBB
B	2	3'-0"	6'-8"	-	WOOD	YES	FRENCH	WOOD	-	-	-	-	-	-	-	0.3	0.23	T.M. COBB
C	1	2'-8"	6'-8"	-	WOOD	NO	LEAF	WOOD	-	-	-	-	-	-	-	-	-	T.M. COBB
D	1	2'-4"	6'-8"	-	WOOD	NO	LEAF	WOOD	-	-	-	-	-	-	-	-	-	T.M. COBB

WINDOW SCHEDULE

MARK	QUANT.	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	GLAZING	TEMPERED GLAZING	U-FACTOR	SHGC	NOTES
1	1	2'-4"	2'-0"	SLD	WOOD	DOUBLE	YES	0.3	0.23	NEW T.M. COBB WOOD WINDOWS
2	1	3'-0"	1-4"	SLD	FIBERGLASS	DOUBLE	YES	0.3	0.23	T.B.D.
3	1	2'-6"	3'-6"	DH	WOOD	DOUBLE	YES	0.3	0.23	NEW T.M. COBB WOOD WINDOWS
4	1	5'-0"	1'-6"	SLD	WOOD	DOUBLE	YES	0.3	0.23	NEW T.M. COBB WOOD WINDOWS

DOOR ELEVATIONS



WOOD AND TEMPERED GLASS DOOR
BY T.M. COBB

WINDOW ELEVATIONS





WOOD DOUBLE HUNG AND SLIDER BY T.M. COBB

DOOR NOTES

TYPICAL DOOR SCHEDULE NOTES:

1. * HINGED DOORS OPENING INTO DWELLING UNITS SHALL BE EQUIPPED WITH APPROVED DEAD BOLTS AND LOCK SETS HAVING DEAD-LOCKING LATCHBOLTS OR SIMILAR LOCKSET DEVICE.
2. THE LOCK OR LATCH SHALL BE NO MORE THAN 48" FROM THE FLOOR.
3. PROVIDE A LANDING, FLOOR OR PORCH, THAT IS AT LEAST 3'-0" SQUARE ON EACH SIDE OF THE EXIT DOOR.
4. THE OUTSIDE LANDING OR PORCH MAY BE NO MORE THAN 8" LOWER THAN THE SIDE FLOOR LEVEL.
5. IF THE OUTSIDE FINISH LANDING ELEVATION IS LOWER THAN THE INTERIOR THE DOOR SHALL NOT SWING OUT OVER THE PORCH, EXCEPT FRENCH DOORS F AT GARAGE
6. DOORS AND FRAMES FROM 1 HOUR RATED GARAGE TO HOUSE WALL SHALL BE RATED NOT LESS THAN 20 MINUTES WITH SMOKE CONTROL ASSEMBLY, SELF CLOSING, TIGHT FITTING, SOLID CORE WOOD DOOR OR EQUIVALENT, PER C.B.C. 302.4 (EXCEPTION 3).
7. REFER TO THIS SHEET FOR GLAZING NOTES.
8. ALL HARDWARE AND FINISHES TO BE APPROVED BY OWNER PRIOR TO PURCHASE AND INSTALLATION.

NOTE: THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

WINDOW NOTES

EMERGENCY EGRESS:

1. SLEEPING ROOMS MUST BE PROVIDED WITH A MEANS TO EXIT DIRECTLY TO THE OUTSIDE IN CASE OF FIRE.

EGRESS WINDOW

2. SLEEPING ROOMS MUST HAVE A WINDOW OR DOOR TO EXTERIOR (CLEAR OF OBSTRUCTIONS) THAT IS OPENABLE FROM THE INSIDE OF ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE
3. WINDOWS MUST BE LARGE ENOUGH TO LET OCCUPANTS ESCAPE AND FIREMEN TO CLIMB IN.
4. WINDOWS MUST HAVE A NET CLEAR OPENING OF AT LEAST 5.7 SQ. FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24" AND MINIMUM NET CLEAR WIDTH OF 20".
5. THE FINISHED SILL HEIGHT MAY NOT EXCEED 44".
6. BARS, GRILLS, GRATES, ETC. MUST BE OPENABLE FROM THE INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE OR EFFORT.
7. BUILDING MUST BE EQUIPPED WITH SMOKE DETECTORS, HARD-WIRED WITH BATTERY BACK-UP.

SAFETY GLAZING TO BE PROVIDED IN THE FOLLOWING HAZARDOUS LOCATIONS:

1. GLAZING IN DOORS.
2. GLAZING WITHIN A 24" OF A DOOR EDGE AND LESS THAN 60" ABOVE WALKING SURFACE.
3. GLAZING WITHIN 60" OF TUB OR SHOWER FLOOR FLOOR IN A TUB OR WHIRLPOOL ENCLOSURE.
4. GLAZING IN WINDOWS OVER 9 SQ. FT. AND WITH THE BOTTOM EDGE LESS THAN 18" AND THE TOP EDGE MORE THAN 36" ABOVE FLOOR.
5. GLAZING IN GUARDRAILS.

LIGHT AND VENTILATION:

1. EQUIP HABITABLE ROOMS WITH GLAZED WINDOWS FOR NATURAL LIGHT WITH A MINIMUM OF $\frac{1}{10}$ OF THE FLOOR AREA OF THE ROOM OR 10 SQ. FT. , WHICHEVER IS LARGER.
2. EQUIP HABITABLE ROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF $\frac{1}{20}$ OF THE FLOOR AREA OR 5 SQ. FT., WHICHEVER IS LARGER.
3. EQUIP BATHROOMS WITH OPENABLE WINDOWS WITH A MINIMUM AREA OF $\frac{1}{20}$ OF THE FLOOR AREA OR 1 $\frac{1}{2}$ SQ. FT., WHICHEVER IS LARGER.
4. IF OPENABLE WINDOWS ARE NOT PROVIDED THEN THE MECHANICAL VENTILATION MUST BE PROVIDED AS DETAILED IN THE C.B.C.

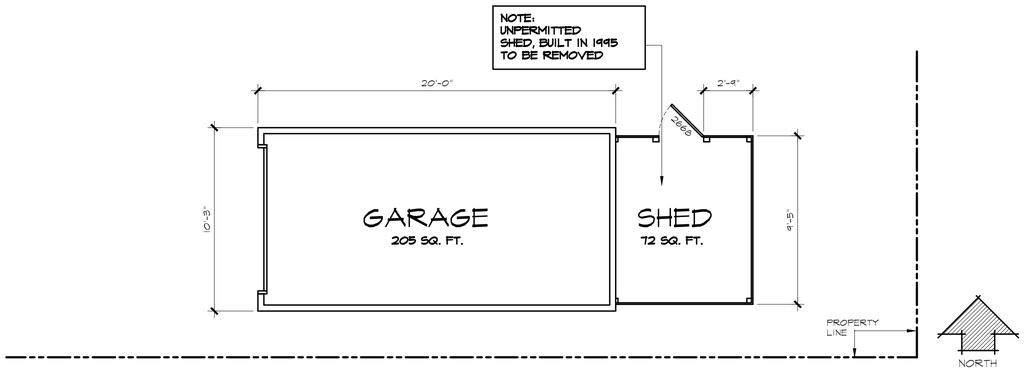
AHJ STAMP
APPROVAL

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174
CONTRACTOR LICENSE #B746905

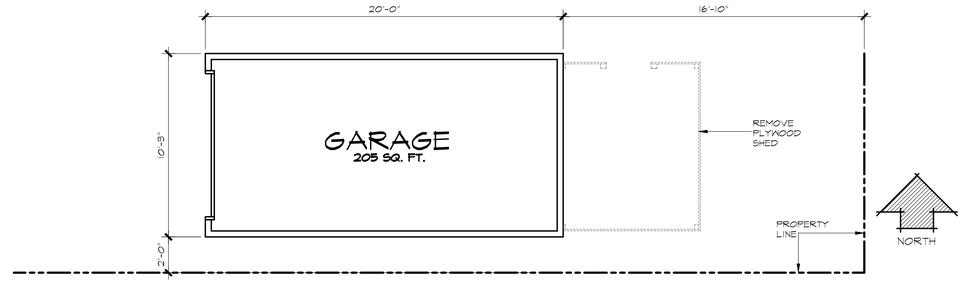
DATE: 3/15/2025
DRAWN BY : G.M.
REVISIONS : -

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

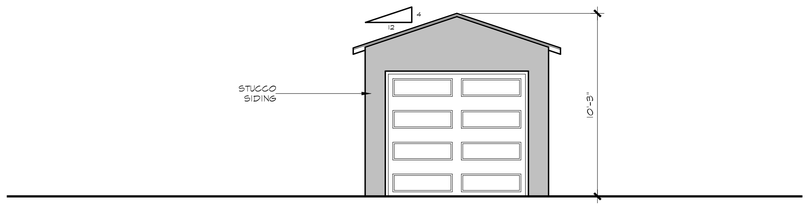
SHEET NO.:
A6.0
OF



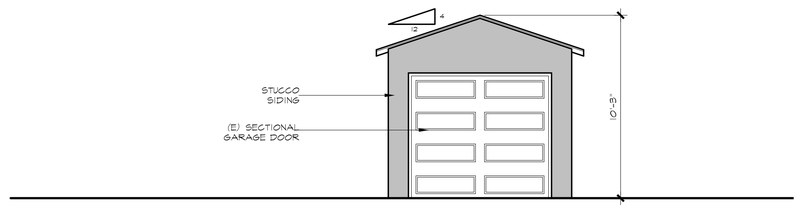
EXISTING GARAGE & SHED FLOOR PLAN | SCALE 1/4"=1'-0"



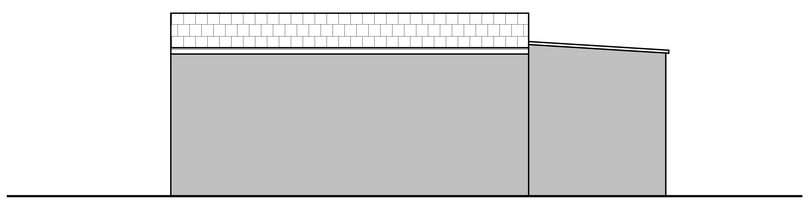
NEW LOCATION OF EXISTING GARAGE | SCALE 1/4"=1'-0"



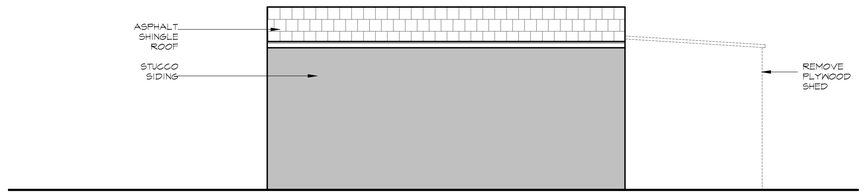
WEST ELEVATION



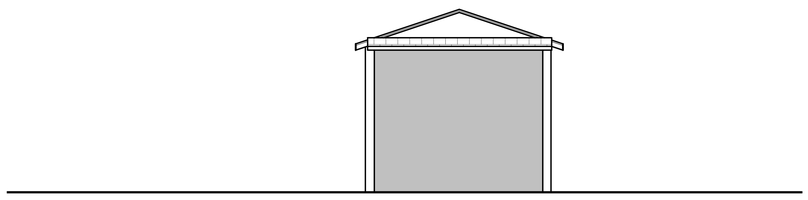
WEST ELEVATION



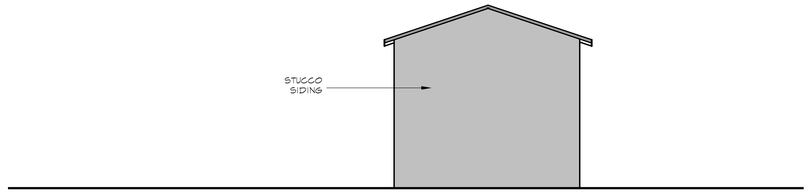
SOUTH ELEVATION



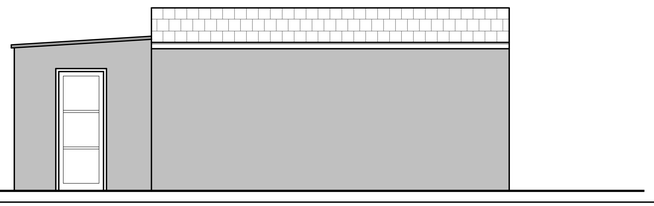
SOUTH ELEVATION



EAST ELEVATION

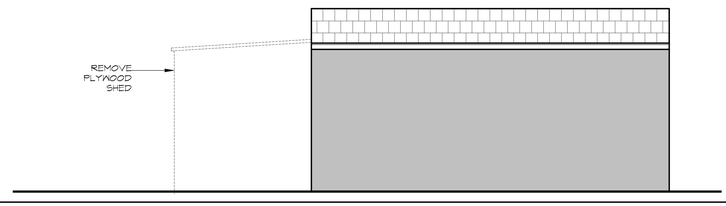


EAST ELEVATION



NORTH ELEVATION

ELEVATION OF EXISTING GARAGE & SHED | SCALE 1/4"=1'-0"



NORTH ELEVATION

ELEVATION OF PROPOSED GARAGE | SCALE 1/4"=1'-0"

AHJ STAMP
APPROVAL

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174
CONTRACTOR LICENSE #B746905

DATE: 3/15/2025

DRAWN BY : G.M.

REVISIONS :

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

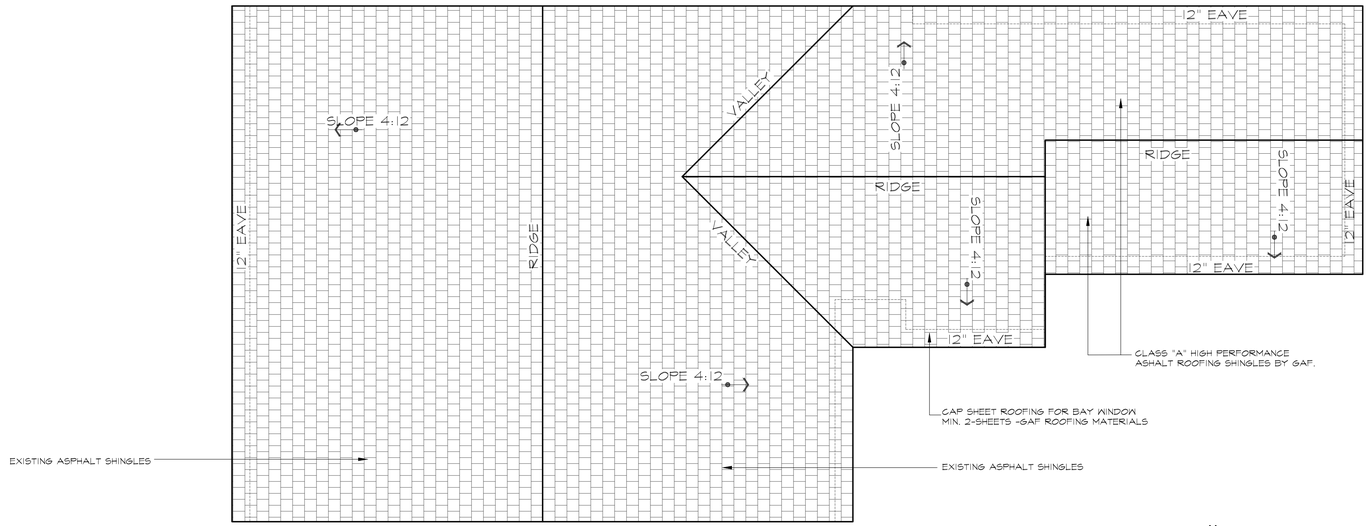
SHEET NO.:
A7.0
OF

FRANKLIN IRON WORKS
HICKORY POINT 12"
WALNUT BRONZE WALL
LIGHT

BY LAMPS PLUS



EXTERIOR LIGHTING | N.T.S.



AHJ STAMP
APPROVAL

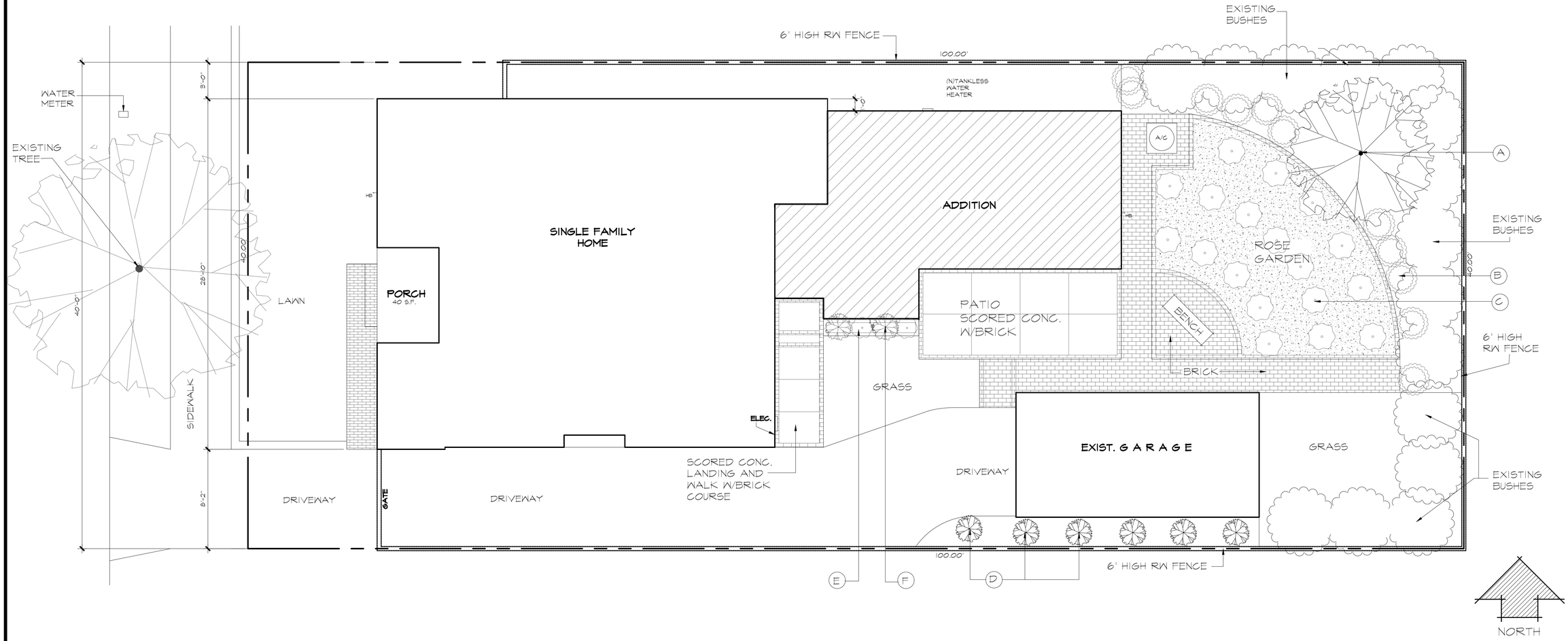
ROOF PLAN | SCALE 1/4"=1'-0"

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174
CONTRACTOR LICENSE #B746905

DATE: 3/15/2025
DRAWN BY : G.M.
REVISIONS : -

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A8.0
OF





Ⓐ **DWARF CRAPE MYRTLE**
LAGERSTROMEMIA
15 GAL.



Ⓑ **GROUND COVER**
SEDUM ANGELINA
1 QUART



Ⓒ **HYBRID TEA ROSE**
ROSA HYBRIDA
2 QUART



Ⓓ **ITALIAN CYPRESS**
CUPRESSUS SEMPER VIRENS
10 GAL.



Ⓔ **SNAP DRAGON**
ANTIRRHINUM
1 QUART



Ⓕ **LAVINDER**
LAVANDULA
1 QUART

AHJ STAMP APPROVAL

LANDSCAPE PLAN | SCALE 1/2"=1'-0"

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174
CONTRACTOR LICENSE #B746905

DATE: 3/15/2025
DRAWN BY : G.M.
REVISIONS :

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A9.0
OF



WEST ELEVATION
FRONT OF HOUSE & GARAGE



EAST ELEVATION
BACK OF HOUSE & GARAGE



NORTH ELEVATION
ADDITION IN FORGROUND



SOUTH ELEVATION

AHJ STAMP
APPROVAL

ELEVATION RENDERINGS | SCALE N.T.S.

NOTT & ASSOCIATES INC.
1508 MISSION STREET, SOUTH PASADENA, CA 91030
(626) 460-6174

CONTRACTOR LICENSE #B746905

DATE: 3/15/2025
DRAWN BY : G.M.
REVISIONS : :

PROJECT :
ANNE HARNAGEL
930 INDIANA AVE.
SOUTH PASADENA, CA 91030

SHEET NO.:
A10.0
OF

ATTACHMENT 3

District DPR Form

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6S1

Other Listings
Review Code Reviewer Date

Page 1 of 0 **Resource Name or #:** (Assigned by recorder) *El Centro/Indiana/Palm District*

P1. Other Identifier: *El Centro/Indiana/Palm District*

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Los Angeles*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad **Date** **T** ; **R** ; **1/4 of** **1/4 of Sec** ; **B.M.**

c. Address: *500* *Block* *El Centro Street* City *South Pasadena* Zip *91030*

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

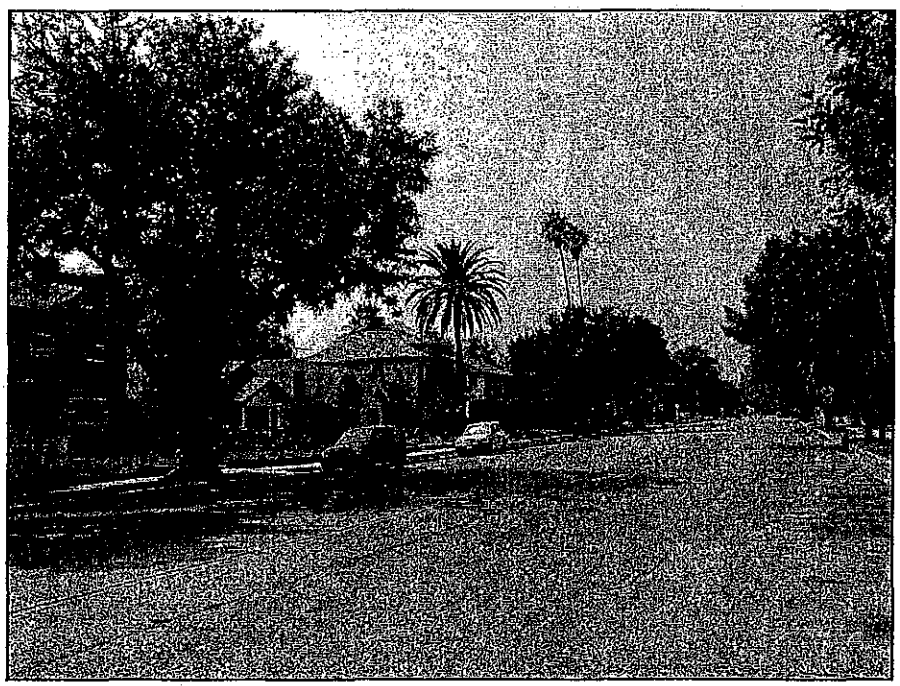
Parcel No.

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

The El Centro/Indiana/Palm District was the city's first designated residential historic district. Located west of city's original commercial center, this district is located along the 900 blocks of Indiana and Palm avenues; and the 500 block of El Centro Street, a relatively wide street. Developed on several tracts, including the Malabar Tract, Jacobs Tract No. 1, and the Alice Hudsons Tract, parcels average 50 feet by 15 feet. With approximately 29 contributing properties, the district contains a high concentration of late 19th and early 20th century buildings. Architecturally, the buildings chronicle the evolution of design from the Queen Anne through the revival styles. Setbacks vary, as does the mature landscaping in the neighborhood. Automotive garages are placed at the rear of each lot, reached by side driveways from the street. Concrete sidewalks separate the front yards from the easements and streets. Most homes have paved walkways that lead from the street to the front porches. Indiana Court, a short, dead-end street off Indiana Avenue, is lined with modest Craftsman bungalows and very low stone curbs and sidewalks.

P3b. Resource Attributes: (List attributes and codes) *HP 2. Single family property* *HP 3. Multiple family property*

P4. Resources Present: ☐Building ☐Structure ☐Object ☐Site ☑District ☐Element of District ☐Other (Isolates, etc.)



P5b Description of Photo:
(View, date, accession #)

P6. Date Constructed/Age and Sources:
☐Prehistoric ☑Historic ☐Both
1890s-1930s

P7. Owner Address:
Multiple Owners

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *10/1/02*

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Attachments:
☐ NONE ☑ Continuation Sheet ☑ District Record ☐ Rock Art Record
☑ Location Map ☐ Building, Structure, and Object Record ☐ Linear Feature Record ☐ Artifact Record
☐ Sketch Map ☐ Archaeological Record ☐ Milling Station Record ☐ Photograph Record
☐ Other: (List)

ATTACHMENT 4

Previous Permits

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 930 INDIANA AVE.

LOT N. 40'-1 & 2 BLOCK TRACT Jacobs #1

OWNER JACOBUS BOSMAN &

Erect Single Family Residence & Garage

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

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST	
5-20-41	10354	BUILDING	FRANT Bldg. Co.	3200	00
7-28-41	10481	ELEC. WIRING	C. L. Peirce		24 00
9-23-41	10733	ELEC. FIXTURES	RUEBEL ELECT.		1 30
8-23-41	10604	PLUMBING	STANDARD PLUMB CO		5 00
"	"	SEWER	" "		1 00
"	"	HOUSE CONN.	" "		1 00

FORM 502 1M 12-15-37 MOCK

CITY OF SOUTH PASADENA

JOB CARD

BUILDING DEPARTMENT

LOCATION 930 Indiana Ave.

BUILDING New Residence, S.F. PERMIT NO. 10354

GENERAL CONTRACTOR Frank Bldg. Co. PHONE

ELECTRICAL " Peirce & Ruebel "

PLUMBING " Standard Plumbung "

ITEM	DATE CALLED	TIME	DATE INSPECT (1) MADE (2)		DATE CLEARED	INSPECTOR
TRENCHES		A.M. / P.M.				Krug
FRAME		A.M. / P.M.				Krug
VENTS & FURN.		A.M. / P.M.				Krug
WIRING		A.M. / P.M.				Krug
PLUMBING		A.M. / P.M.				James
LATH		A.M. / P.M.				Krug
FINAL PLUMB.	11/8/41	A.M. ✓ / P.M.	11/8		11/8/41	Krug
FINAL ELECT.	9/23/41	A.M. / P.M. ✓	9-24-41		9-24-41	Krug
FINAL BUILD.	9/23/41	A.M. / P.M. ✓	9/24/41		9-24-41	Krug

FORM NO. 694 500 9-41 MOCK

MPW

OVER FOR REMARKS

ITEM	DATE	REMARKS
Final Bldg	9/24/41	Pile of Concrete & Stones on Pk-way. Must be hauled away. OK-WSK

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 930 Indiana Avenue DATE: 5/28/62

OWNER: Mildred Kelly

CONTRACTOR: Owner

PERMIT NUMBER: 49299 VALUE: 350.00 FEE: 3.00

JOB: enclose portion of porch for breakfast nook 4'x6'

ROUGH INSPECTION

utilized EXIST'G ROOF & SLAB - Add. of 16' of ext. wall:
1x12 Siding ext; ¼ plywood int. - 2 windows 1-7-62 C.

FINAL INSPECTION 1-8-63

INSPECTOR: Lombard

FORM 753 2M 9-61 MOCK

NUMBER & STREET 930 Indiana Ave

APPLICATION FOR A
LATHING/PLASTERING PERMIT
OR
ROOFING PERMIT

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

CONTRACTOR Stevens Roof Co.	STATE LIC. NO 276192
MAIL ADDRESS 62-N Lotus Pasa.	PHONE 792-2720
OWNER Ben Eversley	(CITY BUS. LIC.)
MAIL ADDRESS 930 Indiana Ave S Pas	OWNER PHONE 441-1991

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR
	X		

PRESENT USE	PROPOSED USE
Single Dwlg	

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

TYPE OF ROOFING 240# Composition NO. OF SQUARES 11

DESCRIPTION Re-roof + metal edge

VALUATION (INCLUDE ALL LABOR AND MATERIAL) $ 360.00 FEES $

LATHING & PLASTERING DETAILS

_____ YDS. EXTERIOR LATH.

_____ YDS. EXTERIOR PLASTER

_____ YDS. INTERIOR LATH.

_____ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION $_____

PERMIT FEE $_____

TOTAL FEE $5.00

INFORMATION PROVIDED BY BUILDING DEPT.			
USE ZONE R-1	FIRE ZONE III	OCCUPANCY 1 & 2	CHECKER'S APPROVAL

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

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

William B Stevens

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD — LATHING & PLASTERING

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

INSPECTION RECORD — ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
FINAL	12-18-73	[signature]

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

BUILDING PERMIT

department of PUBLIC WORKS

Building Address	930 INDIANA AV.		
Lot No.	Block	Tract	
Owner	JORGE PACHECO		
Mailing Address	930 INDIANA AV.		
City	So PASADENA	Zip 91030	Tel. 682-1856
Contractor			
Address			
City	[illegible]	Zip	Tel.
State Lic. & Classif.		City Lic. No.	
Arch., Engr., Designer			
Address			Tel.
City		Zip	State Lic. No.
Proposed Construction	ADD ONE BATH RM. AT REAR OF RESIDENCE		
Sq. Ft. Size	32 □'	No. Stories 1	No. Dw. Units ✓
New ☐	Add. ☒	Alter. ☐	Repair ☐ Demolition ☐

U.B.C. Edition	79	Type Const.	V
Occ. Group	R		
Occ. Load		F. D. Appr. Required ☐	H. D. Appr. Required ☐
Grading Permit ☐ Obtained ☒ N.A.		Variance Required ☐ Obtained ☒ N.A.	
Use Permit Required ☐	Des. Rev. Required ☐	APN	
No. Bedrooms 2	Lot Size 40 X 100		
Special Conditions			
VALUATION: $	2000		

FEES	PLAN CHECKING FEE	30	00
	BUILDING FEE	40	00
	S.M.I. FEE		50
	TOTAL	70	50
BONDS			
	Final		

Permit No. 949 BA. Date 9-25 84

LICENSED CONTRACTOR'S DECLARATION

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

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, *Business and Professions Code*: *Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars ($500).*

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (*Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.*)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (*Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.*)

☐ I am exempt under Sec. _____, B. & P. C. for this reason _____

Jorge Pacheco

Date 9-25-84 Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (*Sec. 3800, Labor Code.*)

Policy No. _____ Company _____

☐ Copy is filed with the city. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(*This section need not be completed if the permit is for one hundred dollars ($100) or less.*)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (*Sec. 3097, Civil Code.*)

Lender's Name _____

Lender's Address _____

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

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

INSPECTOR COPY

CONST. HRS. 8 ~~AM~~ 7 ~~PM~~ ONLY
ORD. NO. 1582

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

INSPECTION RECORD

INSPECTION	DATE	INSP. SIGN.
FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.	12/10/84	
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.	1/8/85	
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.		
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	1/14/85	
INSULATION: Thickness, R-Values, Piping, Sound Caulking.	1-24-85	
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.		
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.		
EXTERIOR LATH/~~SIDING~~: Mesh, Fasteners, Laps, Paper, Thickness, Backing.	1-24-85	
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	2/26/85	
SWIMMING POOL/SPA		
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.		
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.		
FINAL INSPECTION		
MISCELLANEOUS		
SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		

INSPECTION NOTES

SETBACKS:

FRONT | SIDE | SIDE | FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

CITY OF SOUTH PASADENA
PLANNING AND BUILDING DEPARTMENT
1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: 626.403.7220 ▪ FAX: 626.403.7221
WWW.CI.SOUTH-PASADENA.CA.US

NOTICE OF DECISION
CERTIFICATE OF APPROPRIATENESS

December 15, 2008

Anne L. Harnagel
930 Indiana Avenue
South Pasadena CA 91030

PROJECT ADDRESS: 930 Indiana Avenue

Dear Ms. Harnagel,

NOTICE IS HEREBY GIVEN THAT on August 21, 2008 the City of South Pasadena Cultural Heritage Commission approved the Certificate of Appropriateness (Alteration) to:

Construct a 389 square foot single story addition to the existing 932 square foot single story house on a 4000 square foot lot. The addition will consist of a master bedroom and two bathrooms. The 162 square foot addition to the existing 205 square foot garage will create a tandem, two car garage. The exterior materials for the addition will be: plaster (to match existing); wood windows with true divided lights; and asphalt composition roof.

Any interested person may appeal this decision in writing to the City Council fifteen (15) calendar days from the date of this notice and must be accompanied by a $815.00 appeal fee.

CONDITIONS: This Certificate of Appropriateness (C of A) is effective only for exterior changes detailed that was presented to the Cultural Heritage Commission on August 21, 2008.

An additional C of A is required for exterior changes not described in the above description and approved by the Cultural Heritage Commission.

All work (alteration, demolition, removal, or exterior changes) requiring a C of A shall substantially conform to the stamped approved plans dated the effective date of this approval.

No construction or demolition shall begin until the City issue a final building permit from the Building Division (unless the Director of Planning and Building determines there is a public health and safety reason).

If you have any questions regarding the submittal deadline and meeting dates, please contact Professional Planning Intern, Jose R. Villegas at (626) 403-7261.

John D. Lesak
Chair of the Cultural Heritage Commission

DEC. 19, 2008
Date

I understand that my construction project was approved on the condition that it will be built to exactly match the plans that the Cultural Heritage Commission approved on: August 21, 2008. If I decide to make any changes to those plans (i.e. materials, windows, doors, treatments, etc) during construction, I will seek approval from the Planning Department before making these changes.

Anne L. Harnagel
Property Owner

Date

930 Indiana Ave.

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

REROOF APPLICATION

SITE ADDRESS: 930 INDIANA AVE

ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: HARNAGEL

STREET ADDRESS: 930 INDIANA AV

CITY: S. PASADENA | STATE: CA | ZIP CODE: 91030

PHONE NUMBER: 626 449 1037

PRINCIPAL DESIGNER'S NAME | LICENSE NO.

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

FINAL

CONTACT PERSON: STEVE REYNOLDS

BUILDING AND SAFETY

PHONE NUMBER: 661 260 1555

CONTRACTOR'S NAME: REYNOLDS ROOFING CO

STREET ADDRESS: 24654 BRIGHTON DR. A

CITY: VALENCIA | STATE: CA | ZIP CODE: 91355

LICENSE CLASS: C-39 | LICENSE NUMBER: 395290 | EXPIRATION DATE: 10-31-14

PHONE NUMBER: 661 260 1555

WORKER'S COMPENSATION INSURANCE COMPANY NAME: STATE FUND

WORKER'S COMP. INSURANCE POLICY NUMBER: 1577926 | EXPIRATION DATE: 3-1-15

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____.

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: [signature] Date: 7-25-14

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: [signature] Date: 7-25-14

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: STEVE REYNOLDS

Signature: [signature] Date: 7-25-14

DESCRIPTION OF WORK

☐ Reroof Over Existing ☑ Tear-Off and Reroof
☐ New Plywood and Roof ☐ Metal Roof o/Existing
☐ Other DET GARAGE -- TEAR OFF OLD -- REROOF WITH CLASS A COMP SHINGLES

TYPE OF STRUCTURE ☐ RESIDENTIAL ☑ NONRESIDENTIAL DET. GAR.

AREA: 5 SQUARES / SQ. FT | CODE IN EFFECT

$ 1500.— INITIAL VALUATION | $ _____ REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED

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

BUILDING PERMIT FEE	$ 84.00
ISSUANCE FEE	$ 28.30
[illegible] 7-25-14	$
	$
	$
	$
#372115 TOTAL	$ 112.30

PERMIT NUMBER	INITIALS	DATE
33530	AC	7/25/14

DATE OF FINAL: 7/30/14 | FINAL BY: [signature]

4-56

NO	INSPECTION	DATE	INSPECTOR
	REQUIRED BUILDING INSPECTIONS AND APPROVALS		
R1	Preroof, Tear Off, or Sheathing	7/29/14	
R2	Final Roof Inspection		

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

City of South Pasadena

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

REROOF APPLICATION

SITE ADDRESS: 930 INDIANA AV

ASSESSOR PARCEL NUMBER

BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: HARMACEL

STREET ADDRESS: 930 INDIANA AV

CITY: S. PASADENA | STATE: CA | ZIP CODE: 91030

PHONE NUMBER: 626 449 1037

PRINCIPAL DESIGNER'S NAME | LICENSE NO.

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

FINAL

CONTACT PERSON: BUILDING AND SAFETY

PHONE NUMBER: 661 260 1555

CONTRACTOR'S NAME: REYNOLDS ROOFING CO

STREET ADDRESS: 24654 BRIGHTON DR. A

CITY: VALENCIA | STATE: CA | ZIP CODE: 91355

LICENSE CLASS: C-39 | LICENSE NUMBER: 395290 | EXPIRATION DATE: 10-31-14

PHONE NUMBER: 661 260 1555

WORKER'S COMPENSATION INSURANCE COMPANY NAME: STATE FUND

WORKER'S COMP. INSURANCE POLICY NUMBER: 1577926 | EXPIRATION DATE: 3-1-15

4-58

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: _____ Date: 7-25-14

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: _____ Date: 7-25-14

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: STEVE REYNOLDS

Signature: _____ Date: 7-25-14

DESCRIPTION OF WORK

☐ Reroof Over Existing ☐ Tear-Off and Reroof
☑ New Plywood and Roof ☐ Metal Roof o/Existing
☐ Other HOUSE -- TEAR OFF

INSTALL PLYWOOD, REROOF
CLASS A COMP SHINGLES

TYPE OF STRUCTURE
☑ RESIDENTIAL ☐ NONRESIDENTIAL

AREA: 11 SQUARES / SQ. FT | CODE IN EFFECT

$ 6000.- INITIAL VALUATION | $ _____ REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED

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

BUILDING PERMIT FEE	$ 152.80
ISSUANCE FEE OK by KV 7/25/14	$ 28.30
	$
	$
	$
	$
TOTAL	$ 181.10

#372115

PERMIT NUMBER	INITIALS	DATE
33529	AC	7/25/14

DATE OF FINAL: 7/30/14 | FINAL BY: _____

NO	INSPECTION	DATE	INSPECTOR
	REQUIRED BUILDING INSPECTIONS AND APPROVALS		
R1	Preroof, Tear Off, or Sheathing	7/29/14	
R2	Final Roof Inspection		

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

City of South Pasadena

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

BUILDING PERMIT APPLICATION

930 INDIANA AVE.

SITE ADDRESS: 930 Indiana Ave
ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: Anne Harnagel
STREET ADDRESS: 930 Indiana Ave
CITY: South Pasadena | STATE: CA | ZIP CODE: 91030
PHONE NUMBER: (213) 258-5698

PRINCIPAL DESIGNER'S NAME | LICENSE NO
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER
CONTACT PERSON
PHONE NUMBER

CONTRACTOR'S NAME: Seismic Safety
STREET ADDRESS: 1410 N. Lake Ave
CITY: Pasadena | STATE: CA | ZIP CODE: 91104
LICENSE CLASS: 662926 | LICENSE NUMBER: B | EXPIRATION DATE: 1-31-2019
PHONE NUMBER: (800) 300-2658
WORKER'S COMPENSATION INSURANCE COMPANY NAME: Everest Indemnity
WORKER'S COMP INSURANCE POLICY NUMBER: 7600016017181 | EXPIRATION DATE: 1/30/19

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature _____ Date _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature DMC Date: 4-27-19

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature DMC Date: 4-27-19

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name Danny Moran
Signature DMC 4 - 60 Date: 4-27-19

DESCRIPTION OF WORK: Voluntary bolting per LA city Standards

OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
OCCUPANCY GROUP	TYPE OF CONSTRUCTION	AREA
NUMBER OF STORIES	FIRE SPRINKLERS ☐ YES ☐ NO	CODE IN EFFECT

STATISTICAL CLASSIFICATION: NO UNITS: | PLANNING FILE NO

$ 3800 INITIAL VALUATION | $ _____ REVISED VALUATION

PLAN CHECK FEE: $ 163.00
ADDITONAL PLAN CHECK FEE: $ _____
FIRE DEPT. PLAN CHECK FEE: $ _____

#401030

PLAN CHECK NUMBER	INITIALS	DATE
U41732	CR	4/27/18

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE

☐ SCHOOL FEES PAID ☐ SCAQMD
☐ SANITATION DIST. PAID ☐ INDUSTRIAL WASTE APPROVAL
☐ HEALTH DEPT. APPROVAL ☐ OSHA PERMIT OBTAINED
☐ FIRE DEPT. APPROVAL ☐ PUBLIC WORKS FEES PAID

FINAL
BUILDING AND SAFETY

BUILDING PERMIT FEE: $ 155.80
BSASB FEE: $ 30.00
SMIP FEE: $ _____
GENERAL PLAN FEE: $ _____
PIF (PARK IMPACT FEE): $ _____
SB1473 FEE: $ _____

#401030 TOTAL: $ 185.80

PERMIT NUMBER	INITIALS	DATE
U41733	CR	4/27/18

DATE OF FINAL: 8/20/18 | FINAL BY: JT

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED BUILDING INSPECTIONS AND APPROVALS		
B1	Soils Engineer's Approval		
B2	Location and Setbacks		
B3	Foundation/Trench Forms		
B4	Structural Concrete Slab on Grade		
B5	Raised Floor Framing		
B6	Underfloor Insulation		
B7	First Level Floor Diaphragm		
B8	Second Level Floor Diaphragm		
B9	Third Level Floor Diaphragm		
B10	Roof Diaphragm		
B11	Concrete Deck		
B12	Steel Framing		
B13	Fire Dept. Frame Inspection		
B14	Bldg. Dept. Frame Inspection		
B15	Fire Sprinkler Hangers		
B16	Insulation/Weather Stripping		
B17	Interior Lath and/or Drywall		
B18	Exterior Lath		
B19	Rated Horizontal Assemblies		
B20	Rated Wall Assemblies		
B21	Rated Opening Protection		
B22	Rated Shaft Construction		
B23	T-Bar Ceilings		
B24	Lot Drainage		
B25	Planning Dept. Approval		
B26	Fire Dept. Approval		
B27	Public Works Dept. Approval		

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

DESCRIBE COMPLETELY THE INTENDED USE OF ALL SPACE APPLICABLE TO THIS BUILDING PERMIT

_____

_____

THE FOLLOWING STATEMENT MUST BE SIGNED BY THE BUILDING OWNER. WHEN APPROVED BY THE BUILDING OFFICIAL, THE OWNER'S AGENT MAY SIGN FOR PERMITS OTHER THAN THE INITIAL OR SHELL BUILDING PERMIT.

I have read the hazardous material information guide and the SCAQMD permitting checklist. I understand my requirements under the State of California Health and Safety Code Section 25505, 25533, and 25634 concerning hazardous materials reporting.

☐ OWNER ☐ AGENT

NAME: _____

SIGNATURE: _____

Will the applicant or future building occupant handle a hazardous material or a mixture containing a hazardous material equal to or greater than the amounts specified on the hazardous materials information guide?

☐ YES ☐ NO

If the answer to the question above was yes, will the proposed building or modified facility be within 1000 feet of the outer boundary of a school.

☐ YES ☐ NO

Will the intended use of the building by the applicant or future building occupant require a permit for construction or modification from the South Coast Air Quality Management District (SCAQMD)? See permitting checklist for guidelines.

☐ YES ☐ NO

PEDESTRIAN PROTECTION: DATE APPROVED: _____

DATE PERMITTED TO BE REMOVED: _____

INSPECTION NOTES _____

ATTACHMENT 5

Materials Specifications

LAMPS PLUS

Get $50 off on select designs Use JULY4 in Cart Shop Now >

/ Outdoor Lighting / Wall Light / Style # 09559










Most Popular

Franklin Iron Works Hickory Point 12" Walnut Bronze Outdoor Wall Light

69 Reviews

Franklin Iron Works HICKORY POINT Collection

$224.99

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Franklin Iron Works Hickory Point 16" High Bronze Outdoor Wall Light
$249.99



Franklin Iron Works Hickory Point 19" High Bronze Outdoor Wall Light
$274.99



John Timberland Syon 14" High Bronze and Glass Outdoor Wall Light
$179.99



John Timbe
Black Outdo
$174.99

Add warmth to a porch or patio with the soft glow of this Mission, Arts and Crafts inspired outdoor wall lantern.

Product Details

- 12" high x 7 1/2" wide. Extends 9 1/4" from the wall. Backplate is 9" high x 5" wide. Weighs 7.37 lbs.
- Uses one maximum 60 watt standard base bulb (incandescent, LED, or CFL). Bulb not included.
- Outdoor rustic farmhouse wall light from the Hickory Point collection by Franklin Iron Works™.
- Walnut bronze finish over steel construction. Frosted cream glass. Tiered top. Rectangular backplate.
- Wet location outdoor rated. Perfect for a garage or porch area.

Inspired by traditional Mission Arts and Crafts styles, this outdoor wall light is a beautiful addition to your porch or patio space. This classic design consists of a straight-lined frame, with a tiered top for a lovely architectural look. A walnut bronze finish adds a handsome touch, while textured frosted cream glass panels provide a warm and welcoming glow.

FRANKLIN IRON WORKS™

Bulbs & Replacement Parts for Style #09559

Product Attributes

Finish	Bronze
Style	Farmhouse
Brand	Franklin Iron Works

Technical Specifications

Height	12.00 inches
Width	7.50 inches
Weight	7.37 pounds
Max Wattage	60 watts

Product Documents

- Assembly Instructions for Franklin Iron Works Hickory Point 12" Walnut Bronze Outdoor Wall Light
- Installation Instructions for Franklin Iron Works Hickory Point 12" Walnut Bronze Outdoor Wall Light

Related Items



Franklin Iron Hickory Point 16 1/2" Bronze Outdoor Pier Mount Light

$224.99



Franklin Iron Hickory Point 16 1/2" Bronze Pier Mount Lights Set of 2

$399.99



Franklin Iron Works Hickory Point 16" High Bronze Outdoor Wall Light

$249.99



Franklin Iron Bronze Outd

$274.99

BACK TO TOP

For more information on our pricing, visit https://www.lampsplus.com/help-and-policies/faq/

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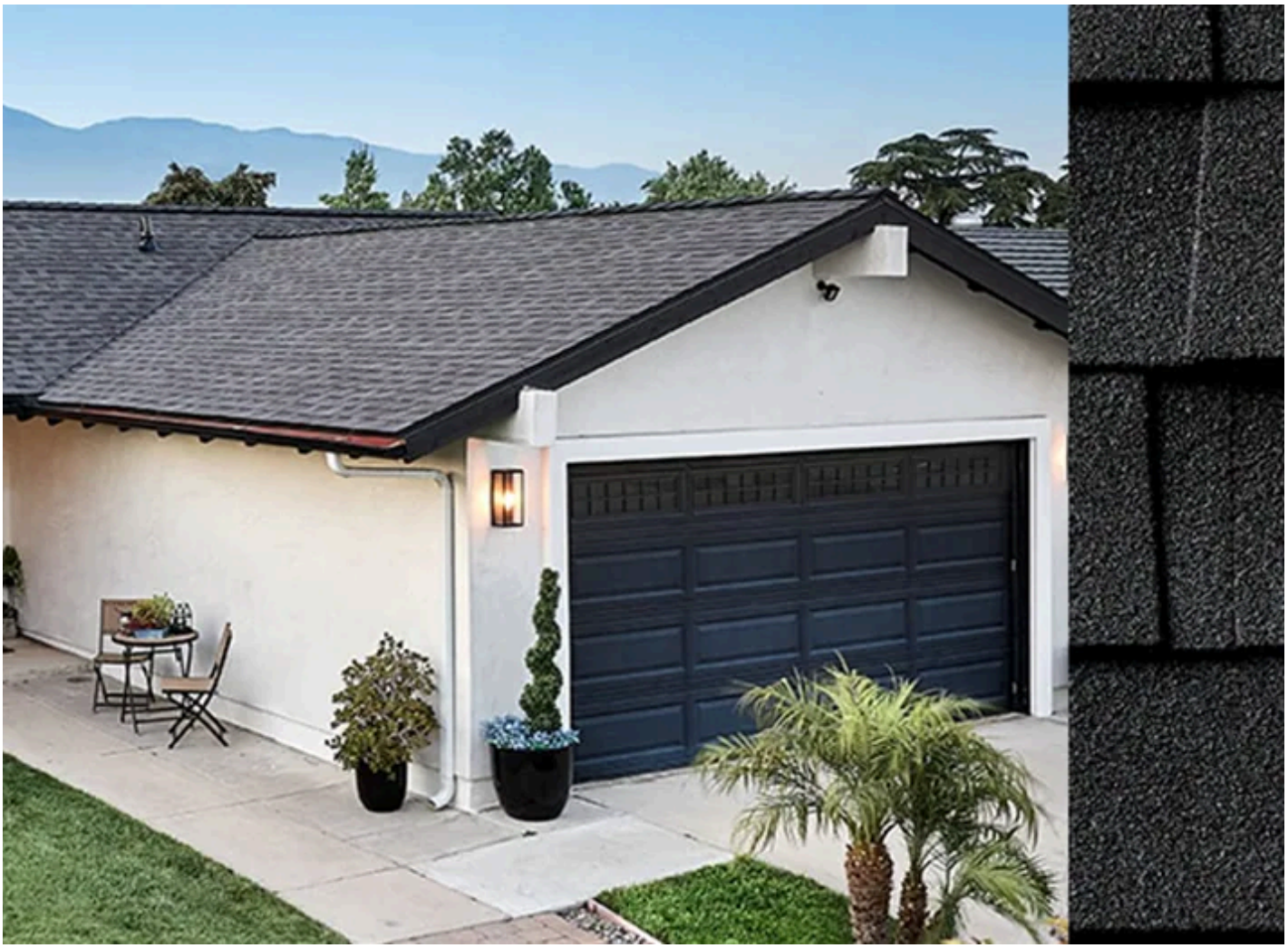
Back

Timberline HDZ® RS

With newly formulated EcoDark® granules, these shingles can be used to comply with 2022 Title 24, Part 6, of the California Code of Regulations and the Green Building Standards Code of Los Angeles County.

★★★★★ 4.9 (69) WRITE A REVIEW

Find a contractor



All Products Your Area


Charcoal


Aged Chestnut


Coastal Slate


Hickory


Sagewood

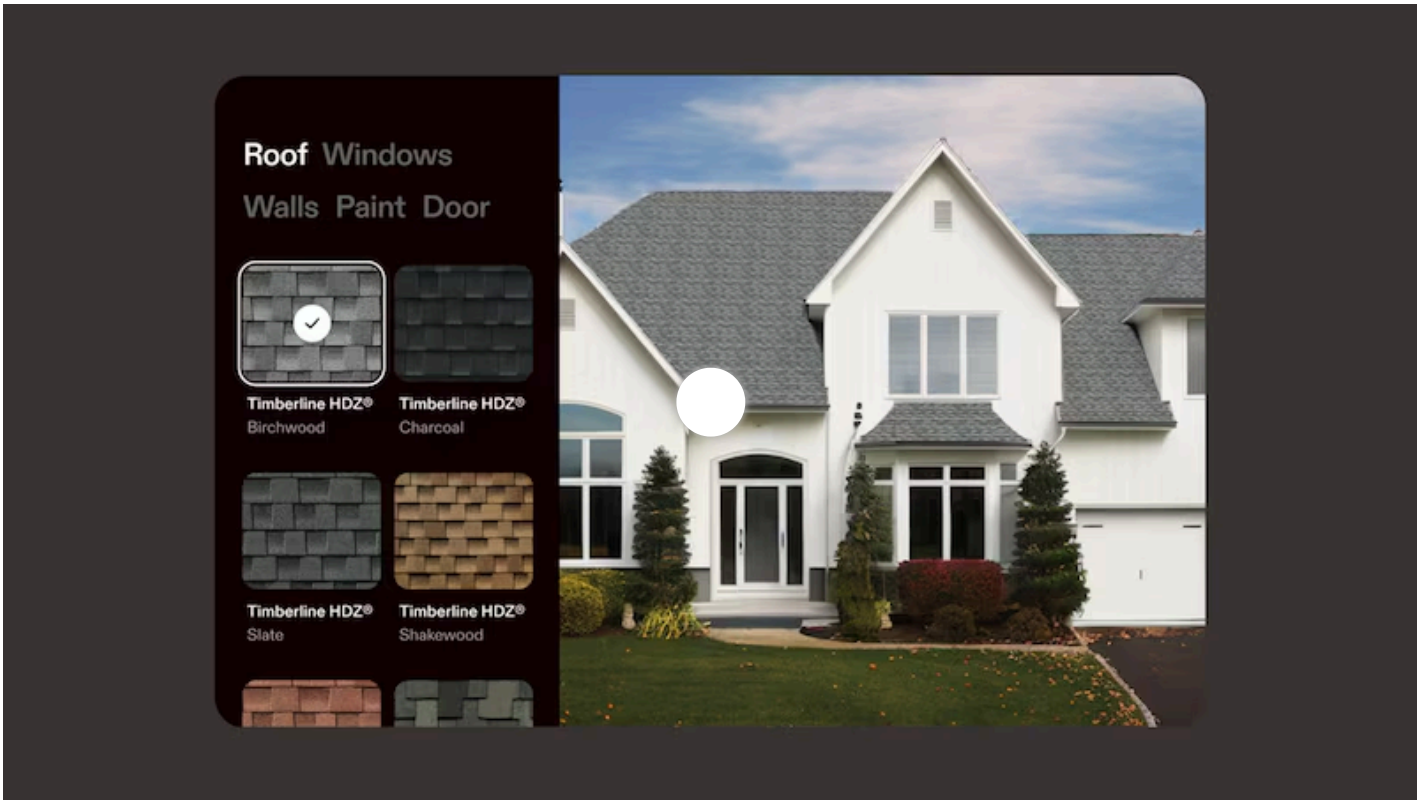

Sandalwood

Jump to
Overview

About Timberline HDZ® RS Shingles

Experience deep, rich shingle colors with the improved Timberline HDZ® RS, the ultimate choice for reflective shingles. Its refreshed color options feature our enhanced EcoDark® granule technology. These shingles can be used to comply with the Cool Roof Requirements of Title 24 and the LA County Green Building Standards Code* while also enhancing the curb appeal of your home. Now, get GAF Time-

Expand to read more



T.M.COBB
(https://tmcobb.com)

WINDOWS AND CUSTOM MILLWORK

At Cobb, we understand there comes a time when standard just won't do... custom millwork has been our trademark for more than 80 years. Give us your design, we will work hard to make your idea come to life. Think of the possibilities.

What is the difference between a tract house and a custom home? Many things. But one of the simplest ways to dramatize a home is with well designed doors and windows both inside and outside. What a difference T.M. Cobb makes! Among the finest quality doors and windows available, T.M. Cobb products are custom crafted to your specifications. Whether you are an architect, a builder developer, or a homeowner who insists on quality, you can put the finishing touch on your unique home with highly complimentary T.M. Cobb doors and windows.



T.M.COBB
(https://tmcobb.com)

SLIDER WINDOWS

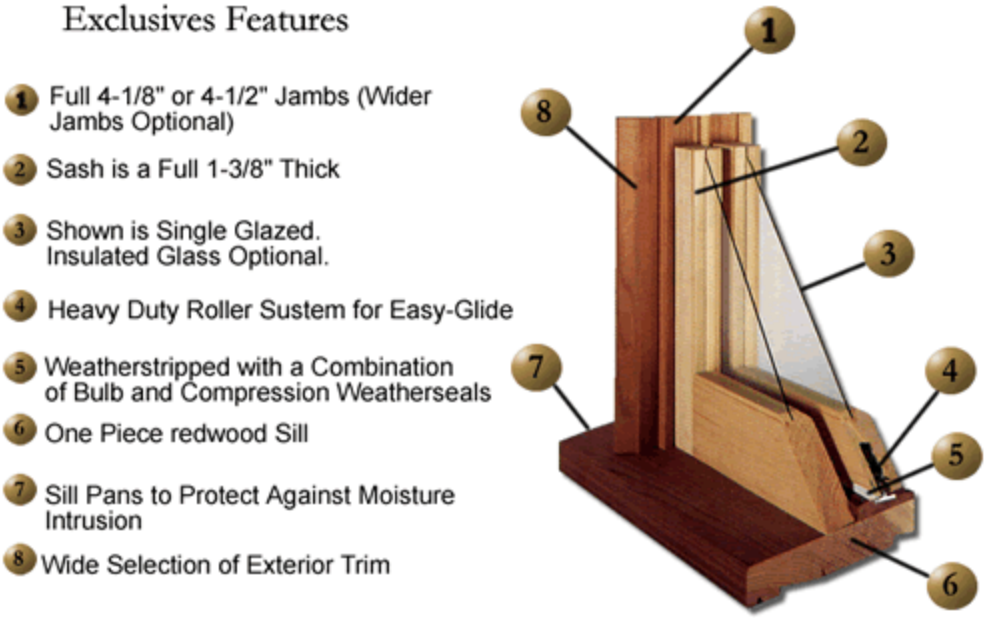


EXCLUSIVE FEATURES OF SLIDING UNITS:

- Full 4-1/8″ or 4-1/2″ Jambs (Wider Jambs Optional)
- Sash is a Full 1-3/8″ Thick
- Shown in Single Glazed, Insulated Glass Optional
- Heavy Duty Roller System for Easy-Glide
- Weatherstripped with a Combination of Bulb and Compression Weatherseals
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion
- Wide Selection of Exterior Trim

T.M.COBB
(https://tmcobb.com)

- Available in Pine, Fir or Pre-primed



DOUBLE HUNG WINDOWS

EXCLUSIVE FEATURES OF DOUBLE HUNG UNITS:

- Full 4-1/8″ or 4-1/2″ Jambs (Wider Jambs Optional)
- Extruded Vinyl Jambliners with Foam Backing and our Concealed Balance System
- Sash is a Full 1-3/8″ Thick, with Tilt-in Feature
- 1/2″ Insulated Glass (Other Glass Options are Available)
- Sash Weatherstripped with Bulb Weatherstripping
- Solid One Piece Redwood Sill
- Sill Pans to Protect Moisture Intrusion
- Wide Selection of Exterior Trim

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Cultural Heritage Commission Agenda Report

ITEM NO. 5

DATE: November 20, 2025

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, Planning Manager

PREPARED BY: Stephen Peterson, Senior Planner

SUBJECT: **Project No. PLR25-0010/COA25-0015 is a request for a Certificate of Appropriateness to convert an existing 2,294-square-foot single-family residence located at 644 Stratford Avenue (APN: 5318-007-009). In accordance with the California Environmental Quality Act (CEQA), the subject project qualifies for a Categorical Exemption under Section 15303, Class 3 (New Construction or Conversion of Small Structures).**

APPLICANT: George Kurczyn

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303, Class 3; and

2. Approve the Certificate of Appropriateness and determine that the home located at 644 Stratford Ave does not meet the national, state, or local criteria for historic designation and that conversion may proceed.

EXECUTIVE SUMMARY / BACKGROUND

The applicant, George Kurczyn, requests the Cultural Heritage Commission approve a Certificate of Appropriateness (COA 25-0015) to allow conversion of a 2,294- square foot 1923 single-family residence located at 644 Stratford Avenue. The home is not listed on the City's Inventory of Cultural Resources and a Historic Resource Evaluation (HRE) report prepared by an architectural historian found that the property does not meet the criteria for listing under City, State or National criteria.

Based on the findings present in the HRE, Staff recommends that the Cultural Heritage Commission concur with the HRE report's findings and grant the Certificate of Appropriateness allowing the conversion to proceed.

- June 30, 2025, the applicant submitted an application for a Certificate of Appropriateness for conversion of the existing structure
- October 15, 2025, the project application was deemed complete and scheduled for consideration by the Cultural Heritage Commission

PROJECT DESCRIPTION

The applicant is requesting a Certificate of Appropriateness for a Notice of Intent to Demolish and convert an existing 2,294-square-foot single-family dwelling located at 644 Stratford Avenue, in order to construct a new single-family dwelling on the site. Projects that include the demolition/conversion of buildings over 45 years old are required to be evaluated by the Cultural Heritage Commission (CHC) to determine if the property could potentially meet national, state, or local criteria for historic designation. If the CHC determines that the demolition/conversion of the single-family dwelling would not result in an impact to a historic or cultural resource, demolition/conversion may proceed with attainment of a Demolition Permit through the City's Building and Safety Division after the review and approval of the new home by the Planning Commission. The proposed new home is not within the CHC's purview; however, conceptual plans for the new home have been included with the Plan Set (**Attachment 3**) for informational purposes only. The design for the new home has not yet been subjected to intensive staff review for compliance with the City's Zoning Ordinance and Design Guidelines, pending the CHC's determination regarding the demolition/conversion.

Site Characteristics

The subject site is a rectangular 9,244-square-foot lot located on the corner of Stratford Avenue and Hope Street. (see **Image 1**) and zoned RS: Residential Single-Family. The single family home was originally constructed in 1923 in the Spanish Colonial Revival style. Later the home was reroofed in 1936, the garage was converted into habitable space and connected to the main house in 1977, and a further reroofing occurred in 2002. Additional minor alterations, some permitted and some not, are outlined on Page 22 of the Historical Resource Evaluation prepared by South Environmental and included as **Attachment 2.** See **Image 2**, **Image 3** and **Image 4** for views of the home in its present condition.

Image 1: Aerial view Vicinity Map of 644 Stratford Avenue

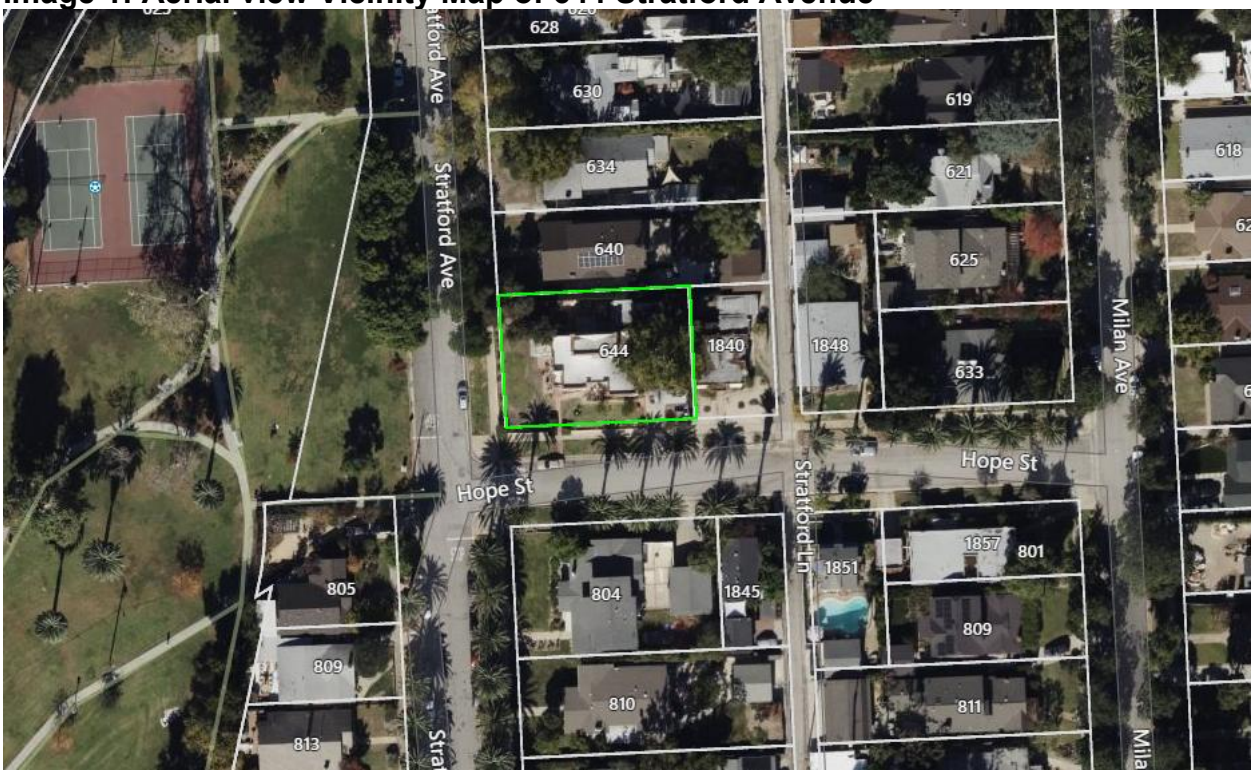


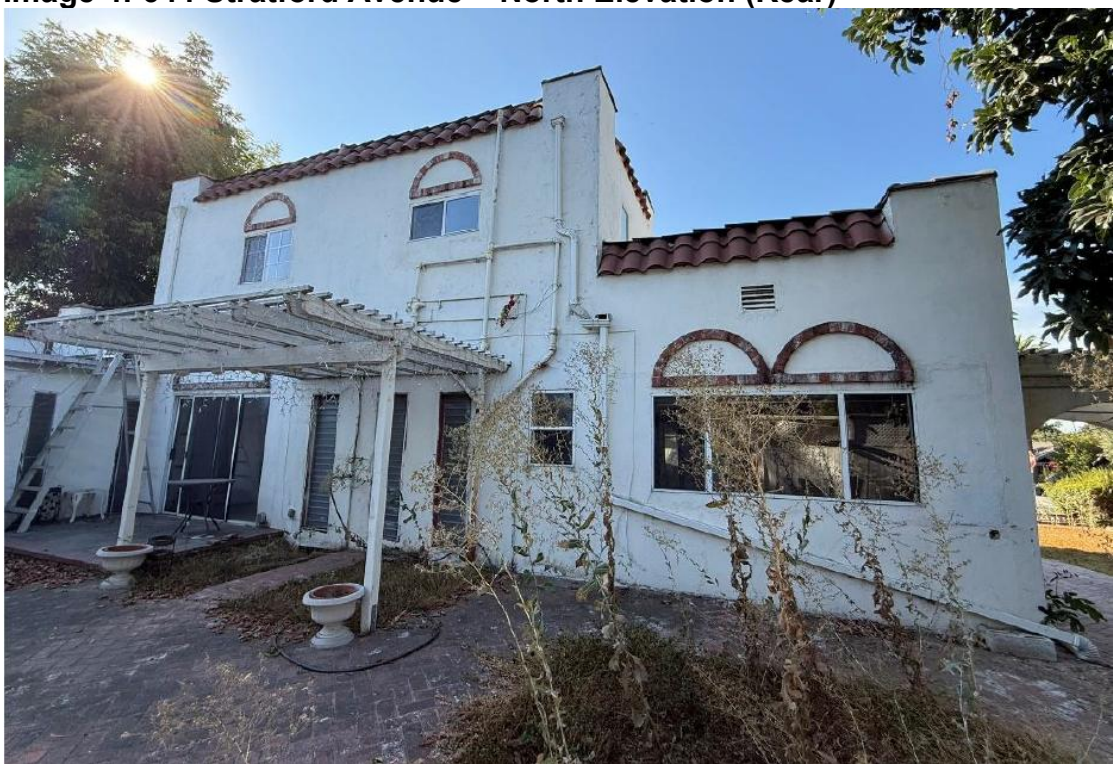
Image 2: 644 Stratford Avenue, West Elevation



Image 3: 644 Stratford Avenue – South Elevation



Image 4: 644 Stratford Avenue – North Elevation (Rear)



PROJECT ANALYSIS - FINDINGS

Historic resource evaluation report analysis

The City Council commissioned the first comprehensive historic resources survey in 1991. The purpose of the survey was to develop an inventory of historic resources and to provide a foundation of their recognition in all future planning processes. The *Historic Resources Inventory: Inventory of Addresses* was adopted by the City Council on November 30, 1994, which included all properties and historic districts eligible for local, state, or federal designation at the time. The survey was updated in 2002. A Citywide Historic Context Statement was adopted in 2014. The project site has not been identified as a Historic or Cultural Resource in any of the previously prepared surveys.

The South Pasadena Municipal Code (SPMC), Section 2.65(e)(3), requires that if any structure over 45 years old is proposed for demolition/conversion and is not identified as a historic or cultural resource, that an intensive-level Historic Resource Evaluation (HRE) report must be prepared. The existing single-family home, constructed in 1923, is over 45 years old and is slated for demolition/conversion, as such, an intensive-level HRE was prepared by a City-approved architectural historian consultant, South Environmental LLC, to evaluate the property and determine if the property could qualify as a historic and cultural resource prior to its conversion/demolition.

The Historic Resource Evaluation report, included as **Attachment 2**, includes research on the property, a survey of the built environment, and an evaluation of the subject property for its potential inclusion in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and the City of South Pasadena Landmark designation.

HRE Report Conclusion

The subject property at 644 Stratford is not eligible for designation in the CRHR either individually or as part of a larger historic district. Additionally, it is not eligible for the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Further, the property is not a historical resource per CEQA Guidelines Section 15064.5. Please see the HRE Findings in **Attachment 1.**

Based on the findings present in the HRE, Staff recommend the Cultural Heritage Commission concur with the HRE report's findings and grant the Certificate of Appropriateness allowing the conversion to proceed. Staff review of the new home proposed for development on the site could then commence with final review and approval to be conducted by the Planning Commission.

ENVIRONMENTAL ANALYSIS

The proposed project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) under Section 15303, Class 3 (New Construction or Conversion of Small Structures) as the project involves the conversion of the existing single-family home and the exemption applies to the construction/conversion of 3 or less homes on one legal lot.

PUBLIC NOTICING

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the agenda, posting of the same agenda and reports on the City's website, a legal advertisement in the South Pasadena Review newspaper on November 7, 2025, and individual postcard mailings to property owners and residents within 300 feet of the project site mailed on November 6, 2025.

ALTERNATIVES

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

1. The Cultural Heritage Commission may continue the project to address comments discussed; or

2. The Cultural Heritage Commission can determine that the single-family dwelling is eligible for listing at the national, state, or local level and deny the Certificate of

Appropriateness.

NEXT STEPS

If the Cultural Heritage Commission approves or denies the Certificate of Appropriateness, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision to a public hearing of the City Council. Should there be no appeals during this 15-day period, staff may proceed with review of the new home to be constructed on site, culminating with review and consideration of approval by the Planning Commission. Simultaneously, the applicant may apply for the Demolition Permit through the Building Division.

ATTACHMENTS

1. Findings
2. Historic Resource Evaluation Report
3. Project Plans
4. Building Permits

ATTACHMENT 1

Findings

ATTACHMENT 1
Required Certificate of Appropriateness (COA) Findings
644 Stratford Avenue

NRHP and CRHR Criteria

The subject property was evaluated under NRHP and CRHR criteria to determine historical significance. The NRHP and CRHR are national and state guides to cultural resources that must be considered when a government agency undertakes a discretionary action subject to CEQA. A cultural resource is evaluated under four criteria to determine its historical significance, the HRE report makes the following determinations for each criterion:

Criterion A/1:	Is associated with events that have made a significant contribution to the broad pattern of United States/California's history and cultural heritage. ***HRE Finding:*** *Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state, or national history or cultural heritage.*
Criterion B/2:	Is associated with the lives of persons important in our past. ***HRE Finding:*** *On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property made a significant contribution to the broad patterns of local, regional, state or national history or cultural heritage.*
Criterion C/3:	Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values. ***HRE Finding:*** *The property does not represent a distinctive or outstanding example Spanish Colonial Revival architecture.*
Criterion D/4:	Has yielded, or may be likely to yield, information important in prehistory or history. ***HRE Finding:*** *The subject property is not significant as a source, or likely source, of important historical information, nor does it appear likely to yield important information pertaining to significant events, people, or architectural style.*

City of South Pasadena Landmark Designation Criteria

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

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

HRE Finding: *The property does not hold character, interest or value as part of the heritage of South Pasadena*

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

HRE Finding: *Research completed for this study did not reveal associations with events that have made a significant contribution to the broad patterns of local, regional, state, or national history or cultural heritage.*

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

HRE Finding: *On the basis of research conducted for this study, no information was located to suggest that any of the previous owners or residents of the property were associated with events significant to local state or national history. Therefore the subject property is not eligible under CRHR Criterion 3.*

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

HRE Finding: *Extensive alterations and additions have resulted in a loss of integrity of design, materials and workmanship. While some basic elements of the Spanish Colonial Revival style are still present, many of the distinctive characteristics of the style have been lost.*

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

HRE Finding: *The property does not represent a distinctive or outstanding example of Spanish Colonial Revival architectural design. Due to extensive alteration, it is not an excellent example of this residential property type, thus, 644 Stratford Avenue does not meet the criteria for eligibility described in the citywide Historic Context Statement.*

Criterion 6: Its identification as the work of a person or persons whose work has influenced the heritage of the City, the state, or the United States.

HRE Finding: *The short-lived architectural firm Depew & Sparr operated for less than 10 years. Due to extenstive alteration the property does not retain sufficient integrity to convey significance for an association with this firm.*

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

HRE Finding: *The property has been extensively altered resulting in a loss of integrity of design, engineering, detail, materials and craftsmanship*

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

HRE Finding: *The subject property is located across Stratford Avenue from Garfield Park, however a Garfield Park Historic District has already been designated, and the district boundaries excluded the subject property. The Garfield Park Historic District is a good example of a neighborhood of modestly sized period revival single-family residences, with a high degree of integrity to the period 1910-1946, however, research did not indicate a specific relationship to either the park, its development, or to the Garfield Park Historic District. Therefore, the subject property is not eligible under City Criterion 8.*

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

HRE Finding: *The subject property is located at the northeast corner of Stratford Avenue and Hope Street, across Stratford Avenue from Garfield Park. As such it would have been a highly visible property, locally, however there is no indication that it would be considered a unique location, or that the property is an established visual landmark for the neighborhood. Therefore, the subject property is not eligible under City Criterion 9.*

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

HRE Finding: *The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historical construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4 or City Criterion 10.*

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

HRE Finding: *This criterion is not applicable, because the subject property was not evaluated as a historic district.*

ATTACHMENT 2

Historic Resources Evaluation (HRE) Report

Historical Resources Evaluation Report

644 Stratford Avenue, South Pasadena, California

Prepared For:
Fat Investments
644 Stratford Avenue
South Pasadena, California 91030

Prepared By:

South Environmental LLC
2061 N. Los Robles Avenue., Ste. 205
Pasadena, California 91104

Sarah Corder, MFA, Drulena Haller, BA, Kate G. Kaiser, MSHP, and Laura Carías, MA

October 2025

Table of Contents

Executive Summary 1
1 Introduction 2
1.1 Project Description 2
1.2 Project Location 2
1.3 Regulatory Framework 5
2 Background Research 9
2.1 City of South Pasadena Inventory of Cultural Resources 9
2.2 Los Angeles County Assessor 9
2.3 South Pasadena Public Library 9
2.4 South Pasadena Preservation Foundation 9
2.5 South Pasadena City Directories 9
2.6 Historical Newspaper Review 10
2.7 Sanborn Fire Insurance Maps 10
2.8 Historical Aerial Photographs 10
3 Historic Context 11
3.1 City of South Pasadena 11
3.2 Property History: 644 Stratford Avenue 12
3.3 Architectural Context 15
4 Property Survey 17
5 Significance Evaluation 18
5.1 644 Stratford Avenue 18
7 References 30

Figures

Figure 1. Project Location 3
Figure 2. Project Site Detail 4

Exhibits

Exhibit 1. 1930 Sanborn Fire Insurance Map showing the subject property (Sanborn 1930) 13
Exhibit 2. 1923 *South Pasadena Courier* Advertisement (SPC 1923a) 16
Exhibit 3. West elevation, view northeast 19
Exhibit 4. Overview of primary entrance, view north. 20
Exhibit 5. Overview of west elevation pergola, view north. 20
Exhibit 6. Overview of south elevation, view north. 21
Exhibit 7. Overview of south elevation sliding glass doors, view east. 21
Exhibit 8. Overview of east elevation, view north to the garage-turned-addition. 22
Exhibit 9. Overview of north (rear) elevation, view east. 22
Exhibit 10. Overview of north elevation exterior with two-story section, view south. 23
Exhibit 11. Overview of garage-turned-addition, view east 23
Exhibit 12. Overview of ancillary building, view east. 24
Exhibit 13. Overview of north elevation of ancillary building, view east. **Error! Bookmark not defined.**

Appendices

Appendix A: Resumes
Appendix B: DPR Form Set

Executive Summary

South Environmental was retained to prepare a Historical Resources Evaluation (HRE) report for 644 Stratford Avenue, located in the City of South Pasadena, Los Angeles County, California (project). This analysis includes the results of an intensive-level pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of designation criteria and integrity requirements for California Register of Historical Resources (CRHR) and South Pasadena Register of Landmarks and Historic Districts. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and all City requirements.

As a result of the property significance evaluation, 644 Stratford Avenue (subject property) is not individually eligible for designation in the CRHR or the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Therefore, the property is not considered a historical resource per CEQA Guidelines § 15064.5.

1 Introduction

South Environmental was retained to prepare a Historic Resources Evaluation (HRE) report for 644 Stratford Avenue (subject property), located in the City of South Pasadena (City), California. This report includes the results of an intensive-level pedestrian survey of the subject property by a qualified architectural historian; building development and archival research; and recordation and evaluation of the subject property for historical significance in consideration of California Register of Historical Resources (CRHR) and the City of South Pasadena's Landmark and Historic District designation criteria and integrity requirements. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and all City requirements.

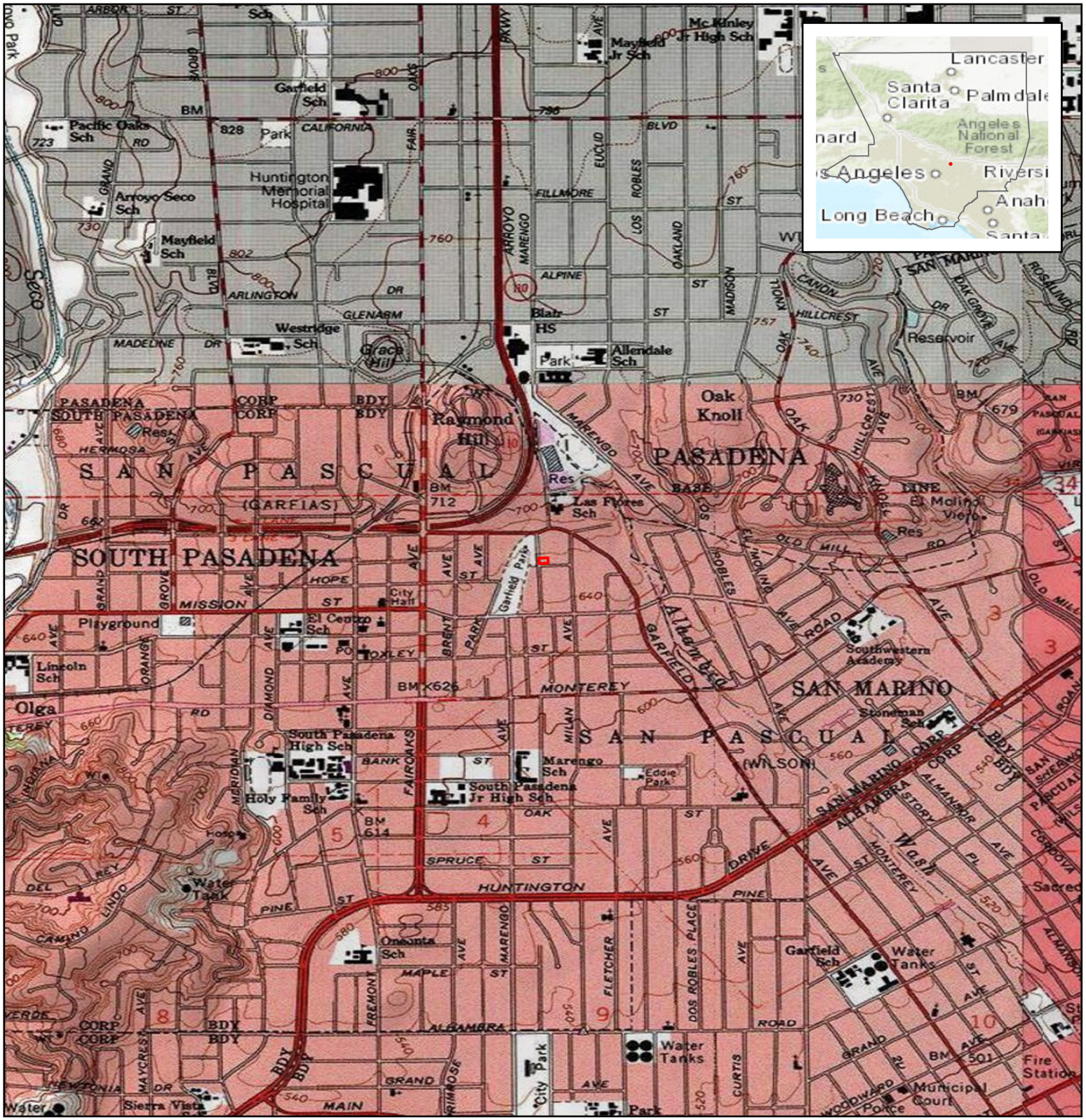
This report was prepared by South Environmental Senior Architectural Historian Kate G. Kaiser, MSHP, and Architectural Historian Drulena Haller, BA. Fieldwork and research were completed by Senior Architectural Historian Laura Carías, MA. The report was reviewed for quality assurance/quality control by South Environmental Principal Architectural Historian Sarah Corder, MFA. Ms. Corder, Carías, and Kaiser all meet the meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for History and Architectural History Resumes for key staff are provided in Appendix A.

1.1 Project Description

The property owner of 644 Stratford Avenue proposes to demolish and replace the existing residence with a new Mediterranean-style residence.

1.2 Project Location

The project site is located at 644 Stratford Avenue on Assessor's Parcel Number (APN) 5318-007-009 in the City of South Pasadena, Los Angeles County, California (Figure 1). The project site is on a corner lot in a residential neighborhood bounded by Stratford Avenue and Garfield Park to the west, Hope Street to the south, and to the north and east by single-family homes (Figure 2).



Source: ESRI USA Topo Maps and World Topo Map 2025

644 Stratford Avenue

Figure 1. Project Location Map

Project Site

Project Location is within South Pasadena, California, in Los Angeles County on the USGS Los Angeles 7.5-minute quadrangle map in Section 04 of Township 01 South and Range 12 West

Center Coordinate (Decimal Degrees):
Latitude: 34.1177986N Longitude: -118.1453149W



0 1,000 2,000 Feet

Scale: 1:24,000

N

SOUTH ENVIRONMENTAL



Source: ESRI Aerial Map 2025

644 Stratford Avenue

Figure 2. Project Site Detail

Project Site

0 25 50 Feet

Scale: 1:500

N

SOUTH ENVIRONMENTAL

1.3 Regulatory Framework

1.3.1 State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change" (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains "substantial integrity," and (ii) meets at least one of the following criteria:

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

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

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

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

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines "unique archaeological resource."
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define "historical resources." In addition, CEQA Guidelines Section 15064.5(b) defines the phrase "substantial adverse change in the significance of an historical resource." It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines "tribal cultural resources."
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause "a substantial adverse change in the significance of an historical resource" (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a "historical resource" and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A "substantial adverse change in the significance of an historical resource" reflecting a significant effect under CEQA means "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any "historical resources," then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource's historical significance is materially impaired.

1.3.2 Local

City of South Pasadena Municipal Code

The City of South Pasadena has a historic preservation ordinance, passed in 1992 and revised in 2017, which empowers the City of Pasadena's Cultural Heritage Commission to identify, review, and approve individual landmark properties and historic districts (Ord. No. 2315, § 2, 2017). The ordinance also outlines reporting requirements, which require that reports submitted to the commission contain a statement of significance that "shall clearly state the reasons the property meets the city's criteria with brief facts that explain the way in which the property was important to the local, state or national history during the period of significance." It is also required that the designation of landmark or historic district is consistent with one or more of the stated City preservation goals, that the landmark or historic district meets one or more of the criteria for designation; and that the landmark or historic district possesses integrity of location, design, setting, materials, workmanship, feeling, or association.

The ordinance further requires that in an application for a historic district or a landmark, the resource will be recorded on the State of California Department of Parks and Recreation (DPR) 523 Series forms and included as part of the commission's report. The report and DPR form(s) must include a historic context statement, defines a period of significance and relate property features to that period of significance; and describe historical activities or events, associations with historic personages, architectural styles and movements, master architects, designers, building types, building materials, landscape design, or pattern of physical development that influenced the character of the landmark or

historic district at a particular time in history. The City ordinance is not limited solely to buildings, but is also for identification of appurtenant structures, engineering structures, landscapes, or contributing resources.

The City of South Pasadena designation criteria for landmarks and historic districts is included below:

Chapter 2. Article IVH. 2.63(b) Designation Criteria for Landmarks and Historic Districts. Criteria and standards for the designation of landmarks and historic districts shall include any or all of the following, as applicable:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a site of a significant historic event;
3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the city, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the city;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
10. Its potential for yielding information of archaeological interest; or
11. In designating a historic district, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

2 Background Research

The following provides an overview of all background research completed on 644 Stratford Avenue (hereinafter referred to as the subject property) to understand its development history. All information obtained from these sources was used in the development of the historic context presented in this report.

2.1 City of South Pasadena Inventory of Cultural Resources

The South Pasadena Inventory of Cultural Resources was revised in 2017 and was available online through the City website. The City also maintains a Historic Landmarks and Districts Map. The subject property is not listed in the inventory. The subject property was noted as immediately adjacent to the Garfield Park Historic District, but is located outside of the historic district boundary and was not identified as a City landmark in the inventory or on the map.

2.2 Los Angeles County Assessor

All available records on file with the County of Los Angeles Assessor were reviewed via the County's online system.

2.3 South Pasadena Public Library

South Environmental emailed the South Pasadena Public Library on September 15, 2025, to request any available information regarding the subject property. The library responded on September 23, 2025. The information obtained from South Pasadena Public Library included the 1924 and 1925 City Directories and a list of Building Permits. In addition, South Environmental visited the library in-person on September 17, 2025, to review local history reference materials, media, and available information.

2.4 South Pasadena Preservation Foundation

South Environmental emailed and telephoned the South Pasadena Historical Society on September 25, 2025 and received no response or information.

2.5 South Pasadena City Directories

Digitized South Pasadena City Directories were available online through archive.org for the years 1893 to 1962. Because the subject property was constructed in 1923, City Directories for 1923 and subsequent years were consulted to note any important occupants or owners.

2.6 Historical Newspaper Review

Historical newspapers for South Pasadena and the greater Los Angeles area were reviewed to understand the progressive development of the subject property and the surrounding area.

2.7 Sanborn Fire Insurance Maps

Sanborn Fire Insurance Maps of City of Pasadena are available for the years 1888, 1889, 1890, 1894, 1903, 1910, 1930-1931, and 1930-1951 and include portions of City of South Pasadena on all maps from 1888 onward. The subject property is present on the 1930 map as a one-story dwelling and a one-story automobile garage. The layout, massing, and arrangement of buildings match the property as it exists today (Sanborn Fire Insurance Map 1930: volume 6, sheet 622). The subject property is also on the revised 1930-1951 map, with no changes noted from the 1930 record.

2.8 Historical Aerial Photographs

A review of historical aerial photographs was conducted to better understand the history of the subject property and surrounding neighborhood's development history. Aerial photographs were available from the following years: 1927, 1937, 1948, 1949, 1952, 1953, 1962, 1964, 1968, 1971, 1972, 1973, 1976, 1977, 1980, 1987, 1988, 1992-2000, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, 2022 (NETR 2025; UCSB 2025). The earliest available aerial photograph of the subject property is from 1927. A discussion and analysis of the relevant historic aerial photographs is incorporated into the Property History (Section 3.2).

3 Historic Context

3.1 City of South Pasadena

Prior to Spanish settlement in the region, for centuries the land was occupied by the Tongva people, and specifically the Hahamog'na tribe. During the Spanish era, present-day South Pasadena was under the control of Mission San Gabriel Arcangel founded in 1771. After Mexico declared independence from Spain in 1822, all of Alta California came under Mexican rule. Following the Mexican Secularization Act in 1833, former mission lands were redistributed to important figures in the Mexican military and government. Present-day South Pasadena was part of the larger El Rincon de San Pascual tract (Rancho San Pascual) and given to husband and wife Juan Mariné and Eulalia Pérez de Guillén (City of South Pasadena 2023: 5; HRG 2014: 44-46). In 1859, after various land ownership changes, the rancho was sold to Dr. John S. Griffin and Benjamin D. Wilson, each of whom held a half-interest in the property. Griffin and Wilson subdivided and sold off the rancho lands beginning in 1871 (HRG 2014: 46-47).

In 1871, David and Antonia Raab purchased 60 acres of former Rancho San Pascual from Griffin and Wilson for the Raab Family Homestead (HRG 2014: 47). In 1873, Daniel M. Berry, leader of the California Colony of Indiana, came to California to join the citrus industry and settled south of Columbia Street. Berry reorganized the California Colony of Indiana as the San Gabriel Orange Grove Association later the same year, inviting other colonists to join him. The San Gabriel Orange Grove Association (SGOGA) settlers subdivided portions of the purchased tract into individual residential parcels, opened a school in 1878, built South Pasadena's first hotel in 1882, and celebrated the arrival of the Los Angeles & San Gabriel Railroad in 1885. SGOGA opposed incorporation with the City of Pasadena in 1886 and instead incorporated the City of South Pasadena with a population of 500 residents in 1888 (HRG 2014: 47-49).

The early 20th century in South Pasadena was marked by a sharply increasing population and corresponding residential growth, spurred by land promoters touting South Pasadena as a place of refinement and wealth, as well as a place for artists and the socially minded. Though prior to 1900 South Pasadena was primarily a farming community focused on citrus, citrus packing, and specialty livestock farms, the City experienced a doubling of the population jumping from 500 to 1,001 residents by 1900 and jumping again to 4,600 residents by 1910 (Apostol 1987: 45; Sapphos Environmental 2007: 5-4). This growth corresponded to residential tract development, with the City recording 91 residential subdivisions between 1900 and 1909. Numerous residences built during that time were designed in Craftsman style of architecture, as well as popular revival styles of architecture (HRG 2014: 103). Because South Pasadena attracted prosperous residents, many of the City's single-family residences were designed by popular architects such as Greene & Greene and G. Lawrence Stimson, who worked and kept personal residences in South Pasadena (HRG 2014: 95-101). The 1920s were also marked by exceptional growth, this time spurred by the availability of automobiles which saw over 2 million

people migrate to California. By 1923, zoning changes were implemented to allow more multi-family residences, many along major thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue (HRG 2014: 50-51). Between 1920 and 1928, an additional 56 residential tracts were developed, with more multi-family residences and bungalow courts being incorporated into, or the focal point of, these tracts (HRG 2014: 148).

Though the City experienced the economic downturn of the Great Depression in the 1930s and saw the closure of many tourist attractions such as the Raymond Hotel (1931) and the Cawston Ostrich Farms (1935) and the loss of Pacific Electric Red Car trolley service (1932), there was still modest growth overall. The Works Progress Administration (WPA) constructed a new post office (1936) and South Pasadena High School (1937), and residential growth slowed but still increased from 13,700 in 1930 to 14,356 in 1940 (HRG 2014: 52-54). By 1950, the City's population reached 16,935 (HRG 2014: 54), and it accommodated this growth by densifying existing residential neighborhoods with more single-family and multi-family housing, much of which was made possible by the Federal Housing Authority (FHA) program. Still, South Pasadena was plagued by capacity issues and the need for more housing (HRG 2014: 199).

The population of South Pasadena declined from 22,979 in 1970 to 22,681 in 1980 (HRG 2014: 40). By 1990, the population of the City reached 23,936 with a total of 10,719 housing units (Bureau of the Census 1990: 16). As of the most recent 2020 census, the population of the City reached 26,943 residents and remains a dense residential landscape (Los Angeles Almanac 2025).

3.2 Property History: 644 Stratford Avenue

3.2.1 Construction History

The subject property at 644 Stratford Avenue was constructed in 1923. The original building permit lists the property owner as Walter A. Abbott, the contractor as Depew & Sparr, and the value of the dwelling as $6,500.00 (Permit No. 3867). More information regarding the original builder is discussed in the section below. The subject property first appeared in historic aerials from 1927 with an irregular layout and a garage with a square footprint located at its northeast corner. The immediate surrounding area was residentially dense, while areas to the north and east remained sparsely developed with agricultural plots and single-family housing (UCSB 2025). In 1930, the property and garage appear on Sanborn Fire Insurance maps for the first time, in roughly the same layout as described above. The symbology on the map indicates that the subject property is one-story dwelling with a 2-story section on the north side, has a composition shingle roof with no chimney, and a one-story automobile garage on the northeast part of the parcel (Exhibit 1).

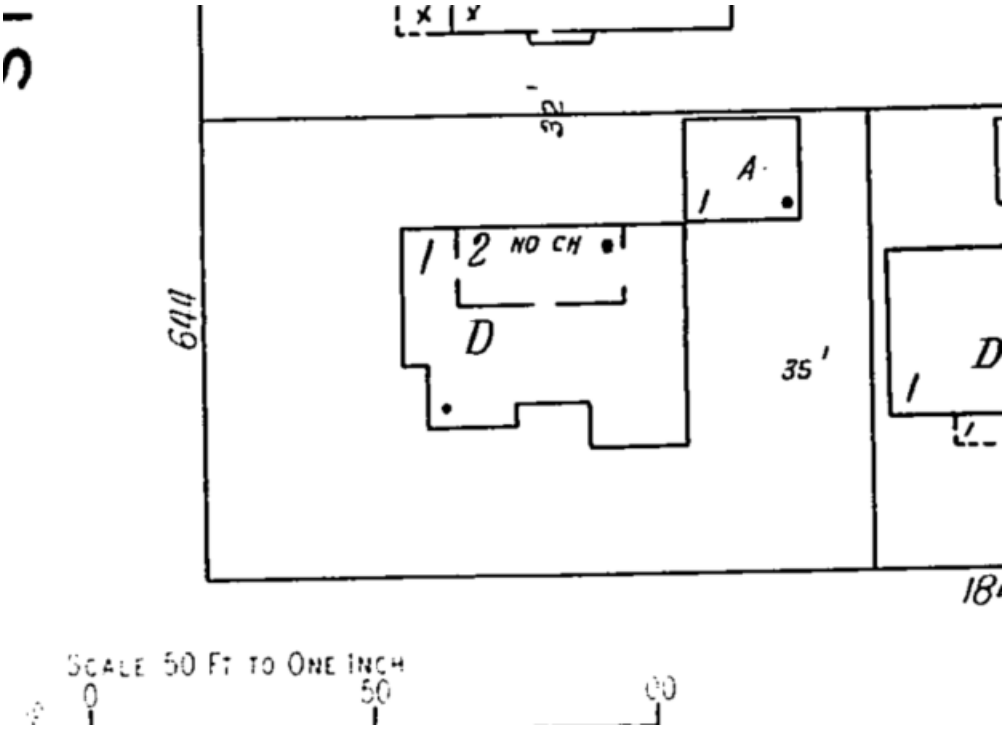


Exhibit 1. 1930 Sanborn Fire Insurance Map showing the subject property (Sanborn 1930)

The first alteration to the property was completed in 1936, when Walter Root filed a permit to reroof the residence with contractor H.T. Widney (Permit No. 3354). The next alteration of the subject property was completed in 1976, when Ms. Riggs filed a permit for a new roof on the former garage and a new addition by contractor Acorn Roof (Permit No. 9888). This is likely the alteration that converted the garage into a habitable space and connected it to the main residence. Subsequently in 1989, Ms. Riggs filed a permit for repairs to the stucco (Permit No. 008270). Throughout the aerial imagery from the 1970s and 1980s, the subject property appeared to have no physical changes (NETR 2025; UCSB 2025). By 1997 a small shed with a square footprint was constructed at southeast corner of the property (NETR 2025). The last documented alteration came in 2002 when Mark Riggs filed an application to remove and replace the existing roof with a built-up roof (Permit No. 005714).

Today the subject property has transformed from its original footprint. The garage, located at the northeast corner of the property, was enlarged and converted into an addition. The property also contains a new shed at the southeast corner of the property with a square footprint, and a large pergola was added to its west elevation (Google Imagery 2025). Additionally, original windows and doors have been replaced throughout the property and multiple changes to fenestration have been made at unknown dates.

3.2.2 Occupant History

The subject has had numerous occupants since its construction in 1923. A detailed account of the occupants of the property is provided in the following paragraphs.

The first owners and residents of the subject property were Walter Abbott and his wife Myma, who moved into residence in November 1923 (SPC 1923a: 4). Walter Abbott was born in 1875 in Lebanon, Indiana and was the editor and publisher of the South Pasadena Federated Newspaper for over 20 years (SPNSPFN 1931a: 3; TFN 1920: 2). Walter's wife, Myma M. Abbott served as Clerk to the City of South Pasadena (SPFR 1930: 15). The couple lived at the subject property until 1931 and had a daughter named Mildred Sherman (SPNSPFN 1931b: 8; SPR 1946: 12).

In 1933, the occupants Mr. and Mrs. Chamberlain resided at the subject property, however they moved the same year (SPFR 1933a: 7).

Following the Chamberlains, Mr. and Mrs. Walter M. Root purchased the home from Matthew's Realty Co. and lived at the property until circa 1947 (SPFR 1933b: 8; SPR 1940: 1; SPR 1947: 11). In 1944, the residence was occupied by Mr. and Mrs. George F. Hurst and their newborn daughter (SPR 1944: 6). In 1947, the residence was once again occupied by Mr. and Mrs. Walter Root (SPR 1947: 11). It is unclear if the Roots retained ownership of the property and rented to the Hurst family in 1944. The following year, in 1948, the Root family moved to their address on Hope Street, while Mr. and Mrs. John Ells and their son moved into 644 Stratford Avenue (SPR 1948: 11).

In 1952, Mr. and Mrs. Donald McKinney Clarke lived in residence (SPR 1952: 10). In 1961, the house was listed for sale (SPR 1961: 6).

Following in 1964, Jack Steck, his wife Joan and their two daughters lived at the property (SPR 1964b: 3). John Steck was owner and manager of Steck Tire Service, located at 605 South Arroyo Parkway, Pasadena (SPRb 1964: 3). Prior to operating from Arroyo Parkway, he operated his shop from his residence (SPR 1963: 9). He was also noted to have served as the General Chairman of the 1965 Community Fair which was held by the South Pasadena Kiwanis Club (SPJ 1965: 2). John Steck lived at the subject property with his wife and two daughters, Peggy and Kathy Steck (SPR 1965: 1). Archival research failed to indicate the exact time the Steck family moved out of the subject property.

In 1970, Betto Jo Riggs lived at the property (SPR 1970: 1). Ms. Riggs was born in 1926 and had a son named Mark Riggs who attended Pasadena High School and served as an Airman in the U.S. Airforce (SGTV 2024: SPJ 1971: 2; SPR 1972: 5; SPR 1976: 3). The Riggs appear to have occupied the property until at least 2002. No additional information was found about owners or occupants of the property.

3.3 Architectural Context

3.3.1 Spanish Colonial Revival (1915-1940)

The subject property was constructed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque, but also drew from modernist styles of Art Deco and popular Period Revival styles. In the early 1900s, designs of the style were based on early Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought out to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized styles in the United States like American Colonial Revival and Tudor Revival. Following the exposition, the Spanish Colonial Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, and institutional buildings. The popularity of the style waned in the 1940s as more austere and functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, Spanish Colonial Revival continues to influence modern, Neo-Traditional architectural styles in the present-day (ARG/HRG 2018: 344-345; City of Santa Barbara 2009: 11, 39-43; City of Glendale 2006: 69-77; City of Long Beach Planning Department 2018: 4n.1-4n.13; Gebhard 1967; HRG 2014: 281-282; McAlester 2015: 521-534; Newcomb 1937).

Spanish Colonial Revival buildings are most easily recognizable by their stucco exterior, red clay tile roofs, arched openings, and asymmetrical design. Character-defining features of the Spanish Colonial Revival style include the following:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways
- Irregular fenestration, primarily wood windows
- Wood entry doors, sometimes elaboratively carved
- Wrought-iron balconies
- Interior decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

3.3.2 Contractors: Depew & Sparr

Depew & Sparr were a local builder-contractor firm located at 1121 Mission Street in South Pasadena that focused on projects including residences, bungalow courts, duplexes, apartments, garages and commercial business blocks in South Pasadena during the 1920s (Exhibit 2) (SPC 1923b). The firm was established in 1922, and enjoyed a proliferation of business in South Pasadena, Pasadena, and Hollywood. They offered architect services, design services, construction and artisan services, purchasing and loan assistance, and insurance (Pasadena Post 1923: 3). Advertisements for Depew & Sparr ceased after 1928, suggesting that the company may have gone out of business after the stock market crash of 1929 and subsequent Great Depression. Some of the company's projects include (SPC 1923c, 1923d, 1923e, 1923f):

- 1123 Milan Avenue, South Pasadena
- 1714 Diamond Street, South Pasadena
- 1621 Rose Villa Avenue, Pasadena
- 2008 Fremont Avenue, South Pasadena
- 2065 Oak Street, South Pasadena



Exhibit 2. 1923 *South Pasadena Courier* Advertisement (SPC 1923a).

4 Property Survey

Senior Architectural Historian, Laura Carías, MA, conducted an intensive-level, pedestrian survey of the project site on September 17, 2025. The survey entailed walking the exterior of the property and documenting it with notes and digital photographs, specifically noting character-defining features, spatial relationships, landscaping features, and observed alterations. All photographs were taken with an iPhone camera. All field notes and photographs are on file with South Environmental.

5 Significance Evaluation

The following provides a detailed description of the subject property and an evaluation of its historical significance in consideration of CRHR and City of South Pasadena Landmark and Historic District designation criteria and integrity requirements. A DPR form set for the subject property is provided in Appendix B.

5.1 644 Stratford Avenue

5.1.1 Property Description

The subject property consists of a two-story single-family residence with an irregular floor plan and an asymmetrical primary elevation. Most of the residence is one-story in height, but there is a two-story tower on the north elevation. The residence features a flat roof with stepped parapet clad with half-barrel clay tiles, and the exterior walls are clad in textured stucco. The lot is slightly elevated from the street and is bordered by a short retaining wall clad in stucco and topped with concrete hollow tiles in a decorative cross design. A brick paved pedestrian walkway leads from the street to the front and side entries.

The west elevation faces Stratford Avenue and features a secondary entrance with a multi-light wood door with tall narrow sidelights under a wood pergola. All windows on this elevation appear to be replacements and consist of multi-light, vinyl-sash, sliding and fixed windows, and glass block windows. Some windows have an arched lunette design rendered in stucco and painted over the window. The partial width porch and main entrance are accessed from Hope Street and visible on the right side of the west elevation (Exhibits 3-5).

The south (primary) elevation faces Hope Street and contains the main entry which is at southwest corner of the façade. The entry consists of a partial width porch under a flat roof with stucco parapet and half-barrel clay tiles, over arched openings and enclosed with metal railings. The main door features nine lights over a wood panel bottom half. A brick walkway crosses the grass lawn to the porch. Windows on the south elevation consist of vinyl-sash, single hung windows with lunette windows above and two sliding glass doors. All windows appear to be replacements and have heavy plastered cutouts where the original window openings once were. In the middle of the elevation is a small, raised brick patio that leads to an uncovered pair of sliding glass doors topped by arched stucco designs (Exhibits 6-7). A driveway from Hope Street is located to the right of the building and provides access to the former garage. The former garage was incorporated as an addition to the home, and features a flat roof with parapet, stucco cladding, a paneled metal door, and vinyl sash windows

The east elevation features a garden window and a combination of vinyl sash windows with fixed lunette windows as well as a wood sash fixed window topped with an arched stucco decoration. The elevation features an addition with a contemporary secondary entrance door (Exhibit 8).

The north elevation extends two stories and is also stucco-clad with a variety of window types, including vinyl-sash, sliding and single-hung windows of various sizes, sliding glass doors, and three, tall jalousie windows (Exhibits 9-11). North of the residence is a small, brick-paved patio dominating the north yard, and a wood pergola partially shading the sliding glass door. The garage-turned-addition is also visible, enclosing the east part of the brick patio.

Situated at the southeast corner of the parcel is an ancillary building, likely a storage shed, with a square footprint. It is clad in vertical T1-11 plywood siding and capped with shed roof and features a sliding window and sliding glass door (Exhibit 12).



Exhibit 3. West elevation, view northeast.



Exhibit 4. Overview of primary entrance, view north.



Exhibit 5. Overview of west elevation pergola, view north.



Exhibit 6. Overview of south elevation, view north.



Exhibit 7. Overview of south elevation sliding glass doors, view east.



Exhibit 8. Overview of east elevation, view north to the garage-turned-addition.



Exhibit 9. Overview of north (rear) elevation, view east.



Exhibit 10. Overview of north (rear) elevation exterior with two-story section, view south.



Exhibit 11. Overview of garage-turned-addition, view east.



Exhibit 12. Overview of ancillary building, view east.

Identified and Observed Alterations

- 1936: Remove and replace roof (Permit No. 3354).
- 1977: Re-roof former garage and addition (Permit No. 9888).
- 1989: Repair stucco on exterior (Permit No. 008270).
- 1989: Replace porch railings and roof on porch (Permit No. 008357)
- 1995: Remove existing roof and replace (Permit No. 017531)
- 2003: Reroof with built up roof (Permit No. 005714).
- Circa 1977: Convert original garage to addition, including adding windows and doors, removing vehicle access (date unknown, conversion appears to have been completed before 1977 Permit No. 9888 work) (observed alteration)
- Replacement of original windows and doors (dates unknown) (observed alteration)
- Changes in fenestration throughout the exterior (dates unknown) (observed alteration)

5.1.2 Application of Designation Criteria

The following provides an evaluation of the subject property in consideration of CRHR and the City of South Pasadena Landmark and Historic District designation criteria. Given the similarities in the criteria of these programs, they are addressed together to avoid duplicative text.

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

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

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

The subject property at 644 Stratford Avenue was constructed in 1923. At this time, The City of South Pasadena was experiencing a population increase such that numerous residential tracts of new single-family homes were creating a dense landscape of residences in the City. South Pasadena had become an attractive residential suburb due to meticulous promotional materials, attractive architecture, public parks and schools, and access to light rail. The various trends in residential growth in the City are discussed at length in the historic context section of this report, and the subject property is best understood within the context of other 1920s-era residential tract developments, in the last years of the building boom prior to the Great Depression. While residential growth over time is an important broad pattern in the City, archival research did not find that the subject property held an important role in this trend or made a significant contribution to the trend. Other than residential growth in the 1920s, no other important events, patterns, or trends were identified that could be associated with the subject property. Further, the extensive exterior alterations made to the property over time, including significant changes to its original design, workmanship, materials, and setting have impaired its ability to reflect the period in which it was constructed and any important trends including residential growth in South Pasadena in the 1920s. Lastly, the subject property was not found to be the location of a significant community event or reflective of the heritage of the community. For these reasons, the subject property is not eligible under CRHR Criterion 1, or City Criteria 1 or 2.

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

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

In order to be considered significant under these criteria, a property must be associated with an important person, must be closely associated with the important person or their work, and must possess integrity to the period of the important person's use. Throughout its history, the subject property had several owners and occupants. The very first owner and occupant, Walter Abbott, was the editor and publisher of the South Pasadena Federated Newspaper however archival research did

not produce evidence to say that Abbott rises to the level of significance required under these criteria. Archival research did not indicate that any of the other individuals identified at the property were associated with events significant in local history, the state, or the nation. Therefore, the subject property is not eligible under CRHR Criterion 2 or City Criterion 3.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

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

City Criterion 6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States.

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

The subject property was constructed as a single-family residence in 1923 by local contractors Depew & Sparr. The home was originally designed in the Spanish Colonial Revival style, one of many revival styles popular in Southern California in the 1920s. The subject property exhibits extensive alterations and additions that have resulted in a loss of integrity of design, materials, and workmanship. All original windows have been replaced with modern vinyl or aluminum sliding windows. The original fenestration has been altered, including converting windows to doors and creating new openings over the years. Incompatible doors, such as replacement sliding glass doors, have also been added to the subject property over time, which further degrades the original design and materials integrity. The once detached original garage has been converted into a habitable space and was connected to the main residence by a 1977 addition. While the most basic elements of the Spanish Colonial Revival style are still present, the subject property has lost many of the distinctive characteristics of the style through extensive alterations.

Additionally, archival research into the original builders/contractors Depew & Sparr yielded little biographical information. The short-lived South Pasadena firm provided design and construction services throughout the City in the 1920s and the subject property was one of over a dozen residences completed and advertised by the firm in 1923, their most productive year. The firm appears to have gone out of business by 1929. Regardless, the workmanship of Depew & Sparr has been lost and the subject property does not retain sufficient integrity to convey significance for an association with this firm. Finally, the property does not appear to possess high artistic value. Therefore, the subject property is not eligible under CRHR Criterion 3, or City Criteria 4, 6, or 7.

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

City Criterion 10. Its potential for yielding information of archaeological interest.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historical construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4 or City Criterion 10.

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

Consequently, due to extensive alterations and removal of key character-defining features, the subject property is not the best remaining example of the Spanish Colonial Revival architectural type in the area. Therefore, the subject property is not eligible under City Criterion 5.

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

The subject property is located across Stratford Avenue from Garfield Park, however a Garfield Park Historic District has already been designated, and the district boundaries excluded the subject property. The Garfield Park Historic District is a good example of a neighborhood of modestly sized period revival single-family residences, with a high degree of integrity to the period 1910-1946, however, research did not indicate a specific relationship to either the park, its development, or to the Garfield Park Historic District. Therefore, the subject property is not eligible under City Criterion 8.

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

The subject property is located at the northeast corner of Stratford Avenue and Hope Street, across Stratford Avenue from Garfield Park. As such it would have been a highly visible property, locally, however there is no indication that it would be considered a unique location, or that the property is an established visual landmark for the neighborhood. Therefore, the subject property is not eligible under City Criterion 9.

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

This criterion is not applicable, because the subject property was not evaluated as a historic district.

5.1.3 Integrity Discussion

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the CRHR or as a City Landmark/Historic District must meet one of the designation criteria and retain enough of their historical character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The subject property retains integrity of location. The property remains in its original location and its original orientation.

Setting: The subject retains integrity of setting. The single-family residential neighborhood bordering Garfield Park to the west is still present and largely in the same configuration as it would have been historically.

Design: The subject property lacks integrity of design. It has been significantly altered numerous times since its original construction including multiple changes to fenestration, reconfiguration of the original entry, conversion of the original garage into a habitable space, connection of garage to main house, addition of sheds and outbuildings, and the addition of conjectural decorative elements at some of the new doors and windows. All of these changes have rendered the subject property incapable of conveying its original design.

Materials: The subject property lacks integrity of materials. Alterations including the replacement of doors, windows, replacement stucco cladding, adding conjectural decorative elements such as arches and lintels where they would not have been historically, and multiple additions to the property have resulted in a loss of nearly all original materials.

Workmanship: The subject property lacks integrity of workmanship. The substantial alterations have obscured or removed all examples of the original workmanship.

Feeling: The subject property lacks integrity of feeling. It is so extensively and visibly altered that it can no longer convey the feeling of a single family, Spanish Colonial Revival style residence from the 1920s.

Association: The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development.

6 Findings

As a result of the property significance evaluation, the subject property at 644 Stratford Avenue is not eligible for designation in the CRHR either individually or as part of a larger historic district. Additionally, the subject property is not eligible for the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Therefore, the subject property is not a historical resource per CEQA Guidelines § 15064.5.

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Appendix A:
Resumes

Email: scorder@southenvironmental.com
Mobile: 760-334-3355

EDUCATION

M.F.A., Historic Preservation, Savannah College of Art and Design, Savannah, Georgia, 2004

B.A., History, Bridgewater College, Bridgewater, Virginia, 2002

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Los Angeles Conservancy

Society of Architectural Historians

National Trust for Historic Preservation

Sarah Corder, MFA

PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the Principal Architectural Historian at South Environmental with 20 years' experience in all elements of cultural resources management, including project management, historic preservation planning, rehabilitation of historic buildings, community engagement, intensive-level field investigations, citywide surveys, architectural history studies, and historical significance evaluations in consideration of the NRHP, CRHR, and local-level evaluation criteria. Sarah has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, military, industrial, educational, recreational, civic, and agricultural properties. Sarah has also worked closely with design teams, property owners, and agencies on numerous projects that required conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) and local design guidelines.

Sarah exceeds the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under the CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act. Sarah also has extensive experience consulting with lead agencies and managing large scale projects for municipalities like the City of Coronado, the City of San Diego, and the County of Los Angeles.

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

SELECT PROJECT EXPERIENCE

Metro Link US Project, City of Los Angeles, Los Angeles County, California (2024). South Environmental is a subconsultant providing cultural resources services to the Los Angeles County Metropolitan Transportation Authority (Metro). Metro is providing environmental oversight for this Los Angeles Department of Water and Power (LADWP) utilities replacement project located near the Little Tokyo neighborhood of Los Angeles. For this project, Historic American Buildings Survey (HABS)-like documentation of the Kahn-Beck Co.; Friedman Bag Company – Textile Division building was required as part of the CEQA Mitigation Monitoring and Reporting Program (MMRP) for the Link Union Station Project. South Environmental prepared a historical narrative and coordinated with a professional photographer to document the building prior to demolition in a manner similar to HABS standards. Ms. Corder served as the co-author of the HABS documentation and provided QA/QC for all project deliverables.

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Corder served as the principal architectural historian, co-authored the technical report, and provided QA/QC on all project deliverables.

Historic Resource Assessment for 1501 North Marlay Drive, City of Los Angeles, California (2022). South Environmental was retained to complete a Historic Resources Assessment Report (HRA) for a property located at 1501 North Marlay Drive in the City of Los Angeles, California. This study was prepared by qualified architectural historians in conformance with CEQA Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. The primary focus of the HRA was the analysis of the proposed project's potential to impact the Stahl House, also known as Case Study House #22, an iconic International-style residence and historical resource located directly above the project site at 1635 Woods Drive. The proposed project plans and renderings were reviewed by qualified architectural historians to determine if the proposed project would have an adverse effect on any significant viewsheds to or from the Stahl House. A survey of the project site and surrounding viewsheds to and from the Stahl House, and review of countless photographs of the property's iconic viewsheds indicated that the proposed development at 1501 Marlay Drive has no potential to impact any of the Stahl House's significant viewsheds. Ms. Corder provided QA/QC for the project deliverables.

Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California (2022). While working for her previous firm, Ms. Corder served as the Principal Architectural Historian, task manager, client contact, community engagement lead, and report author for the project. The project included the preparation of a historic context statement and the completion of a historic resources survey for the community of Florence-Firestone in Los Angeles County. The historic resources survey report documented the development history of the community from the rancho period to the present, identify important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program.



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Mobile: 909-567-7981

EDUCATION

California State University San Bernardino- Bachelor of Arts in History, 2023

Crafton Hills Community College- Associate of Arts in History, 2019

PROFESSIONAL AFFILIATIONS

Society of Architectural Historians

California Preservation Foundation

National Trust for Historic Preservation

Drulena Haller, BA

ARCHITECTURAL HISTORIAN

Drulena Haller is an Architectural Historian at South Environmental with a strong background in historic and archival research. She has experience in cultural resources preservation including identification, research, writing, historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria. Ms. Haller has knowledge and experience regarding Section 106 of the NHPA, NEPA, and CEQA compliance, and mitigation.

EXPERTISE

- Strong skill base in conducting historical and archival research using various online and physical repositories
- Drafting technical reports for a variety of project types
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.

SELECT PROJECT EXPERIENCE

City of Coronado As-Needed Historic Research Consultant, City of Coronado, California (ongoing). South Environmental is currently working with the City of Coronado Community Development Department to provide historic built environment consultation services on an as-needed basis. The current contract includes the following services: historic resources surveys; archival research; preparation of determination of significance reports in consideration of City of Coronado designation criteria; and attendance at public meetings. Ms. Haller assists with archival research for various aspects of the project, including the analysis of historic newspapers, interpretation of historic aerials and maps, as well as drafting property history reports.

Historic Context Statement for the City of Pomona, California (2025). South Environmental was retained by the City of Pomona, California, to prepare the City of Pomona Latina/o Historic Context Statement for the City, focusing on Latina/o history. The Latina/o Historic Context Statement (project) was funded through the Certified Local Government (CLG) program of the State Office of Historic Preservation. The project identified important themes, events, patterns of development and described the different property styles observed in the pedestrian survey. The HCS documented the development history of the communities from the Rancho period to the present. This project aimed to identify and examine the role of the Latina/o community in the City of Pomona and included registration requirement and recommendations for future study/action to facilitate and streamline the historic preservation program. Ms. Haller conducted both in-person and online archival research and co-authored the report.

The Royal Oaks Project, City of Duarte, California (2024). South Environmental was retained by De Novo Planning Group to complete a cultural, paleontological, and arboricultural resource service for the Royal Oaks Project in the City of Duarte, California. This analysis included a historic significance evaluation of the property at 1404 Royal Oaks Drive. As part of the archaeological survey, South Environmental conducted a reconnaissance-level survey of the project site which included the addresses 1404 Royal Oaks Drive and 1414 Royal Oaks Drive. Ms. Haller assisted in archival research and co-authored DPR Forms prepared for the property.

Beach Avenue/La Colina Drive Development Project, City of Inglewood, California (2024). South Environmental was retained by to complete a cultural resources study to support a an Addendum to the Downtown Inglewood and Fairview Heights TOD Plan Environmental Impact Report that is being prepared for the approval of the rezoning of 20 parcels, construction of a new residential development, improvements to existing industrial buildings at 300 East Beach Avenue, and construction of a new residential development at 338 East Beach Avenue. The study included a CHRIS records search of the project site and a 0.25-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of four properties. The properties were evaluated for historical significance in consideration of CRHR designation criteria and integrity requirements. The properties were found not eligible due to a lack of integrity. Ms. Haller served as the architectural historian and conducted archival research and co-authored DPR Forms prepared for the various properties.

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Mobile: 916.281.7944

EDUCATION

M.S., Historic Preservation, University of Oregon, Eugene, Oregon, 2017

B.A., Archaeology, Boston University, Boston, Massachusetts, 2009

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

National Trust for Historic Preservation

Kate G. Kaiser, MSHP

SENIOR ARCHITECTURAL HISTORIAN

Kate G. Kaiser is a Senior Architectural Historian at South Environmental with 16 years of experience in cultural resources management. Kate has extensive experience with project management, consultation with SHPO, community engagement, intensive-level field investigations, citywide surveys, historical context preparation, and historical significance evaluations in consideration of the National Register, California Register of Historical Resources, and local-level evaluation criteria. Ms. Kaiser has also worked closely with property owners, local historical commissions, and state and federal agencies on numerous projects that required design review for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and local design guidelines.

Ms. Kaiser exceeds the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has extensive experience preparing environmental compliance documentation in support of projects that fall under CEQA/NEPA, and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Ms. Kaiser also has extensive experience consulting with SHPO in her former role as architectural historian for a federal agency and working with multiple federal agencies, state departments, county governments, municipalities, consulting parties, and private companies to bring projects into compliance with Section 106. Ms. Kaiser has experience with a multitude of property types, but specializes in research, evaluation, and rehabilitation strategies for water and infrastructure properties.

EXPERTISE

- Section 106 of the NHPA and CEQA compliance documentation
- Archival research, historic context statement development, and resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Adverse effects discussion and conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties.
- Preparing agreement documents such as Memorandum of Agreement (MOA) or Programmatic Agreements (PA) for federal agencies to mitigate adverse effects
- Mitigation measure implementation such as HABS and HAER documentation, wayside exhibit development and coordination with cooperating parties (e.g. tribes, museums, or other interest groups)
- Special emphasis on water and engineering-related infrastructure such as dams, canals, irrigation systems, bridges, and more.

PROJECT EXPERIENCE

Weymouth Treatment Plant Basins 5-8 Improvements Project, La Verne, California (2025). South Environmental was retained to prepare Historic American Engineering Record (HAER) outline report documentation as a part of mitigation for an improvement project of Basins No. 5-8 at the Weymouth Plant. A 2015 EIR had mitigation measures which required documentation to HAER Standards Level 2. The documentation prepared by South Environmental included a compilation of historical plans, as-built drawings, photographs, and contractor specifications, as well as a HAER-like outline report documentation package for Basins No. 5-8. A HAER package for the rest of the facility (HAER-CA-249) is on file with the Library of Congress but did not include recordation of Basins No. 5-8. Ms. Kaiser served as the senior architectural historian, co-authored the outline report, and provided technical expertise for the project deliverables.

315 Rancheria Street (Monteria) Project, Santa Barbara, California (2025). The City of Santa Barbara Housing Authority retained South Environmental to prepare historical resource evaluations and Department of Parks and Recreation (DPR) 523 form sets for twelve residential properties in Santa Barbara. The project required compliance with Section 106 of the NHPA. Ms. Kaiser served as the senior architectural historian, and provided technical assistance and QA/QC on project deliverables.

Historic Context and Historic Resource Survey of San Roque Neighborhood, Santa Barbara, California (2025). The City of Santa Barbara retained South Environmental to prepare a historical context statement and a neighborhood survey, including historic significance report forms for each individual property. This study included reconnaissance-level survey of the San Roque neighborhood; intensive-level survey for select properties; archival research; coordination with city officials for building development research; development of a draft historic context statement; and significance evaluations for 112 individual properties, resulting in 63 total eligible properties. The properties were evaluated for historical significance in consideration of local designation criteria and integrity requirements. Ms. Kaiser served as the senior architectural historian and developed the city historic significance report form template, adapted the historic context statement for individual forms, provided technical editing for architectural descriptions, researched and developed biographic information for important individuals, applied the evaluation criteria, and prepared 63 significance report form deliverables.

Franceschi House Project, Santa Barbara, California (2025). The City of Santa Barbara retained South Environmental to provide historic built environment consultation services, in support of the Franceschi House Project in the City of Santa Barbara, California. The project proposes to demolish the Franceschi House and make changes to Franceschi Park, requiring preparation of a Phase 2 Historic Structures and Sites Report (HSSR). This study included intensive-level survey of the House and Park which have already been determined to be City Structures of Merit; building development and archival research; adapting previous studies to 2025-current City documentation standards; preparing DPR 523 form updates; and an assessment of impacts to historic built environment resources under CEQA. Ms. Kaiser served as the senior architectural historian, co-authored the report and DPR forms, provided technical assistance with the impacts analysis, and provided QA/QC on project deliverables.

Email: lcarias@southenvironmental.com
Mobile: 310-809-4696

EDUCATION

M.A., Public History, California State University, Sacramento, 2006

B.A., History and Chicano Studies, California State University, Dominguez Hills, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Latinos in Heritage Conservation

Laura G. Carías, MA

SENIOR ARCHITECTURAL HISTORIAN

Laura Carías has over 19 years' experience in the field of historic and cultural resources evaluation, identification, documentation, and preservation. Ms. Carías specializes in historic resources assessments including historic significance evaluation in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level evaluation criteria. She also has experience in intensive-level field surveys, historic structure reports, design consultation, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Historic American Buildings Survey (HABS) and Historic American Engineering Record (HAER) documentation, local Mills Act contracts, and local, state, and National Register of Historic Places designations.

Ms. Carías meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA/National Environmental Quality Act (NEPA), and Section 106 of the National Historic Preservation Act (NHPA).

EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties
- Historic resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria
- Project design review for conformance with the Secretary of the Interior's Standards
- Preparation of archival documentation for HABS/HAER/HALS
- Historic Structure Reports
- Historic Preservation Certification Part 1 and 2 Tax Credit Applications

SELECT PROJECT EXPERIENCE

Wilshire Country Club Stream Restoration Project, Los Angeles, California (2024). South Environmental was retained to complete a cultural resources study for a project that would restore a streambed within the golf course on the approximately 96-acre Wilshire Country Club property. The project requires federal permitting through the U.S. Army Corps of Engineers (USACE) which in turn required compliance with Section 106 of the NHPA. The study included a CHRIS records search of the project Area of Potential Effects (APE) and a 0.5-mile search radius, property development and archival research, development of an appropriate historic context, and recordation and evaluation of the Wilshire Country Club. The property was evaluated for historical significance in consideration of NRHP designation criteria and integrity requirements. The property was found not eligible due to a lack of integrity. Ms. Carías served as senior architectural historian, co-authored the technical report.

Historic Built Environment Impacts Assessment for the 169 East Foothill Boulevard Project, City of Arcadia, California (2024). South Environmental was retained to prepare a historic built environment assessment report in support of the 169 East Foothill Boulevard Project in the City of Arcadia, California. This study included intensive-level survey of the project site and immediately adjacent properties; building development and archival research; and an assessment of potential impacts to historic built environment resources under CEQA. The property was evaluated for historical significance in consideration of CRHR and local designation criteria and integrity requirements. Ms. Carías served as senior architectural historian and authored the report.

Historic Built Environment Impacts Assessment for the 410 Main Street Project, City of Huntington Beach, California (2024). South Environmental was retained to prepare a historic built environment assessment report in support of the 410 Main Street Project in the City of Huntington Beach, California. This study included intensive-level survey of the project site and immediately adjacent properties; building development and archival research; and an assessment of potential impacts to historic built environment resources under CEQA. The property was evaluated for historical significance in consideration of CRHR and local designation criteria and integrity requirements. Ms. Carías served as senior architectural historian and authored the report.

National Register of Historic Places Nomination, East Los Angeles Chicano Student Walkouts (Blowouts) (2023). South Environmental was retained to prepare a National Register Nomination form and Multiple Property Documentation Form for the five main high schools and El Piranya Café directly associated with the planning and execution of East Los Angeles Chicano Student Walkouts of 1968. The five high schools included were James A. Garfield, Theodore Roosevelt, Abraham Lincoln, Belmont, and Woodrow Wilson. The East Los Angeles Chicano Student Walkouts (Blowouts) were a series of protests in 1968 where more than 15,000 school students walked out of class to demonstrate against the Los Angeles Board of Education due to unequal conditions in high schools. According to the Library of Congress, Mexican American students experienced a 60% dropout rate from high school, and those who did graduate averaged the reading level of an 8th grade Anglo student. The prejudices and inequalities in education culminated in students, teachers, parents, and activists organizing what would ultimately come to be known as the Walkouts. Ms. Carías served as co-author of the nomination.

SE

Appendix A:
DPR Form Set

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code | Reviewer | Date

Page 1 **of** 22 ***Resource Name or #:** (Assigned by recorder) 644 Stratford Avenue

P1. Other Identifier:

***a. County** Los Angeles **and** (PRosemead2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Los Angeles **Date** 2025 **T** 01 S ; **R** 12 W; _ □ **of** _ □ **of Sec** 04; SB **B.M.**

c. Address 644 Stratford Avenue City South Pasadena Zip 91030

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 394374.31mE/ 3775812.45 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 5318-007-009. The subject property is located in residential neighborhood. It is bound by Stratford Avenue and Garfield Park to the west, Hope Street to the south and to the east and north by single-family homes.

***P3a. Description:**

The subject property consists of a two-story single-family residence with an irregular floor plan and an asymmetrical primary elevation. Most of the residence is one-story in height, but there is a two-story tower on the north elevation. The residence features a flat roof with stepped parapet clad with half-barrel clay tiles, and the exterior walls are clad in textured stucco. The lot is slightly elevated from the street and is bordered by a short retaining wall clad in stucco and topped with concrete hollow tiles in a decorative cross design. A brick paved pedestrian walkway leads from the street to the front and side entries. (See Continuation Sheet)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single Family Property

***P4.Resources Present:** ■ Building □ Structure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Photograph 1. West elevation, view northeast



***P6. Date Constructed/Age and Source:** ■ Historic □ Prehistoric □ Both 1923(Permit No. 3867)

***P7. Owner and Address:**
Fat Investments LLC
1441 244th Street
Harbor City, CA 90710

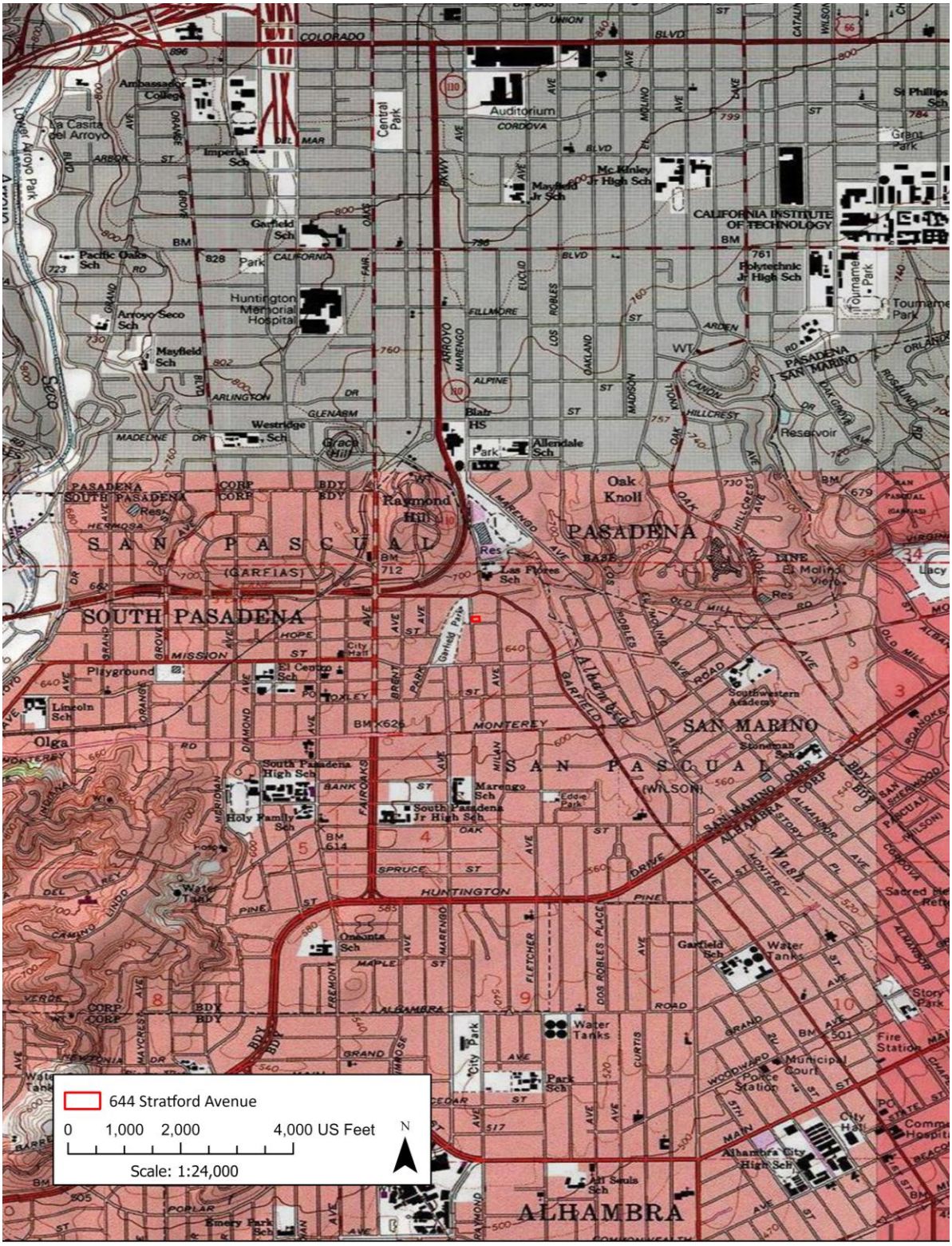
***P8. Recorded by:**
Laura Carias
South Environmental
2061 N. Los Robles Ave., Ste. 205
Pasadena, CA 91104

***P9. Date Recorded:** 9/17/2025

***P10. Survey Type:** Intensive-Level Pedestrian

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Historical Resources Evaluation Report, 644 Stratford Avenue, South Pasadena, California (South Environmental 2025).

***Attachments:** □NONE ■Location Map ■Continuation Sheet ■Building, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record
□Artifact Record □Photograph Record □ Other (List):


644 Stratford Avenue
0 1,000 2,000 4,000 US Feet
Scale: 1:24,000
N
SOUTH PASADENA
SAN PASCUAL
PASADENA
SAN MARINO
ALHAMBRA
Auditorium
Huntington Memorial Hospital
CALIFORNIA INSTITUTE OF TECHNOLOGY
Oak Knoll
Raymond Hill
Grace Hill
Olga
Playground
Reservoir
Water Tanks
Municipal Court
Fire Station
Police Station
Garfield Park
Central Park
Grant Park
Lacy
Story Park
Lincoln Sch
Garfield Sch
Mayfield Sch
Marengo Sch
Las Flores Sch
Allendale Sch
Westridge Sch
Arroyo Seco Sch
Pacific Oaks Sch
Imperial Sch
Ambassador College
South Pasadena High Sch
South Pasadena Jr High Sch
Polytechnic Jr High Sch
Mc Kinley Jr High Sch
Mayfield Jr Sch
Blair HS
Holy Family Sch
All Souls Sch
Alhambra City High Sch
Southwestern Academy
Stonemans Sch
Sacred Heart
Lower Arroyo Park
Tournament Park
Eddie Park
Orlando
Monterey
Huntington
Alhambra
Fremont
Fletcher
Dos Robles Place
Marengo
Fairoaks
Meridian
Diamond
Milan
Garfield
Los Robles
Oakland
Madison
Fillmore
Euclid
Arroyo Marengo
Arden
Canon
Hillcrest
Knoll
Oak
Maple
Spruce
Pine
Mission
Hope
Monterey
Alhambra Road
Del Mar
Colorado
Foothill
Washington
Glenarm
Arlington
Madeline
Alpine
Fair Oaks
Grand
Garfield
Meridian
Rosemead
Pasadena San Marino
Old Mill
Virginia
Roanoke
Wilson
Fair
Oak
Hill
Lake
Molino
Los Robles
Arroyo
Marengo
Fillmore
Euclid
Oakland
Madison
Knoll
Canon
Hillcrest
Arden
Orlando

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 315-317 Rancheria Street
***NRHP Status Code** 6Z
Page 3 **of** 22

B1. Historic Name: n/a
B2. Common Name: n/a
B3. Original Use: Residential building B4. Present Use: Residential building
*** B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The following alterations were identified since the building's construction in 1923 (Permit No. 3867).

- 1936: Remove and replace roof (Permit No. 3354).
- 1977: Re-roof former garage and newer addition (Permit No. 9888).
- 1989: Repair stucco on exterior (Permit No. 008270).
- 1989: Replace porch railings and roof on porch (Permit No. 008357)
- 1995: tear off existing roof and replace (Permit No. 017531)
- 2003: Reroof with built up hot tar cap sheet (Permit No. 005714).
- Circa 1977: Convert original garage to addition, including adding windows and doors, removing vehicle access (date unknown, conversion appears to have been completed before 1977 Permit No. 9888 work) (observed alteration)
- Replacement of all original windows (dates unknown) (observed alteration)
- Changes to fenestration (dates unknown) (observed alteration)

***B7. Moved?** ☐**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:** n/a
B9a. Architect: n/a b. Builder: Depew & Sparr
***B10. Significance:** n/a **Theme** n/a **Area** n/a
Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

The subject property was evaluated in consideration of the CRHR and City of South Pasadena designation criteria and integrity requirements. As a result, the subject property was found not eligible under all criteria due to a lack of architectural merit and important historical associations.
(See Continuation Sheet).

B11. Additional Resource Attributes: _____
***B12. References:** See Continuation Sheet
B13. Remarks:
***B14. Evaluator:** Sarah Corder and Drulena Haller, South Environmental
***Date of Evaluation:** 10/10/2025

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

P3a. Description (Continued):

The west elevation faces Stratford Avenue and features a secondary entrance with a multi-light wood door with tall narrow sidelights under a wood pergola. All windows on this elevation appear to be replacements and consist of multi-light, vinyl-sash, sliding and fixed windows, and glass block windows. Some windows have an arched lunette design rendered in stucco and painted over the window. The partial width porch and main entrance are accessed from Hope Street and visible on the right side of the west elevation (Photographs 1-3).

The south (primary) elevation faces Hope Street and contains the main entry which is at southwest corner of the façade. The entry consists of a partial width porch under a flat roof with stucco parapet and half-barrel clay tiles, over arched openings and enclosed with metal railings. The main door features nine lights over a wood panel bottom half. A brick walkway crosses the grass lawn to the porch. Windows on the south elevation consist of vinyl-sash, single hung windows with lunette windows above and two sliding glass doors. All windows appear to be replacements and have heavy plastered cutouts where the original window openings once were. In the middle of the elevation is a small, raised brick patio that leads to an uncovered pair of sliding glass doors topped by arched stucco designs (Photographs 4-5). A driveway from Hope Street is located to the right of the building and provides access to the former garage. The former garage was incorporated as an addition to the home, and features a flat roof with parapet, stucco cladding, a paneled metal door, and vinyl sash windows

The east elevation features a garden window and a combination of vinyl sash windows with fixed lunette windows as well as a wood sash fixed window topped with an arched stucco decoration. The elevation features an addition with a contemporary secondary entrance door (Photograph 6).

The north elevation extends two stories and is also stucco-clad with a variety of window types, including vinyl-sash, sliding and single-hung windows of various sizes, sliding glass doors, and three, tall jalousie windows (Photographs 7-8). North of the residence is a small, brick-paved patio dominating the north yard, and a wood pergola partially shading the sliding glass door. The garage-turned-addition is also visible, enclosing the east part of the brick patio (Photograph 9).

Situated at the southeast corner of the parcel is an ancillary building, likely a storage shed, with a square footprint. It is clad in vertical T1-11 plywood siding and capped with shed roof and features a sliding window and sliding glass door (Photograph 10).



Photograph 2.Overview of primary entrance, view north.



Photograph 3.Overview of west elevation pergola, view north.



Photograph 4.Overview of south elevation, view north.



Photograph 5.Overview of south elevation sliding glass doors, view east.



Photograph 6.Overview of east elevation, view north to the garage-turned-addition.



Photograph 7. Overview of north (rear)elevation, view east.



Photograph 8.Overview of north (rear) elevation exterior with two-story section, view south.



Photograph 9.Overview of garage-turned-addition, view east.



Photograph 10.Overview of ancillary building, view east.

***B10. Significance (Continued):**

Historical Overview of South Pasadena

Prior to Spanish settlement in the region, for centuries the land was occupied by the Tongva people, and specifically the Hahamog'na tribe. During the Spanish era, present-day South Pasadena was under the control of Mission San Gabriel Arcangel founded in 1771. After Mexico declared independence from Spain in 1822, all of Alta California came under Mexican rule. Following the Mexican Secularization Act in 1833, former mission lands were redistributed to important figures in the Mexican military and government. Present-day South Pasadena was part of the larger El Rincon de San Pascual tract (Rancho San Pascual) and given to husband and wife Juan Mariné and Eulalia Pérez de Guillén (City of South Pasadena 2023: 5; HRG 2014: 44-46). In 1859, after various land ownership changes, the rancho was sold to Dr. John S. Griffin and Benjamin D. Wilson, each of whom held a half-interest in the property. Griffin and Wilson subdivided and sold off the rancho lands beginning in 1871 (HRG 2014: 46-47).

In 1871, David and Antonia Raab purchased 60 acres of former Rancho San Pascual from Griffin and Wilson for the Raab Family Homestead (HRG 2014: 47). In 1873, Daniel M. Berry, leader of the California Colony of Indiana, came to California to join the citrus industry and settled south of Columbia Street. Berry reorganized the California Colony of Indiana as the San Gabriel Orange Grove Association later the same year, inviting other colonists to join him. The San Gabriel Orange Grove Association (SGOGA) settlers subdivided portions of the purchased tract into individual residential parcels, opened a school in 1878, built South Pasadena's first hotel in 1882, and celebrated the arrival of the Los Angeles & San Gabriel Railroad in 1885. SGOGA opposed incorporation with the City of Pasadena in 1886 and instead incorporated the City of South Pasadena with a population of 500 residents in 1888 (HRG 2014: 47-49).

The early 20th century in South Pasadena was marked by a sharply increasing population and corresponding residential growth, spurred by land promoters touting South Pasadena

as a place of refinement and wealth, as well as a place for artists and the socially minded. Though prior to 1900 South Pasadena was primarily a farming community focused on citrus, citrus packing, and specialty livestock farms, the City experienced a doubling of the population jumping from 500 to 1,001 residents by 1900 and jumping again to 4,600 residents by 1910 (Apostol 1987: 45; Sapphos Environmental 2007: 5-4). This growth corresponded to residential tract development, with the City recording 91 residential subdivisions between 1900 and 1909. Numerous residences built during that time were designed in Craftsman style of architecture, as well as popular revival styles of architecture (HRG 2014: 103). Because South Pasadena attracted prosperous residents, many of the City's single-family residences were designed by popular architects such as Greene & Greene and G. Lawrence Stimson, who worked and kept personal residences in South Pasadena (HRG 2014: 95-101). The 1920s were also marked by exceptional growth, this time spurred by the availability of automobiles which saw over 2 million people migrate to California. By 1923, zoning changes were implemented to allow more multi-family residences, many along major thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue (HRG 2014: 50-51). Between 1920 and 1928, an additional 56 residential tracts were developed, with more multi-family residences and bungalow courts being incorporated into, or the focal point of, these tracts (HRG 2014: 148).

Though the City experienced the economic downturn of the Great Depression in the 1930s and saw the closure of many tourist attractions such as the Raymond Hotel (1931) and the Cawston Ostrich Farms (1935) and the loss of Pacific Electric Red Car trolley service (1932), there was still modest growth overall. The Works Progress Administration (WPA) constructed a new post office (1936) and South Pasadena High School (1937), and residential growth slowed but still increased from 13,700 in 1930 to 14,356 in 1940 (HRG 2014: 52-54). By 1950, the City's population reached 16,935 (HRG 2014: 54), and it accommodated this growth by densifying existing residential neighborhoods with more single-family and multi-family housing, much of which was made possible by the Federal Housing Authority (FHA) program. Still, South Pasadena was plagued by capacity issues and the need for more housing (HRG 2014: 199).

The population of South Pasadena declined from 22,979 in 1970 to 22,681 in 1980 (HRG 2014: 40). By 1990, the population of the City reached 23,936 with a total of 10,719 housing units (Bureau of the Census 1990: 16). As of the most recent 2020 census, the population of the City reached 26,943 residents and remains a dense residential landscape (Los Angeles Almanac 2025).

Property Development History

Construction History

The subject property at 644 Stratford Avenue was constructed in 1923. The original building permit lists the property owner as Walter A. Abbott, the contractor as Depew & Sparr, and the value of the dwelling as $6,500.00 (Permit No. 3867). More information regarding the original builder is discussed in the section below. The subject property first appeared in historic aerials from 1927 with an irregular layout and a garage with a square footprint located at its northeast corner. The immediate surrounding area was residentially dense, while areas to the north and east remained sparsely developed with agricultural plots and single-family housing (UCSB 2025). In 1930, the property and garage appear on Sanborn Fire Insurance maps for the first time, in roughly the same layout as described above. The symbology on the map indicates that the subject property is one-story dwelling with a 2-story section on the north side, has a composition shingle roof with no chimney, and a

one-story automobile garage on the northeast part of the parcel (Exhibit 1).

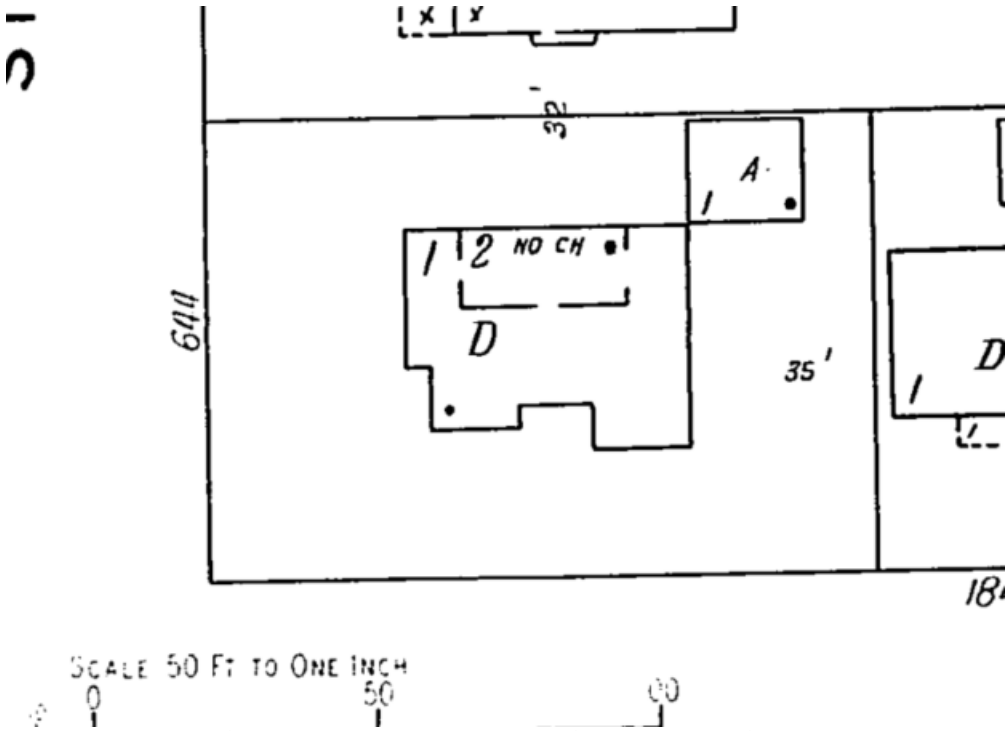


Exhibit 1. 1930 Sanborn Fire Insurance Map showing the subject property (Sanborn 1930)

The first alteration to the property was completed in 1936, when Walter Root filed a permit to reroof the residence with contractor H.T. Widney (Permit No. 3354). The next alteration of the subject property was completed in 1976, when Ms. Riggs filed a permit for a new roof on the former garage and a new addition by contractor Acorn Roof (Permit No. 9888). This is likely the alteration that converted the garage into a habitable space and connected it to the main residence. Subsequently in 1989, Ms. Riggs filed a permit for repairs to the stucco (Permit No. 008270). Throughout the aerial imagery from the 1970s and 1980s, the subject property appeared to have no physical changes (NETR 2025; UCSB 2025). By 1997 a small shed with a square footprint was constructed at southeast corner of the property (NETR 2025). The last documented alteration came in 2002 when Mark Riggs filed an application to remove and replace the existing roof with a built-up roof (Permit No. 005714).

Today the subject property has transformed from its original footprint. The garage, located at the northeast corner of the property, was enlarged and converted into an addition. The property also contains a new shed at the southeast corner of the property with a square footprint, and a large pergola was added to its west elevation (Google Imagery 2025). Additionally, original windows and doors have been replaced throughout the property and multiple changes to fenestration have been made at unknown dates.

Occupant History

The subject has had numerous occupants since its construction in 1923. A detailed account of the occupants of the property is provided in the following paragraphs. The first owners and residents of the subject property were Walter Abbott and his wife Myma, who moved into residence in November 1923 (SPC 1923a: 4). Walter Abbott was born

in 1875 in Lebanon, Indiana and was the editor and publisher of the South Pasadena Federated Newspaper for over 20 years (SPNSPFN 1931a: 3; TFN 1920: 2). Walter's wife, Myma M. Abbott served as Clerk to the City of South Pasadena (SPFR 1930: 15). The couple lived at the subject property until 1931 and had a daughter named Mildred Sherman (SPNSPFN 1931b: 8; SPR 1946: 12).

In 1933, the occupants Mr. and Mrs. Chamberlain resided at the subject property, however they moved the same year (SPFR 1933a: 7).

Following the Chamberlains, Mr. and Mrs. Walter M. Root purchased the home from Matthew's Realty Co. and lived at the property until circa 1947 (SPFR 1933b: 8; SPR 1940: 1; SPR 1947: 11). In 1944, the residence was occupied by Mr. and Mrs. George F. Hurst and their newborn daughter (SPR 1944: 6). In 1947, the residence was once again occupied by Mr. and Mrs. Walter Root (SPR 1947: 11). It is unclear if the Roots retained ownership of the property and rented to the Hurst family in 1944. The following year, in 1948, the Root family moved to their address on Hope Street, while Mr. and Mrs. John Ells and their son moved into 644 Stratford Avenue (SPR 1948: 11).

In 1952, Mr. and Mrs. Donald McKinney Clarke lived in residence (SPR 1952: 10). In 1961, the house was listed for sale (SPR 1961: 6).

Following in 1964, Jack Steck, his wife Joan and their two daughters lived at the property (SPR 1964b: 3). John Steck was owner and manager of Steck Tire Service, located at 605 South Arroyo Parkway, Pasadena (SPRb 1964: 3). Prior to operating from Arroyo Parkway, he operated his shop from his residence (SPR 1963: 9). He was also noted to have served as the General Chairman of the 1965 Community Fair which was held by the South Pasadena Kiwanis Club (SPJ 1965: 2). John Steck lived at the subject property with his wife and two daughters, Peggy and Kathy Steck (SPR 1965: 1). Archival research failed to indicate the exact time the Steck family moved out of the subject property. In 1970, Betto Jo Riggs lived at the property (SPR 1970: 1). Ms. Riggs was born in 1926 and had a son named Mark Riggs who attended Pasadena High School and served as an Airman in the U.S. Airforce (SGTV 2024: SPJ 1971: 2; SPR 1972: 5; SPR 1976: 3). The Riggs appear to have occupied the property until at least 2002. No additional information was found about owners or occupants of the property.

Architectural Style

Spanish Colonial Revival (1915-1940)

The subject property was constructed in the Spanish Colonial Revival style of architecture. The Spanish Colonial Revival style has a rich history and popularity in California. The style's architectural forms and ornamentation are heavily influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque, but also drew from modernist styles of Art Deco and popular Period Revival styles. In the early 1900s, designs of the style were based on early Spanish missions in the western United States, but widespread popularity of the style came after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue. Goodhue had a fascination with Spanish and Mediterranean styles and sought out to create a new aesthetic and a specific California architectural style that romanticized the region's past. The California-specific style also departed from the previously popularized styles in the United States like American Colonial Revival and Tudor Revival. Following the exposition, the Spanish Colonial

Revival style gained popularity in the 1920s and 1930s and became widespread as a result of the housing and construction booms throughout California. The versatility of the style also permitted designers and builders to customize their designs to be as simple or intricate as desired. This versatility also allowed for a variety of building types to be constructed in the style, including residential, commercial, and institutional buildings. The popularity of the style waned in the 1940s as more austere and functional styles like Minimal Traditional and International took precedent during the later Great Depression and World War II years. Despite the decreased popularity, Spanish Colonial Revival continues to influence modern, Neo-Traditional architectural styles in the present-day (ARG/HRG 2018: 344-345; City of Santa Barbara 2009: 11, 39-43; City of Glendale 2006: 69-77; City of Long Beach Planning Department 2018: 4n.1-4n.13; Gebhard 1967; HRG 2014: 281-282; McAlester 2015: 521-534; Newcomb 1937).

Spanish Colonial Revival buildings are most easily recognizable by their stucco exterior, red clay tile roofs, arched openings, and asymmetrical design. Character-defining features of the Spanish Colonial Revival style include the following:

- Low pitched roofs with clay tiles, commonly cross or side gabled, hipped, or flat
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Arched entryways and walkways
- Irregular fenestration, primarily wood windows
- Wood entry doors, sometimes elaboratively carved
- Wrought-iron balconies
- Interior decorative tile work
- Emphasis on outdoor spaces like patios, courtyards, and arcaded walkways

Contractors: Depew & Sparr

Depew & Sparr were a local builder-contractor firm located at 1121 Mission Street in South Pasadena that focused on projects including residences, bungalow courts, duplexes, apartments, garages and commercial business blocks in South Pasadena during the 1920s (Exhibit 2) (SPC 1923b). The firm was established in 1922, and enjoyed a proliferation of business in South Pasadena, Pasadena, and Hollywood. They offered architect services, design services, construction and artisan services, purchasing and loan assistance, and insurance (Pasadena Post 1923: 3). Advertisements for Depew & Sparr ceased after 1928, suggesting that the company may have gone out of business after the stock market crash of 1929 and subsequent Great Depression. Some of the company's projects include (SPC 1923c, 1923d, 1923e, 1923f):

- 1123 Milan Avenue, South Pasadena
- 1714 Diamond Street, South Pasadena

- 1621 Rose Villa Avenue, Pasadena
- 2008 Fremont Avenue, South Pasadena
- 2065 Oak Street, South Pasadena

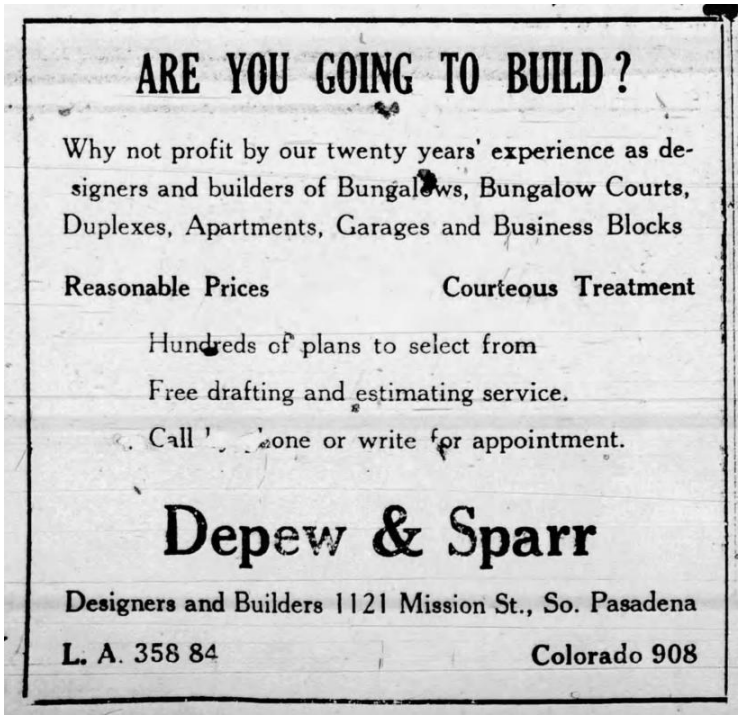


Exhibit 2. 1923 *South Pasadena Courier* Advertisement (SPC 1923a).

Significance Evaluation

The following provides an evaluation of the subject property in consideration of CRHR and the City of South Pasadena Landmark and Historic District designation criteria. Given the similarities in the criteria of these programs, they are addressed together to avoid duplicative text.

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

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

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

The subject property at 644 Stratford Avenue was constructed in 1923. At this time, The City of South Pasadena was experiencing a population increase such that numerous residential tracts of new single-family homes were creating a dense landscape of residences in the City. South Pasadena had become an attractive residential suburb due to meticulous promotional materials, attractive architecture, public parks and

schools, and access to light rail. The various trends in residential growth in the City are discussed at length in the historic context section of this report, and the subject property is best understood within the context of other 1920s-era residential tract developments, in the last years of the building boom prior to the Great Depression. While residential growth over time is an important broad pattern in the City, archival research did not find that the subject property held an important role in this trend or made a significant contribution to the trend. Other than residential growth in the 1920s, no other important events, patterns, or trends were identified that could be associated with the subject property. Further, the extensive exterior alterations made to the property over time, including significant changes to its original design, workmanship, materials, and setting have impaired its ability to reflect the period in which it was constructed and any important trends including residential growth in South Pasadena in the 1920s. Lastly, the subject property was not found to be the location of a significant community event or reflective of the heritage of the community. For these reasons, the subject property is not eligible under CRHR Criterion 1, or City Criteria 1 or 2.

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

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

In order to be considered significant under these criteria, a property must be associated with an important person, must be closely associated with the important person or their work, and must possess integrity to the period of the important person's use. Throughout its history, the subject property had several owners and occupants. The very first owner and occupant, Walter Abbott, was the editor and publisher of the South Pasadena Federated Newspaper however archival research did not produce evidence to say that Abbott rises to the level of significance required under these criteria. Archival research did not indicate that any of the other individuals identified at the property were associated with events significant in local history, the state, or the nation. Therefore, the subject property is not eligible under CRHR Criterion 2 or City Criterion 3.

CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

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

City Criterion 6. Its identification as the work of a person or persons whose work has influenced the heritage of the city, the state or the United States.

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

The subject property was constructed as a single-family residence in 1923 by local contractors Depew & Sparr. The home was originally designed in the Spanish Colonial Revival style, one of many revival styles popular in Southern California in the 1920s. The subject property exhibits extensive alterations and additions that have resulted in a loss of integrity of design, materials, and workmanship. All original windows have been replaced with modern vinyl or aluminum sliding windows. The original fenestration has been altered, including converting windows to doors and creating new openings over the years. Incompatible doors, such as replacement sliding glass doors, have also been added to the subject property over time, which further degrades the original design and materials integrity. The once detached original garage has been converted into a habitable space and was connected to the main residence by a 1977 addition. While the most basic elements of the Spanish Colonial Revival style are still present, the subject property has lost many of the distinctive characteristics of the style through extensive alterations.

Additionally, archival research into the original builders/contractors Depew & Sparr yielded little biographical information. The short-lived South Pasadena firm provided design and construction services throughout the City in the 1920s and the subject property was one of over a dozen residences completed and advertised by the firm in 1923, their most productive year. The firm appears to have gone out of business by 1929. Regardless, the workmanship of Depew & Sparr has been lost and the subject property does not retain sufficient integrity to convey significance for an association with this firm. Finally, the property does not appear to possess high artistic value. Therefore, the subject property is not eligible under CRHR Criterion 3, or City Criteria 4, 6, or 7.

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

City Criterion 10. Its potential for yielding information of archaeological interest.

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historical construction methods, materials or technologies. Therefore, the property is not eligible under CRHR Criterion 4 or City Criterion 10.

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

Consequently, due to extensive alterations and removal of key character-defining features, the subject property is not the best remaining example of the Spanish

Colonial Revival architectural type in the area. Therefore, the subject property is not eligible under City Criterion 5.

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

The subject property is located across Stratford Avenue from Garfield Park, however a Garfield Park Historic District has already been designated, and the district boundaries excluded the subject property. The Garfield Park Historic District is a good example of a neighborhood of modestly sized period revival single-family residences, with a high degree of integrity to the period 1910-1946, however, research did not indicate a specific relationship to either the park, its development, or to the Garfield Park Historic District. Therefore, the subject property is not eligible under City Criterion 8.

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

The subject property is located at the northeast corner of Stratford Avenue and Hope Street, across Stratford Avenue from Garfield Park. As such it would have been a highly visible property, locally, however there is no indication that it would be considered a unique location, or that the property is an established visual landmark for the neighborhood. Therefore, the subject property is not eligible under City Criterion 9.

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

This criterion is not applicable, because the subject property was not evaluated as a historic district.

Integrity

Location: The subject property retains integrity of location. The property remains in its original location and its original orientation.

Setting: The subject retains integrity of setting. The single-family residential neighborhood bordering Garfield Park to the west is still present and largely in the same configuration as it would have been historically.

Design: The subject property lacks integrity of design. It has been significantly altered numerous times since its original construction including multiple changes to fenestration, reconfiguration of the original entry, conversion of the original garage into a habitable space, connection of garage to main house, addition of sheds and outbuildings, and the addition of conjectural decorative elements at some of the

new doors and windows. All of these changes have rendered the subject property incapable of conveying its original design.

Materials: The subject property lacks integrity of materials. Alterations including the replacement of doors, windows, replacement stucco cladding, adding conjectural decorative elements such as arches and lintels where they would not have been historically, and multiple additions to the property have resulted in a loss of nearly all original materials.

Workmanship: The subject property lacks integrity of workmanship. The substantial alterations have obscured or removed all examples of the original workmanship.

Feeling: The subject property lacks integrity of feeling. It is so extensively and visibly altered that it can no longer convey the feeling of a single family, Spanish Colonial Revival style residence from the 1920s.

Association: The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development.

As a result of the property significance evaluation, the subject property at 644 Stratford Avenue is not eligible for designation in the CRHR either individually or as part of a larger historic district. Additionally, the subject property is not eligible for the South Pasadena Register of Landmarks, nor is it eligible as a contributor to any of the City's historic districts. Therefore, the subject property is not a historical resource per CEQA Guidelines § 15064.5.

***B12. References (Continued):**

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ATTACHMENT 3

Project Plans

Single Family Dwelling

Owner: Trent Bird, 800 Dorothy Ln, Fullerton, CA 92831

644 Stratford Ave., South Pasadena, CA 91030

L	ANGLE	F.A.	FIRE ALARM	P/H	PENTHOUSE
@	AT	F.D.	FLOOR DRAIN	P.L.	PROPERTY LINE
℄	CENTERLINE	F.E.	FIRE EXTINGUISHER	PL.	PLATE
#	NUMBER OR POUNDS	F.E.C.	FIRE EXTINGUISHER CABINET	P.LAM.	PLASTIC LAMINATE
⌽	SECURITY OPENING	F.F.	FINISH FLOOR OR FACTORY FINISH	PLAS.	PLASTER
		F.H.	FIRE HYDRANT	PLYWD.	PLYWOOD
A.B.	ANCHOR BOLT	F.H.C.	FIRE HOSE CABINET	PR.	PAIR
AC.	ACRYLIC (PAINT)	FIN.	FINISH	PT	PRESSURE TREATED
A.C.	ASPHALT CONCRETE	FLR.	FLOOR		
ACOUS.	ACOUSTICAL	FLASH.	FLASHING	R.	RISE
A.C.U.	AIR CONDITIONING UNIT	FLUOR.	FLUORESCENT	RAD.	RADIUS
A.D.	AREA DRAIN	F.O.	FACE OF	R.D.	ROOF DRAIN
ADJ.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	REC.	RECESSED
AL.	ALUMINUM	F.O.M.	FACE OF MASONRY	REFR.	REFRIGERATOR
ALT.	ALTERNATE BID	F.O.S.	FACE OF STUDS	REQ.	REQUIRED
ANOD. OR AN.	ANODIZED	F.O.W.	FACE OF WALL	RESIL.	RESILIENT
A.P.	ACCESS PANEL	F.S.	FLOOR SINK	RM.	ROOM
		FTG.	FOOTING	R.O.	ROUGH OPENING
BD.	BOARD	FURR.	FURRING	RWD.	REDWOOD
BLDG.	BUILDING	F.W.	FLAT WALL (PAINT)		
BLK.	BLOCK			S & P	SHELF AND POLE
BLKG.	BLOCKING	GA.	GAGE	S.C.	SOLID CORE
BM.	BEAM	GALV.	GALVANIZED	SECT.	SECTION
BOT.	BOTTOM	G.D.	GARBAGE DISPOSAL	S.G.E.	SEMI-GLOSS ENAMEL
B.U.R.	BUILT-UP ROOFING	GL.	GLASS	SHR.	SHOWER
		GR.	GRADE	SHT.	SHEET
CABT.	CABINET	GYPBD.	GYPSUM BOARD	SIM.	SIMILAR
C.B.	CATCH BASIN			SIL.POL.	SILICONE POLYESTER
CEM.	CEMENT	H.B.	HOSE BIB	S & L	STAIN AND LACQUER
CER.	CERAMIC	H.C.	HOLLOW CORE	SPEC.	SPECIFICATION
CLG.	CEILING	HDBD.	HARDBOARD	SAWFM.	SELF ADHISIVE WATERPROOFING MEMBRANE
CLO.	CLOSET	HDWD.	HARDWOOD		
C.L.	CENTERLINE	HF.	HISTORIC FABRIC	SPS.	
CLR.	CLEAR	H.M.	HOLLOW METAL	SQ.	SQUARE
C.O.	CONCRETE OPENING	HORIZ.	HORIZONTAL	S.S.	SERVICE SINK
COL.	COLUMN			S.ST.	STAINLESS STEEL
CONC.	CONCRETE	I.D.	INSIDE DIAMETER	STD.	STANDARD
CONT.	CONTINUOUS	INSUL.	INSULATION	STL.	STEEL
CORR.	CORRIDOR	INT.	INTERIOR	STOR.	STORAGE
C.S.P.	COMBINATION STANDPIPE			STRL. OR STRUCT.	STRUCTURAL
C.M.U.	CONCRETE MASONRY UNIT	JAN.	JANITOR	SUSP.	SUSPENDED
C.W.	CURTAIN WALL	JT.	JOINT	SYM.	SYMMETRICAL
DBL.	DOUBLE	LAM.	LAMINATE	T.C.	TOP OF CONCRETE
D.F.	DRINKING FOUNTAIN	LAV.	LAVATORY	TEL.	TELEPHONE
DET.	DETAIL	LIN.	LINEN	TEMP.	TEMPERED
DIA.	DIAMETER	LVR.	LOUVER	T & G	TONGUE AND GROOVE
DIM.	DIMENSION	LTWT.	LIGHTWEIGHT	THK.	THICK
DISP.	DISPENSER			T.P.	TOP OF PARAPET
DN.	DOWN	MAX.	MAXIMUM	T.P.H.	TOILET PAPER HOLDER
DR.	DOOR	M.C.	MEDICINE CABINET OR MINERAL CORE	TS	TUBE STEEL
D.T.	DRAINAGE TUBING	M.D.O.	MEDIUM DENSITY OVERLAY	TV.	TELEVISION
DS.	DOWN SPOUT	MECH.	MECHANICAL	T.W.	TOP OF WALL
D.S.P.	DRY STANDPIPE	MET.	METAL	TYP.	TYPICAL
DWG.	DRAWING	MFR.	MANUFACTURER		
		MIN.	MINIMUM OR MINUTE	UNO	UNLESS OTHERWISE NOTED
(E)	EGRESS WINDOW	MISC.	MISCELLANEOUS	URM	UNREINFORCED MASONRY
EA.	EACH	M.O.	MASONRY OPENING		
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MTD.	MOUNTED	V.C.T.	VINYL COMPOSITION TILE
EL.	ELEVATION			VERT.	VERTICAL
ELEC.	ELECTRICAL	N.F.	NO FINISH REQUIRED TO BE APPLIED BY CONTRACTOR IN FIELD	VEST.	VESTIBULE
ELEV.	ELEVATOR			VIF.	VERIFY IN FIELD
EMER.	EMERGENCY	N.I.C.	NOT IN CONTRACT	V.W.C.	VINYL WALL COVERING
ENCL.	ENCLOSURE	NO.	NUMBER		
E.P.	ELECTRIC PANEL	N.T.S.	NOT TO SCALE	W.	WASHING MACHINE
EQ.	EQUAL			W/	WITH
EQPT.	EQUIPMENT	O.C.	ON CENTER	W.C.	WATER CLOSET
E.W.C.	ELECTRIC WATER COOLER	O.D.	OVERFLOW DRAIN	WD.	WOOD
EXP. JT.	EXPANSION JOINT	O.F.	OIL FINISH	W.H.	WATER HEATER
EXP.	EXPOSED	OPNG.	OPENING	W/O	WITHOUT
EXT.	EXTERIOR	OPP.	OPPOSITE	WP1	WATERPROOF MAT. RE: DET. 4/A10.01
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	O.S.	OVERFLOW SCUPPER	WP2	WATERPROOF MAT. RE: DET. 16/A10.01
				W.S.P.	WET STANDPIPE
				W.W.	WINDOW WALL

LEGEND

- 100.01 — EXISTING FINISH GRADE
- 100'-1" — NEW FINISH GRADE OR FLOOR ELEVATION
- 1 / A — GRID LINES
- MATCH LINE
- WORK POINT, CONTROL POINT OR DATUM POINT
- SECTION NUMBER / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- EXTERIOR ELEVATION NUMBER / SHEET NUMBER
- A / 7 / 17.02 / B / C / D — INTERIOR ELEVATION NUMBER / INTERIOR ELEVATION LETTERS / SHEET NUMBER
- 8 — WALL TYPE, SEE SHT. A9.01
- DOOR MARK, SEE SHT. A8.01
- OFFICE / 201 — ROOM NAME / ROOM NUMBER, SEE SHT. A9.01
- EXIT — EXIT SIGN / DIRECTION TO EXIT
- EXIT — HIGH AND LOW LEVEL EXIT SIGNS / LOW LEVEL EXIT PATH MARKING
- REVISION / REVISION NUMBER
- ONE HOUR WALL
- TWO HOUR WALL
- CLARIFICATION / REVISION NUMBER

SYMBOLS

PARTITION FIRE RATINGS (PLAN INDICATIONS)

- NON-FIRE RATED
- RATED WALL - REFER TO RATING SYMBOL @ LEGEND

MATERIALS (SMALL SCALE)

- CONCRETE
- RETAINING WALL RE: CIVIL
- INSULATION (BATT OR BLANKET)
- INSULATION, RIGID
- MASONRY
- ROCK FILL

MATERIALS (LARGE SCALE)

- ACOUSTICAL BOARD OR TILE
- ASPHALT CONCRETE PAVING
- GLASS
- GRANITE, MARBLE OR STONE
- GYPSUM WALLBOARD OR GYPSUM SHEATHING
- INSULATION, BATT OR BLANKET
- METAL
- METAL LATH
- PLYWOOD
- SAND, MORTAR OR PLASTER
- SHEET METAL (ELEVATION)
- TILE
- WOOD FRAMING THROUGH MEMBER
- WOOD FRAMING INTERRUPTED MEMBER
- WOOD FINISH

PROJECT INFORMATION

LEGAL DESCRIPTION

ASSESSORS:	5318-007-009
TRACT:	434 EX E50FT OF LOT 25
LOT SIZE:	9,282.8 SF

ADDRESS:

644 STRATFORD AVENUE
SOUTH PASADENA, CA 91030

ZONNING: RS LOW DENSITY RESIDENTIAL

PROJECT DESCRIPTION

NEW HOUSE;

GROUND LEVEL	3,016 SF
UPPER LEVEL	1,350 SF
TOTAL AREA	4366 SF
LOT COVERAGE	44.8%

EXISTING HOUSE:

GROUND LEVEL	1,941 SF
UPPER LEVEL	353 SF
EXISTING SHED	144 SF
LOT COVERAGE	26.26%

Area to be demolished: 2.438 SF

SCOPE OF WORK

Construction of new 4366 SF Single family dwelling to replace existing 2,294 SF existing house.
The New House will feature a Ground level with Foyer, kitchen Living/Dining, Den and 3 kids bedrooms, The Upper level will feature the Master bedroom, Junior suite, laundry and a balcony.
The new house will have a total of 4366 SF.

OWNER

Trent Bird
800 Dorothy Ln, Fullertoon, CA 92831
email: fatinvestments3@gmail.com
T. 310 951 5916

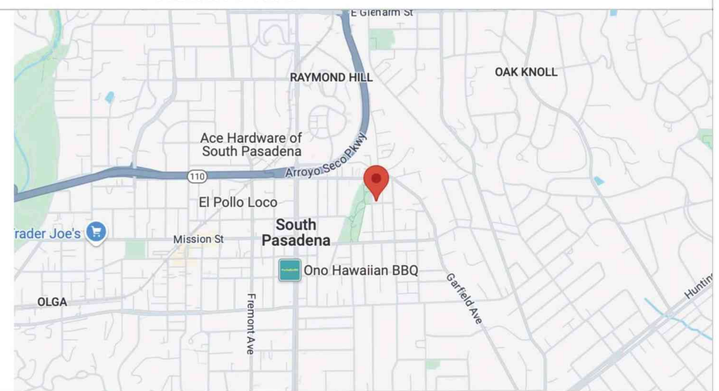
BUILDING CODE

PER 2022 LARC WHICH IS BASED ON 2022 CRC, 2022 L.S. GREEN BUILDING CODE

INDEX OF SHEETS

A-0.1	COVER SHEET
PS-1	300' PHOTO SURVEY
PS-1.1	300' PHOTO SURVEY
PS-2	300' PHOTO SURVEY
PS-2.1	300' PHOTO SURVEY
A-0.2	GENERAL NOTES
A-0.3	GREEN NOTES
A-0.4	GREEN NOTES
A-0.5	GREEN DETAILS
A-1.1	PROPOSED SITE PLAN
A-2.0	EXISTING/DEMO FLOOR PLAN
A-2.1	PROPOSED 1ST FLOOR PLAN
A-2.2	PROPOSED 2ND FLOOR PLAN
A-2.3	PROPOSED ROOF PLAN
A-3.1	PROPOSED ELEVATION
A-3.2	PROPOSED ELEVATION
A-3.3	PROPOSED ELEVATION
A-3.4	PROPOSED ELEVATION
A-5.1	DETAILS
A-5.2	DETAILS
A-6.1	DOOR/WINDOW SCHEDULE & DETAILS

VICINITY MAP



KDA
planning design interiors
468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address: 644 STRATFORD AVE. SOUTH PASADENA, CA 91030

drawing: COVER PAGE

scale:

sheet: A-0.1

date

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1 date:
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0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address

644 STRATFORD AVE.
SOUTH PASADENA, CA, 91030

drawing:

300’ PHOTO SURVEY

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PS-1

date

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630-644 Stratford Ave.



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1 date:
2 date:
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0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address
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drawing:
300’ PHOTO SURVEY

scale:

north

sheet
PS-2

date

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300’ PHOTO SURVEY

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GREEN BUILDING CODE

1. EACH NEW APPLIANCE PROVIDED AND INSTALLED SHALL MEET "ENERGY STAR" RATING IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
2. THE FLOW RATES FOR ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 9.303.2
3. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE FLOW RATE COLUMN CONTAINED IN TABLE 9.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS (I.E. BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES.
5. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
6. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE SHALL BE HANDLED BY A CITY OF LOS ANGELES CERTIFIED HAULER.
7. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 9.410), SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.
8. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF HEATING AND COOLING EQUIPMENT.
9. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 9.504.1-9.504.3.
10. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
11. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 9.504.5.
12. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.
14. NEWLY-INSTALLED BATHROOM EXHAUST FANS SHALL BE "ENERGY STAR" COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
15. NEWLY-INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
16. NEW WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2.
17. THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS.

PLUMBING NOTES:

1. HOSE BIBS SHALL BE FITTED WITH A NON-REMOVABLE BACK-FLOW DEVICE. (603.4.1 CPC)
2. WATER HEATER SHALL BE PROVIDED WITH TEMPERATURE AND PRESSURE RELIEF VALVES (505.6 CPC). THE RELIEF VALVES SHALL BE PROVIDED WITH A DRAIN WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. SHOW THE DRAIN LINE ON THE PLANS. (608.5 CPC)
3. SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. (418 CPC)
4. A PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATHTUB TRAP ACCESS SHALL BE PROVIDED OR A NON-SLIP-JOINT TRAP WILL BE USED. (402.2 CPC)
5. A REMOVABLE PANEL FOR THE WHIRLPOOL BATHTUB PUMP SHALL BE LOCATED NOT MORE THAN 20' FROM THE PUMP IF THROUGH A CRAWL SPACE. THE PANEL SHALL BE LARGE ENOUGH TO ACCESS AND REMOVE THE PUMP. (414.1 CPC)
6. FOR THE INSTALLATION OF TANKLESS WATER HEATERS SPECIFY WHETHER THEY ARE ELECTRIC OR GAS AND ADD THE FOLLOWING NOTES TO THE PLANS: "TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING." "THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2010 CALIFORNIA PLUMBING CODE."
7. PROVIDE STRAPPING FOR WATER HEATER PER DSA GUIDELINES. (505 CPC, SMMC 8.108.200)
8. ALL NEW PLUMBING FIXTURES INSTALLED IN NEW AND EXISTING BUILDINGS SHALL MEET THE 20% WATER USE REDUCTION. (SMMC 8.106.050, 8.106.150) SHOWERHEADS MAXIMUM FLOW RATE 2 GPM @80 PSI, LAVATORY FAUCETS FLOW RATE BETWEEN OF 1.5-2.0 GPM @ 60-120 PSI, WATER CLOSETS 1.28 GALLONS/EFFECTIVE FLU

ENERGY NOTES:

1. ALL PRESSURE-SENSITIVE TAPES, MASTICS, AEROSOL SEALANTS, OR OTHER CLOSURE SYSTEMS USED FOR INSTALLING FIELD-FABRICATED DUCT SYSTEMS SHALL MEET THE APPLICABLE REQUIREMENTS OF UL181, UL181A OR UL 181B (124 (B.2) CENC)
2. THE SUPPLY HEATING AND COOLING ENERGY TO EACH SPACE-CONDITIONING ZONE OR DWELLING UNIT SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL THAT RESPONDS TO TEMPERATURE WITHIN THE ZONE. (122 (A) CENC)
3. LUMINARIES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY THE UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING/RATING LABORATORY AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS (1.57*SF) WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING. (150 (K) (12))
4. THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED WITH A MINIMUM OF 1" (.75") THICK INSULATION FOR HOT (COLD) WATER PIPES WITH A DIAMETER LESS THAN OR EQUAL TO 2 INCHES OR 1.5" (1") FOR HOT (COLD) WATER PIPES WITH A DIAMETER GREATER THAN 2 INCHES (150 (JX2) CENC)
5. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. (117 CENC)

   ALL PLUMBING FITTINGS AND FIXTURES MUST MEET STANDARDS IN CALGREEN TABLE 4.303.3 (4.303.3 CGBSC)
6. FOR INSTALLATION OF FIREPLACES, DECORATIVE GAS APPLIANCES AND GAS LOGS: IF A MASONRY OR FACTORY BUILT FIREPLACE IS INSTALLED, IT SHALL HAVE THE FOLLOWING: CLOSABLE METAL OR GLASS DOOR COVERING THE ENTIRE OPENING OF THE FIRE BOX;1 A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX WITH A MINIMUM 6 SQ. INCH IN AREA A TIGHT FITTING DAMPER OR COMBUSTION-- AIR CONTROL DEVICE, FOR EXCEPTION SEE 150(E)1B. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.

BUILDING CODE: GENERAL REQUIREMENTS

1. CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WE BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. PROVIDE ULTRA FLUSH WATER CLOSETS FOR NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
8. UNIT SKYLIGHTS SHALL BE LABELED BY AN I.A. CITY-APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED).
9. WATER HEATER MUST BE STRAPPED TO WALL.
10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING 1000.
12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING 1000, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
15. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP & LOW BATTERY SIGNAL.
16. PROVIDE 42" HIGH GUARDS WITH 4" MAX. CLEAR SPACING OPENING BETWEEN RAILS.
17. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
18. WHERE REQUIRED, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D.
19. WHERE REQUIRED, THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

FIRE DEPT. NOTES:

1. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH WITH A STROKE WIDTH OF 0.5 INCH.
2. SMOKE DETECTORS ARE HARDWIRE WITH A BETTERY BACKUP AND INTERCONNECTED.
3. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

STAIRWAY NOTES:

1. MAX. RISE OF 7.75" AND MIN. RUN OF 10".
2. MIN. WIDTH OF 36".
3. MIN. HEADROOM OF 6'-8".
4. GUARDRAIL / HANDRAIL SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS.
5. INTERMEDIATE BALUSTERS SHALL BE SPACED 4" O.C. MAX. ON OPEN SIDES.
6. THE HANDGRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/2" NOR MORE THAN 2" IN CROSS SECTIONAL DIAMENSION.
7. HANDRAIL 1 1/2" CLEARANCE TO WALL, RETURN HANDRAIL TO NEWEL POST OR WALL.
8. PROVIDE 42" HIGH PROTECTIVE GUARDRAIL FOR RAISED FLOOR AND OPEN SIDES OF STAIR LANDINGS. OPENING BETWEEN BALUSTERS/RAILS SHALL PRECLUDE PASSAGE OF 4" DIAMETER SPHERE.
9. HANDRAIL CONNECTION DETAILS ADEQUATE TO WITHSTAND A 50-POUNDS-PER-FOOT LATERAL LOAD.
10. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

GENERAL NOTES:

1. ALL CONSTRUCTION WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE AND ALL OTHER CODES AND ORDINANCES HAVING JURISDICTION.
2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AS THEY RELATE TO DRAWINGS AND SHALL BE RESPONSIBLE FOR SAME. IN ANY DISCREPANCY, THE CONTRACTOR SHALL NOTIFY THE DESIGNER/TENANT IMMEDIATELY, PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY CHANGES TO THE APPROVED PLAN MUST BE BROUGHT TO THE PLAN CHECKER'S ATTENTION. EXTRAS WILL NOT BE ALLOWED FOR UNVERIFIED EXISTING JOB CONDITIONS.
3. DO NOT SCALE DRAWINGS. U.N.O. LARGE SCALE DETAILS GOVERN SMALL SCALE DETAILS.
4. ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR THE ARCHITECT.
5. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODE AND OTHER RULES, REGULATIONS AND ORDINANCES APPLICABLE TO THE LOCATION OF THIS PROJECT
6. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
7. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND INSPECTIONS.
8. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER AND IN NO WAY SHALL WEAKEN THE STRUCTURAL STRENGTH OF THE EXISTING BUILDING. ALL DAMAGE SHALL BE IMMEDIATELY REPAIRED AND AT NO COST TO THE OWNER OR TENANT.
9. COMPLY WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION.
10. PROVIDE THE OWNER AND TENANT WITH A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES. CONTRACTOR SHALL INCLUDE BUILDER'S RISK COVERAGE IN HIS CERTIFICATE.
11. KEEP PREMISES CLEAN DURING ALL PHASES OF THE CONSTRUCTION. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
12. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY
13. CLEAN ALL WINDOWS, GLASS, MIRRORS, FLOORS, AND WALL TILES UPON COMPLETION OF THE WORK.
14. COORDINATE ALL WORK WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE, PRESERVE MAXIMUM HEADROOM, AND AVOID OMISSIONS.
15. VERIFY ALL ABOVE AND BELOW GRADE UTILITIES PRIOR TO CONSTRUCTION.
16. ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS& THEY SHALL BE ONE AND THE SAME.
17. THE CONTRACTOR SHALL PROVIDE AND INSTALL ROUGH PLUMBING AND FINAL HOOK-UP FOR ALL SPECIFIED FIXTURES AND APPLIANCES, AND SHALL SUPPLY ALL SUCH FIXTURES AND APPLIANCES, UNLESS NOTED OTHERWISE.
18. THE CONTRACTOR SHALL VERIFY REQUIRED LOCATION OF ALL NECESSARY ACCESS PANELS (IN PARTITIONS, FLOORS OR CEILINGS) AND COORDINATE EXACT LOCATIONS WITH THE DESIGNER/ TENANT PRIOR TO INSTALLATION.
19. THE CONTRACTOR SHALL SUPPLY AND INSTALL BLOCKING AND SUPPORTS IN PARTITIONS AND CEILINGS AS REQUIRED FOR INSTALLATION OF SPECIFIED EQUIPMENT, ACCESSORIES, AND CABINETRY.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SUPPLY OF THE TEMPORARY UTILITIES (POWER, LIGHTING, WATER) TO THE JOB SITE FOR USE BY ALL CONSTRUCTION TRADES, INCLUDING THOSE WHO ARE NOT A SUBCONTRACTOR TO THE GENERAL CONTRACTOR.
21. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY.
22. AN APPROVED SEISMIC GAS SHUTOFF VALVE WE BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
23. ANY TANK TYPE WATER HEATER MUST BE STRAPPED TO WALL AND ENCLOSED.
24. CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
25. TIE (N) DOWN SPOUTS TO EXISTING DRAINAGE SYSTEM (G.C. TO VERIFY EXISTING SYSTEM DRAINS PROPERLY- IF NONE PROVIDE NEW.
26. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE AND/ OR BARBEQUE.
27. PROVIDE ULTRA FLUSH WATER CLOSETS FOR (N) CONSTRUCTION. (E) SHOWER HEADS & TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
28. PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE.
29. VERIFY W/ OWNER WATER FILTRATION SYSTEM TYPE. LOCATION TBD.
30. VERIFY ALL APPLIANCES - TYPE SIZE , MANUFACTURER REQUIREMENTS WITH OWNER.
31. EACH SUBCONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE CONTRACTED WORK, INCLUDING RIGGING OF MATERIALS AND EQUIPMENT, ALL HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS AND/OR SLEEVES.
32. ALL MATERIALS TO BE INSTALLED SHALL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
33. ADEQUATELY BRACE ALL NEW GYPSUM BOARD CEILING AND WALL ASSEMBLIES PER MANUFACTURERS RECOMMENDATIONS.
34. USE SUFFICIENT STUDS AND CHANNELS AND CONFORM TO INDUSTRY STANDARDS.
35. PROVIDE ADEQUATE FRAMING FOR LIGHTING AND MECHANICAL EQUIPMENT (DIFFUSERS AND/OR ACCESS PANELS). ALL ELECTRICAL, PLUMBING, AND MECHANICAL WORK SHALL MEET THE STANDARDS OF ALL REQUIRED LOCAL AND STATE CODES AND ORDINANCES.
36. COORDINATE ARCHITECTURAL AND STRUCTURAL DIMENSIONS PRIOR TO FABRICATION AND ASSEMBLY OF ANY BUILDING COMPONENTS. IN EVENT OF A DISCREPANCY, CONTACT ARCHITECT AND OBTAIN WRITTEN RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.
37. PROVIDE THE OWNER ALL APPLICABLE WARRANTIES, GUARANTEES, MAINTENANCE MANUALS, ETC. INCLUDING A COPY OF THE CERTIFICATE OF OCCUPANCY PRIOR TO APPLICATION FOR FINAL PAYMENT.
38. PROVIDE FULL SCALE MOCK UPS FOR OWNER & ARCHITECT REVIEW PRIOR TO FABRICATION OF THE FOLLOWING: DECK GUARD/HANDRAILS, EXTERIOR YARD FENCE, CUSTOM SKYLIGHT, ETC.
39. COORDINATE OPERATION HOURS WITH OWNER AND CITY OF SANTA MONICA.
40. COORDINATE ALL ON SITE & OFF SITE VEHICLE PARKING WITH OWNER & CITY OF SANTA MONICA.

GENERAL NOTES (CONT.):

42. ALL (N) MECHANICAL UNIT AND DUCTS TO BE SIZED AND SPECIFIED BY MECHANICAL SUBCONTRACTOR AS 'DESIGN-BUILD.' SUBMIT AND PULL ALL REQUIRED PERMITS AND MEET ALL REQUIRED CODE ITEMS. COORDINATE LOCATION OF ALL EQUIPMENT DUCT RUNS WITH ARCHITECT. SEE RCP FOR DIFFUSER LOCATIONS.
43. PROVIDE (N) ELECTRIC PANEL AND UPGRADED FUSE. SERVICE TO NEW MAIN PANEL LOCATION IN GARAGE. ELECTRICAL SUB-CONTRACTOR TO SUBMIT AND PULL ALL REQUIRED PERMITS- 'DESIGN BUILD.' - VERIFY PANEL/SERVICE SIZE BASED ON ARCH. DWGS. AND COORDINATE W/ ARCHITECT AND OWNER
44. PROVIDE (N) WATER HEATER(S)- SEE FLOOR PLAN
45. ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND FREE OF FAULTS AND DEFECTS. ENGAGE FULLY LICENSED AND INSURED MECHANICS AND SPECIALISTS IN THEIR TRADE FOR FIRST CLASS WORKMANSHIP THROUGHOUT ALL VISIBLE AREAS OF THE PROJECT.
46. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER WITHIN THREE WEEKS OF SIGNING THE CONTRACT FOR CONSTRUCTION A WEEK BY WEEK SCHEDULE FOR THE PROJECT AS IT IS OUTLINED AT THAT TIME. SUBSTANTIAL REVISIONS IN THIS SCHEDULE SHALL BE REPORTED TO THE ARCHITECT DURING THE COURSE OF CONSTRUCTION.
47. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION FOR THE FOLLOWING: STRUCTURAL STEEL, BUILT-IN MILLWORK (KITCHEN, BAR, ETC.) AND CUSTOM METAL WORK (VEHICULAR GATE YARD GATE, ETC), CUSTOM SKYLIGHT.
48. UNLESS NOTED OTHERWISE IN THE DRAWINGS, ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF STUD OF THE DIMENSIONED ASSEMBLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ALLOW FOR THE FINISH MATERIALS WHEN POSITIONING WALL, FLOOR AND ROOF FRAMING AS REQUIRED TO YIELD THE VISIBLE LINES AND PLANES DESCRIBED IN THE DRAWINGS.
49. TOP OF STEEL ELEVATIONS ARE PROVIDED IN THE DRAWINGS AS AN AID TO THE STEEL SUBCONTRACTOR: NOTWITHSTANDING, THE CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING ELEVATIONS IN GENERAL SUBMISSION OF SHOP DRAWINGS SHALL BE CONSTRUED AS SAID VERIFICATION AND ACCEPTANCE. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY CONFLICTS OR INCONSISTENCIES.
50. CONTRACTOR TO PROVIDE FIRE BLOCKING PER CBC SECTIONS 717.2.2 THROUGH 717.2.7 (R302.11)
51. PROVIDE ATTIC VENTILATION PER CBC 1203.2 (R806.2) COORDINATE GRILL TYPE AND LOCATION WITH ARCHITECT.
52. CONTRACTOR TO PROVIDE SECURITY CONSULTANT/SUBCONTRACTOR TO DESIGN AND DEVELOP SECURITY SYSTEM FOR HOUSE. COORDINATE WITH ARCHITECT AND OWNER DURING CONSTRUCTION - TYP.
53. SECOND FLOOR & ROOF WOOD JOISTS TO BE TJI STYLE JOISTS (SEE STRUCTURAL) TO ALLOW FOR MECHANICAL DUCT PENETRATIONS SOME DUCTING TO DROP DOWN INTO A SOFFIT CONDITION TO RUN PERPENDICULAR TO THE JOISTS - SEE RCP PLANS.
54. PROVIDE FINISH MOCK-UPS ON SITE FOR OWNER ARCHITECT REVIEW FOR THE FOLLOWING: METAL ROOFING METAL FASCIA'S EXTERIOR STUCCO, WOOD SIDING, THIN BRICK FACING AND BUILT-IN MILLWORK
55. ALL EXPOSED STEEL WORK TO HAVE PITS, FILED WELDS GROUND SMOOTH PRIMED AND PAINTED - VERIFY COLOR WITH ARCHITECT - TYP.
56. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2010 CALIFORNIA BUILDING CODE (CBC), 2010 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNI A ELECTRICAL CODE (CEC), AND CALIFORNIA ENERGY CODE (CENC).
57. AQMD (AIR QUALITY MANAGEMENT DISTRICT) NOTIFICATION IS REQUIRED FOR PROJECTS INVOLVING DEMOLITION ACTIVITY WHERE ASBESTOS CONTAINING MATERIAL IS PRESENT. FOR MORE INFORMATION CONTACT AQMD AT (909)-396-2336 OR SEARCH WWW.AQMD.GOV.
58. PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTY AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (CBC 3306), SANITATION (CBC 3307), ETC.
59. EXTERIOR BUILDING OPENINGS CONFORM TO SECURITY PROVISIONS. (CHAPTER 8.48.020, 8.48.120 SMMC)
60. CONTRACTOR TO COORDINATE W/ SOUTHERN CALIFORNIA EDISON TO DETERMINE FINAL LOCATION/ROUTE OF NEW UNDERGROUND UTILITIES FROM EXISTING POLE TO NEW HOUSE - SEE A1-1.0 FOR PROPOSED ROUTE.
61. CONTRACTOR TO PROVIDE REQUIRED DOCUMENTATION TO CITY FOR WASTE MANAGEMENT APPROVAL AS REQ'D TO PULL DEMO PERMIT & BUILDING PERMIT. CONTACT CITY FOR DETAILED REQUIREMENTS.
62. PROVIDE PRODUCT SUBMITTALS & SHOP DRAWINGS FOR THE FOLLOWING: AUDIO/VISUAL SYSTEM, SECURITY SYSTEM, LIGHTING CONTROL SYSTEM, AND MECHANICAL SYSTEM.
63. ALL PLAN DIMENSIONS INDICATED ARE TO FINISHED FACE OF PARTITION UNL

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

STORM WATER POLLUTION CONTROL
(2023 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

LANDSCAPE CERTIFICATION
2023 Los Angeles Green Building Code
(This form is required at final inspection)

FORM GRN 12

LANDSCAPING

Section A: Landscape Designer

☐ I certify that I am qualified by the State of California to perform landscape design services; the landscape design and water use calculations for this project were prepared by me or under my supervision; the landscape design and water use calculations comply with the requirements of the Model Water Efficient Landscape Ordinance, and the Landscape Documentation Package is complete; **OR**
☐ Interior T.I., no landscape work performed **(do not complete sections B or C below); OR**
☐ This project is not subject to the Model Water Efficient Landscape Ordinance **(do not complete sections B or C below)**.

Name: _____ Relationship to Project: _____
Company Name (if applicable): _____ State License # (if applicable): _____
Signature: _____ Date: _____

Section B: Landscape Installer

☐ I certify that (a) I am qualified by the State of California to provide landscape design services; the landscape project for this project was installed by me or under my supervision; (b) the landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the Model Water Efficient Landscape Ordinance; (c) a diagram of the irrigation plan showing hydrozones is kept with the irrigation controllers; (d) the Certificate of Completion has been completed in compliance with the requirements of the Model Water Efficient Landscape Ordinance and shall be implemented.

Name: _____ Relation to Project: _____
Company Name (if applicable): _____ State License # (if applicable): _____
Signature: _____ Date: _____

Section C: Owner/Representative

☐ I certify that I am the property owner or an authorized representative and have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is my responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Signature: _____ Date: _____

Qualified irrigation service provider: *The following individuals are authorized to provide services required by the Irrigation Guidelines in the State of California: Landscape Architects, Landscape Contractors, Landscape Designers and Irrigation Consultants. Personal property owners may design and sign plans for work on any property they own. (Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)*

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Residential Buildings 1-3 stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.65 and a thermal emittance of at least 0.85. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 20 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.85.

   Residential Buildings 4+ stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.65 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 20 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

VOC AND FORMALDEHYDE LIMITS
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] Effective specification limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168. http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

2023 Los Angeles Green Building Code

FORM GRN 9

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # _____ - _____ - _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	**Storm water drainage and retention during construction**	A-0.3	GRN 1
2	4.106.3	**Grading and paving**	A-0.3	GRN 14 NOTE #2
3	4.106.5	**Cool roof (Additions ≥ 500 sq. ft. or ≥ 50%)**	A-0.5	SPECS
		ENERGY EFFICIENCY		
4	4.211.4	**Solar ready (Additions ≥ 2,000 sq. ft.)**	A-2.2	ROOF PLAN
		WATER EFFICIENCY & CONSERVATION		
5	4.303.1	**Water conserving plumbing fixtures and fittings**	A-0.3	GRN 18R NOTE #2
6	4.303.1.3.2	**Multiple showerheads serving one shower**	A-0.3	GRN 14 NOTE #6
7	4.303.4	**Water use reduction**	A-0.3	GRN 18R NOTE #1
8	4.304.1	**Outdoor water use in landscape areas**	A-0.3	GRN 18R NOTE #3
9	4.304.2	**Irrigation controllers**	A-10	SITE PLAN
10	4.304.3	**Metering outdoor water use**	A-10	SITE PLAN
11	4.304.4	**Exterior faucets**	A-0.3	GRN 18R NOTE #4
12	4.304.5	**Swimming pool covers**	A-0.3	GRN 18R NOTE #5
13	4.305.1	**Graywater ready**	N/A	N/A
14	4.305.2	**Recycled water supply to fixtures**	A-0.3	GRN 18R NOTE #7
15	4.305.3.1	**Cooling towers (buildings ≤ 25 stories)**	A-0.3	GRN 18R NOTE #9
16	4.305.3.2	**Cooling towers (buildings > 25 stories)**	N/A	N/A
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
17	4.406.1	**Rodent proofing**	A-0.3	GRN 14 NOTE #9
18	4.407.3	**Flashing details**	A-0.5	FLASHING DETAIL
19	4.407.4	**Material protection**	A-0.3	GRN 14 NOTE #10
20	4.408.1	**Construction waste reduction**	A-0.3	GRN 14 NOTE #11
21	4.410.1	**Operation and maintenance manual**	A-0.3	GRN 14 NOTE #12
		ENVIRONMENTAL QUALITY		
22	4.503.1	**Fireplaces and woodstoves**		

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

2023 Los Angeles Green Building Code

FORM GRN 9

ITM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.504.1	**Covering of duct openings and protection of mechanical equipment during construction**	A-0.3	GRN 14 NOTE #14
24	4.504.2	**Finish material pollutant control**	A-0.3	GRN 14 NOTE #15
25	4.504.2.1	**– Adhesives, sealants, caulks**	A-0.3	GRN 14 NOTE #15
26	4.504.2.2	**– Paints and coatings**		
27	4.504.2.3	**– Aerosol paints and coatings**		
28	4.504.2.4	**– Verification**	A-0.3	GRN 14 NOTE #16
29	4.504.3	**Carpet systems**	A-0.3	GRN 14 NOTE #17
30	4.504.3.1	**Carpet cushion**	A-0.3	GRN 14 NOTE #17
31	4.504.4	**Resilient flooring systems**	A-0.3	GRN 14 NOTE #18
32	4.504.5	**Composite wood products**	A-0.3	GRN 14 NOTE #19
33	4.504.6	**Filters**	A-0.3	GRN 14 NOTE #21
34	4.505.2.1	**Capillary break**	S2.1	FOUNDATION PLAN
35	4.505.3	**Moisture content of building materials**	A-0.3	GRN 14 NOTE #23
36	4.506.1	**Bathroom exhaust fans**	A-0.3	GRN 14 NOTE #24,25
37	4.507.2	**Heating and air-conditioning system design**	A-0.3	GRN 14 NOTE #26

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CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

2023 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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KDA
planning design interiors
468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

8 24 40 56 72 88 104 120
0 16 32 48 64 80 96 112

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: Green Forms
scale:

sheet A-0.3
date 06-09-2025

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VOC CONTENT VERIFICATION CHECKLIST

(2023 Los Angeles Green Building Code)

FORM GRN 2

VOC content verification of paints, coatings, carpets, cushions, resilient flooring, adhesives, sealants, and caulks.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address: _____ **Permit #** _____ - _____ - _____

Item #	Product Category (e.g. paint, carpet, adhesive)	Product Manufacturer	Product Specification (e.g. model #)	VOC Content (in grams / liters) or Test Certification (See product label or MSDS)	Allowable VOC Limits * (in grams / liters)

* Allowable limits can be found in LAGBC Tables 4.504.1, 4.504.2, 4.504.3, 5.504.4.1, 5.504.4.2, and 5.504.4.3 (also provided on form GRN 11)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

FORMALDEHYDE EMISSIONS VERFICATION CHECKLIST

(2023 Los Angeles Green Building Code)

FORM GRN 3

Formaldehyde emissions verification of non-structural engineered wood, hardwood plywood, particleboard, and medium density fiberboard composite wood.

This form is required at final inspection. Attach product specification sheets and other supporting documents.
(Use additional sheets if necessary.)

Address _____ **Permit #** _____ - _____ - _____

Item #	Product Category (e.g. particleboard, hardwood plywood, etc..)	Product Manufacturer	Product Specification (e.g. model #)	CARB Certification or Formaldehyde Content (in parts per million)	Formaldehyde Limits * (in parts per million)

* Allowable limits can be found in LAGBC Tables 4.504.5 and 5.504.4.5 (also provided on form GRN 11)

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1. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
2. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1
3. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
4. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCE OF MOISTURE. (4.407.4)
5. CONSTRUCTION WASTE SHALL BE REDUCED IN ACCORDANCE WITH IAMC SECTION 66.32 SE SEQ. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER
6. AN OPERATION AND MAINTENANCE MANUAL INCLUDING , AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 6
7. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)
8. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1–4.504.3
9. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION (4.504.2.4)
10. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
    - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
    - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
    - NSF/ ANSI 140 AT GOLD LEVEL
    - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
11. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
12. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
    - CERTIFIED AS A CHPS LOW–EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
    - CERTIFIED UNDER UL GREENGUARD GOLD
    - CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM
    - MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
13. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5
14. THE FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATIONS.
15. MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. (4.504.6)
16. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED . WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR.
17. THE HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J–2011. ANSI/ACCA 29–D–2014 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 3 MANUAL S–2014.

GRN 6

Operation and Maintenance Manual

In compliance with the California Green Building Standards Code, **this Operation and Maintenance Manual shall be available at final inspection and remain with the building throughout the life-cycle of the structure.**

This manual has been prepared for the building located at:

Address Permit #: - -

City/State/Zip

If no new equipment or fixture is installed as part of this project, then check the box and sign below (No further information is required on the rest of this form.)

☐ I Certify that in the construction of this project, no new equipment or fixture was installed.

Name: Relationship to project:

Signature: License #: Date:

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Equipment & Fixture Information
(Required for new fixtures and equipment only)

Provide the make, model and maintenance information for all newly installed equipment and fixtures. This list shall include, but not be limited to the following items: compressor, air filter, furnace, water heater, kitchen appliances, smoke alarm, landscape irrigation, irrigation control, thermostat, hydrometer, water treatment system, roof and yard drainage, whole house fan, septic system, and similar equipment and fixtures. This information shall be submitted by the contractor at the time of final inspection. Use supplemental information sheet at the end of this form for additional equipment and fixtures.

Equipment fixture/type:
Make: Model:
Maintenance Schedule:
☐ Weekly ☐ Semi-Annually ☐ Other:
☐ Monthly ☐ Annually
Maintenance Instructions:
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type:
Make: Model:
Maintenance Schedule:
☐ Weekly ☐ Semi-Annually ☐ Other:
☐ Monthly ☐ Annually
Maintenance Instructions:
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type:
Make: Model:
Maintenance Schedule:
☐ Weekly ☐ Semi-Annually ☐ Other:
☐ Monthly ☐ Annually
Maintenance Instructions:
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

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Utilities Information
(Required for new buildings only)

Complete the requested information for each service provider below. This information shall be submitted by the contractor at the time of the final inspection.

Electric utility provider:
☐ Check if solar or alternate source of electricity is provided.
Phone/ Internet contact:

Water supply provider:
☐ Check if well or alternate source of water is provided.
Phone/ Internet contact:

Sewer provider:
☐ Check if septic or other private sewage system is provided.
Phone/ Internet contact:

Gas supply provider:
☐ Check if liquid propane tank is used.
Phone/ Internet contact:

Garbage/ Trash removal service provider:
Phone/ Internet contact:

Recycling service provider:
Phone/ Internet contact:

Public Transportation by:
☐ Bus, phone/ internet contact:
☐ Light rail/ Train, phone/internet contact:
☐ Car pool/ van pool, phone/ internet contact:

Building Department:
Occupancy of Building:
Phone/ Internet Contact:

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Equipment & Fixture Information
(Supplemental)

Equipment fixture/type:
Make: Model:
Maintenance Schedule:
☐ Weekly ☐ Semi-Annually ☐ Other:
☐ Monthly ☐ Annually
Maintenance Instructions:
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type:
Make: Model:
Maintenance Schedule:
☐ Weekly ☐ Semi-Annually ☐ Other:
☐ Monthly ☐ Annually
Maintenance Instructions:
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type:
Make: Model:
Maintenance Schedule:
☐ Weekly ☐ Semi-Annually ☐ Other:
☐ Monthly ☐ Annually
Maintenance Instructions:
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

Equipment fixture/type:
Make: Model:
Maintenance Schedule:
☐ Weekly ☐ Semi-Annually ☐ Other:
☐ Monthly ☐ Annually
Maintenance Instructions:
Maintenance specifications/ Catalogue attached: ☐ Yes ☐ No

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

KDA
planning design interiors
468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

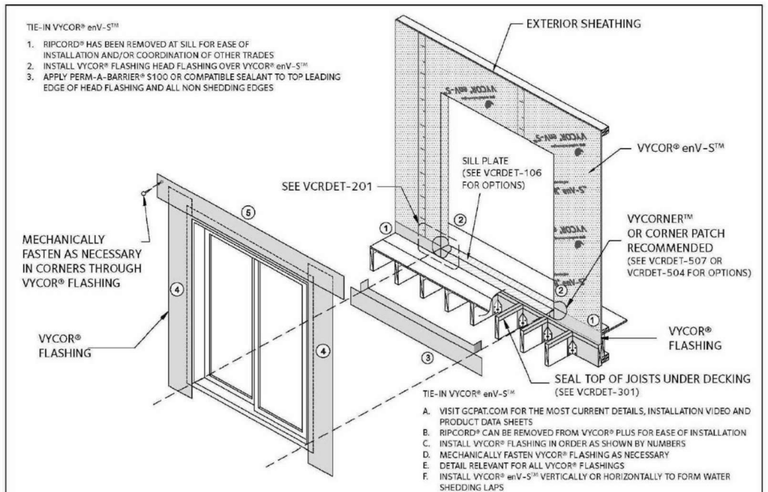
drawing: Green Forms

scale:

sheet A-0.4

date 06-09-2025

COPYRIGHT These Drawings are the Property of KDA/George Kurczyn. The Design shown here in, including all technical data and drawings are proprietary and cannot be copied, duplicated or commercially exploited in whole or in part. The Drawings and Specifications shall not be used by the owner or his in other projects. For additions to this project or for the completion of this projects by others The Owner agrees to hold harmless, indemnify and defend KDA/George Kurczyn against all damages, claims and loses, including defense costs arising from resuse of the plans and Specifications in part or in whole without the written authorization from KDA?George Kurczyn. Copyright KDA/ George Kurczyn



gcp applied technologies

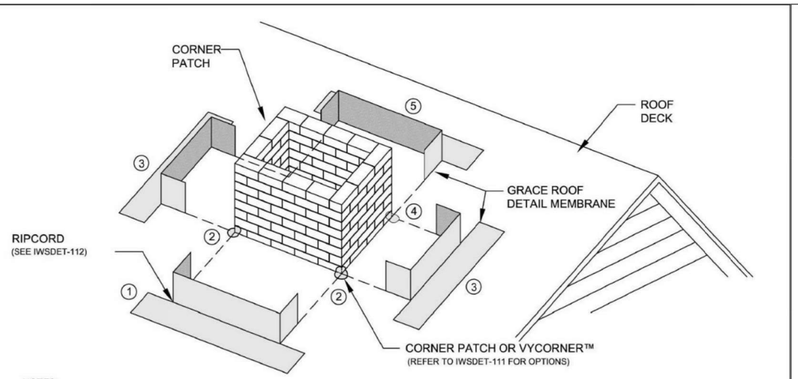
gcpat.com

EXTERIOR SLIDING DOOR WITH DECK

FLASHING INSTALLATION AFTER VYCOR® enV-S™

VYCOR® SELF-ADHERED FLASHING

Drawing: VCRENVS-200
Scale: Not to scale
Effective Date: 08/04/19
Supersedes: NEW



NOTES:

1. VISIT GRACECONSTRUCTION.COM FOR THE MOST CURRENT DETAILS AND INSTALLATION VIDEO
2. REFER TO PRODUCT DATA SHEETS ON WEBSITE FOR FURTHER INFORMATION
3. PRIME MASONRY CHIMNEY WITH PERM-A-BARRIER® WB PRIMER AS NECESSARY
4. RIPCORD® HAS BEEN REMOVED ALONG ROOF AND CHIMNEY FOR EASE OF INSTALLATION
5. INSTALL GRACE UNDERLAYMENT IN ORDER AS SHOWN BY NUMBERS
6. INTEGRATE GRACE ROOF DETAIL MEMBRANE AND UNDERLAYMENT TO FORM WATER-SHEDDING LAPS, AND EXTEND FROM EAVE TO BELOW CHIMNEY AND FROM ABOVE CHIMNEY TO RIDGE
7. REFER TO NRCA OR SMACNA FOR METAL COUNTERFLASHING AND ROOFING OPTIONS AT CHIMNEY
8. FOR WOODEN CHIMNEY, REFER TO DETAILS IWSDET-105 AND IWSDET-106

GRACE Construction Products

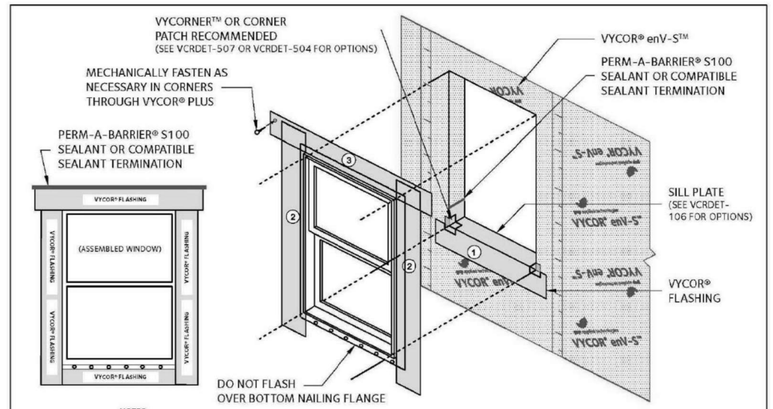
www.graceconstruction.com

toll free 866-333-3726

CHIMNEY

GRACE ROOF DETAIL MEMBRANE

Drawing: RDMDET-105
Scale: Not to scale
Effective Date: 02/20/2007
Supersedes: 01/27/2004



NOTES:

A. VISIT GCPAT.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS
B. RIPCORD® CAN BE REMOVED FROM VYCOR® FLASHING FOR EASE OF INSTALLATION
C. INSTALL VYCOR® FLASHING IN ORDER AS SHOWN BY NUMBERS
D. DETAIL RELEVANT FOR ALL VYCOR® FLASHINGS
E. INSTALL VYCOR® enV-S™ VERTICALLY OR HORIZONTALLY TO FORM WATER SHEDDING LAPS
F. INSTALL PERM-A-BARRIER® S100 OR COMPATIBLE SEALANT TO TOP LEADING EDGE OF HEAD FLASHING AND ALL NON WATER SHEDDING EDGES

gcp applied technologies

gcpat.com

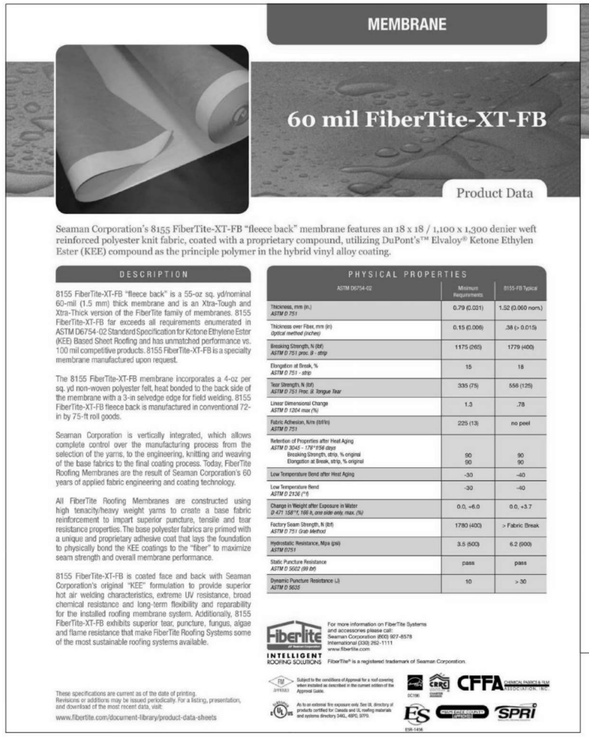
FLANGED WINDOW

FLASHING INSTALLATION AFTER VYCOR® enV-S™

VYCOR® SELF-ADHERED FLASHING

Drawing: VCRENVS-100
Scale: Not to scale
Effective Date: 08/04/19
Supersedes: NEW

GREEN BUILDING DETAILS (FLASHING DETAILS) SCALE:



Seaman Corporation's 8155 FiberTite-XT-FB "fleece back" membrane features an 18 x 18 / 1,100 x 1,300 denier weft reinforced polyester knit fabric, coated with a proprietary compound, utilizing DuPont's™ Elvaloy® Ketone Ethylen Ester (KEE) compound as the principle polymer in the hybrid vinyl alloy coating.

DESCRIPTION

8155 FiberTite-XT-FB "fleece back" is a 55-oz sq. yd/nominal 60-mil (1.5 mm) thick membrane and is an Xtra-Tough and Xtra-Thick version of the FiberTite family of membranes. 8155 FiberTite-XT-FB far exceeds all requirements enumerated in ASTM D6754-02 Standard Specification for Ketone Ethylene Ester (KEE) Based Sheet Roofing and has unmatched performance vs. 100 mil competitive products. 8155 FiberTite-XT-FB is a specialty membrane manufactured upon request.

The 8155 FiberTite-XT-FB membrane incorporates a 4-oz per sq. yd non-woven polyester felt, heat bonded to the back side of the membrane with a 3-in selvedge edge for field welding. 8155 FiberTite-XT-FB fleece back is manufactured in conventional 72-in by 75-ft roll goods.

Seaman Corporation is vertically integrated, which allows complete control over the manufacturing process from the selection of the yarns, to the engineering, knitting and weaving of the base fabrics to the final coating process. Today, FiberTite Roofing Membranes are the result of Seaman Corporation's 60 years of applied fabric engineering and coating technology.

All FiberTite Roofing Membranes are constructed using high tenacity/heavy weight yarns to create a base fabric reinforcement to impart superior puncture, tensile and tear resistance properties. The base polyester fabrics are primed with a unique and proprietary adhesive coat that lays the foundation to physically bond the KEE coatings to the "fiber" to maximize seam strength and overall membrane performance.

8155 FiberTite-XT-FB is coated face and back with Seaman Corporation's original "KEE" formulation to provide superior hot air welding characteristics, extreme UV resistance, broad chemical resistance and long-term flexibility and reparability for the installed roofing membrane system. Additionally, 8155 FiberTite-XT-FB exhibits superior tear, puncture, fungus, algae and flame resistance that make FiberTite Roofing Systems some of the most sustainable roofing systems available.

PHYSICAL PROPERTIES

ASTM D6754-02	Minimum Requirements	8155-FB Typical
Thickness, mm (in.) *ASTM D 751*	0.79 (0.031)	1.52 (0.060 nom.)
Thickness over Fiber, mm (in) *Optical method (inches)*	0.15 (0.006)	.38 (+ 0.015)
Breaking Strength, lb (lbf) *ASTM D 751 proc. B - strip*	1175 (265)	1779 (400)
Elongation at Break, % *ASTM D 751 - strip*	15	18
Tear Strength, N (lbf) *ASTM D 751 Proc. B, Tongue Tear*	335 (75)	556 (125)
Linear Dimensional Change *ASTM D 1204 max (%)*	1.3	.78
Fabric Adhesion, N/m (lbf/in) *ASTM D 751*	225 (13)	no peel
Retention of Properties after Heat Aging *ASTM D 3045 - 176°F/56 days* Breaking Strength, strip, % original Elongation at Break, strip, % original	90 90	90 90
Low Temperature Bend after Heat Aging	-30	-40
Low Temperature Bend *ASTM D 2136 (°F)*	-30	-40
Change in Weight after Exposure in Water *D 471 158°F, 168 h, one side only, max. (%)*	0.0, +6.0	0.0, +3.7
Factory Seam Strength, N (lbf) *ASTM D 751 Grab Method*	1780 (400)	> Fabric Break
Hydrostatic Resistance, Mpa (psi) *ASTM D751*	3.5 (503)	6.2 (900)
Static Puncture Resistance *ASTM D 5602 (89 lbf)*	pass	pass
Dynamic Puncture Resistance *LS ASTM D 5635*	10	> 36

These specifications are current as of the date of printing. Revisions or additions may be issued periodically. For a listing, presentation, and download of the most recent data, visit:

www.fibertite.com/document-library/product-data-sheets

Fiberlite

Seaman Corporation

INTELLIGENT ROOFING SOLUTIONS

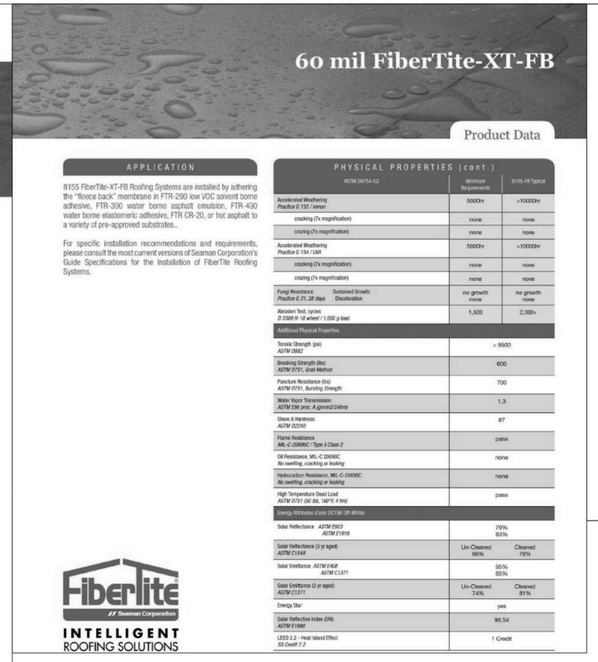
For more information on FiberTite Systems and accessories please call: Seaman Corporation (800) 937-8578 International (330) 262-1111 www.fibertite.com

FiberTite® is a registered trademark of Seaman Corporation.

Subject to the conditions of Approval for a roof covering when installed as described in the current edition of the Approval Guide.

As to an external fire exposure only See UL directory of products certified for Canada and UL roofing materials and systems directory (MIL, 4903, 8975).

ESR-1456



APPLICATION

8155 FiberTite-XT-FB Roofing Systems are installed by adhering the "fleece back" membrane in FTR-290 low VOC solvent borne adhesive, FTR-390 water borne asphalt emulsion, FTR-490 water borne elastomeric adhesive), FTR-CR-20, or hot asphalt to a variety of pre-approved substrates..

For specific installation recommendations and requirements, please consult the most current versions of Seaman Corporation's Guide Specifications for the Installation of FiberTite Roofing Systems.

PHYSICAL PROPERTIES (cont.)

ASTM D6754-02	Minimum Requirements	8155-FB Typical
Accelerated Weathering *Practice G 155 / xenon*	5000hr	>10000hr
cracking (7x magnification)	none	none
crazing (7x magnification)	none	none
Accelerated Weathering *Practice G 154 / UVA*	5000hr	>10000hr
cracking (7x magnification)	none	none
crazing (7x magnification)	none	none
Fungi Resistance *Practice G 21, 28 days* Substrate Growth Discoloration	no growth none	no growth none
Abrasion Test, cycles *D 3389 H-18 wheel / 1,000 g load*	1,500	2,000+
Additional Physical Properties		
Tensile Strength (psi) *ASTM D882*	> 9500	
Breaking Strength (lbs) *ASTM D751, Grab Method*	600	
Puncture Resistance (lbs) *ASTM D751, Bursting Strength*	700	
Water Vapor Transmission *ASTM E96 proc. A (grains/(24hrs))*	1.3	
Shore A Hardness *ASTM D2240*	87	
Flame Resistance *MIL-C-2000MC / Type 2 Class 2*	pass	
Oil Resistance, MIL-C-2000C *No swelling, cracking or leaking*	none	
Hydrocarbon Resistance, MIL-C-2000C *No swelling, cracking or leaking*	none	
High Temperature Dead Load *ASTM D751 (50 lbs, 180°F, 4 hrs)*	pass	
Energy Attributes (Cool Roof, Off-White)		
Solar Reflectance *ASTM E903* *ASTM E1918*	79% 83%	
Solar Reflectance (3 yr aged) *ASTM C1549*	Un-Cleaned 66%	Cleaned 78%
Solar Emittance *ASTM E408* *ASTM C1371*	85% 85%	
Solar Emittance (3 yr aged) *ASTM C1371*	Un-Cleaned 74%	Cleaned 81%
Energy Star	yes	
Solar Reflective Index (SRI) *ASTM E1980*	98.54	
LEED 2.2 - Heat Island Effect *SS Credit 7.2*	1 Credit	

Fiberlite

Seaman Corporation

INTELLIGENT ROOFING SOLUTIONS

A4.106.5 Cool roof. Roofing materials for Tier 1 and Tier 2 buildings shall comply with this section:
Exception: Install roof constructions that have a thermal mass over the roof membrane with a weight of at least 25 lbs/sf

TABLE A4.106.5.1(1)
TIER 1 – LOW-RISE RESIDENTIAL

ROOF SLOPE	CLIMATE ZONE	MINIMUM 3-YEAR AGED SOLAR REFLECTANCE	THERMAL EMITTANCE	SRI
≤ 2:12	13 & 15	0.55	0.75	64
> 2:12	10-15	0.20	0.75	16

A4.106.5.1 Solar reflectance. Roofing materials shall have a minimum 3-year aged solar reflectance equal to or greater than the values specified in Table A4.106.5(1) for Tier 1 and Table A4.106.5(2) for Tier 2.

If CRRC testing for 3-year aged reflectance is not available for any roofing products, the 3-year aged value shall be determined using the Cool Roof Rating Council (CRRC) certified initial value using the equation Raged = [0.2 + 0.7[pinitial – 0.2], Where pinitial = the initial Solar Reflectance.

Solar reflectance may also be certified by other supervisory entities approved by the Energy Commission pursuant to Title 24, Part 1, Section 10-113.
A4.106.5.2 Thermal emittance. Roofing materials shall have a CRRC initial or 3-year aged thermal emittance equal to or greater than those specified in Table A4.106.5(1) for Tier1 and Table A4.106.5(2) for Tier 2.

Thermal emittance may also be certified by other supervisory entities approved by the Commission pursuant to Title 24, Part 1, Section 10-113.
A4.106.5.3 Solar reflectance index alternative. Solar Reflectance Index (SRI) equal to or greater than the values specified in Table A4.106.5(1) for Tier 1 and Table A4.106.5(2) for Tier 2 may be used as an alternative to compliance with the 3-year aged solar reflectance values and thermal emittance.

SRI values used to comply with this section shall be calculated using the Solar Reflective Index (SRI) Calculation Worksheet (SRI-WS) developed by the California Energy Commission or in compliance with ASTM E1980-01 as specified in Tite 24, Part 6, Section 118(i)3. Solar reflectance values used in the SRI-WS shall be based on the 3-year aged reflectance value of the roofing product or the equation in Section A4.105.5.1 if the CRRC certified aged solar reflectance are not available. Certified Thermal emittance used in the SRI-WS may be either the initial value or the three year aged value listed by the CRRC.

Solar reflectance and thermal emittance may also be certified by other supervisory entities approved by the Commission pursuant to Title 24, Part 1, Section 10-113.

Note: The Solar Reflective Index Calculation Worksheet (SRI-WS) is available by contacting the Energy Standard Hotline at 1-800-772-3300 or by email at TitleJ24@energy.state.ca.us.
A4.106.5.4 Verification. Inspection shall be conducted to ensure roofing materials meet cool roof aged solar reflectance and thermal emittance or SRI values.

ES ICC EVALUATION SERVICE

ICC-ES Evaluation Report **ESR-1456**

Reissued August 2020
This report is subject to renewal August 2021.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 54 00—Thermoplastic Membrane Roofing

REPORT HOLDER:

SEAMAN CORPORATION

EVALUATION SUBJECT:

FIBERTITE® AND STYLE 80® SINGLE-PLY ROOFING MEMBRANES: FIBERTITE®, FIBERTITE®-XT, FIBERTITE®-SM, FIBERTITE®-XTreme, FIBERTITE®-FB, FIBERTITE®-XT FB, FIBERTITE®-SM FB, STYLE 80®, STYLE 80®-M, STYLE 80®FB AND STYLE 80®-M FB

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Weather resistance
- Roof-covering fire classification
- Wind uplift resistance
- Impact resistance

2.0 USES

FiberTite® and Style 80® roofing membranes are single-ply membranes used as roof covering in ballasted, adhered and mechanically fastened Class A or B membrane roof covering systems on new or existing roofs.

3.0 DESCRIPTION

3.1 General:

The FiberTite® and Style 80® roof covering systems described in this report consist of single-ply membranes complying with ASTM D6754 ; insulation (where used), barrier board or slip sheet (where used); flashing; adhesives, and mechanical fasteners. The systems are installed on combustible or noncombustible roof decks.

3.2 FiberTite® and Style 80® Roofing Membranes:

3.2.1 FiberTite®: FiberTite® membrane is a single-ply membrane complying with ASTM D6754 consisting of a ketone ethylene ester (KEE) reinforced with a knitted polyester fabric. The membrane is nominally 36 mils (0.036 inch [0.91 mm]) thick and is available in conventional rolls 74 inches and 100 inches wide by 100 feet (1.9 and 2.5 m by 30.5 m) long. It is also available in 20-foot-by-100-foot (6.1 m by 30.5 m) prefabricated panel rolls with integral 3.5-inch-wide (89 mm) securing tabs, running perpendicular to the length of the membrane.

3.2.2 FiberTite®-XT: FiberTite®-XT membrane is the same formulation as the FiberTite membrane, but is nominally 50 mils (0.05 inches (1.27 mm)) thick. FiberTite®-XT is available in the same widths and length as the FiberTite membrane.

3.2.3 FiberTite®-SM: FiberTite®-SM membrane is similar to the FiberTite membrane, but has a modified KEE back coat and is nominally 45 or 60 mils (0.045 or 0.06 inches (1.14 or 1.52 mm)) thick. The 45-mil FiberTite-SM membrane is available in the same widths and length as the FiberTite membrane. The 60-mil FiberTite-SM membrane is available in conventional rolls 74 inches (1.9 m) wide by 80 feet (24.4 m) long.

3.2.4 FiberTite®-XTreme: FiberTite®-XTreme membrane is similar to FiberTite membrane, but has a modified KEE back coat and is nominally 90 mils (0.09 inches (2.29 mm)) thick. FiberTite®-XTreme is available in conventional rolls 56 inches (1.4 m) wide by 80 feet (24.4 m) long.

3.2.5 FiberTite®-FB (Fleece Back): FiberTite®-FB ((Fleece Back) membrane is of the same formulation as the FiberTite® membrane, but has a 4-ounce-per-square-yard (135 g/m²), polyester, nonwoven fabric fleece heat-bonded to the back side. FiberTite® FB is nominally 36 mils (0.036 inches ((0.91 mm)) thick and is available in conventional rolls 72 inches (1.8 m) wide by 80 feet (24.4 m) long.

3.2.6 FiberTite®-XT FB (Fleece Back): FiberTite®-XT FB membrane is similar to FiberTite-XT, but has a 4-ounce-per-square-yard (135 g/m²), non-woven polyester felt heat-bonded to the back side of the membrane. FiberTite®-XT FB is nominally 50 mils (0.05 inches ((1.27 mm)) thick and is available in conventional rolls 72 inches (1.8 m) wide by 80 feet (24.4 m) long.

3.2.7 FiberTite®-SM FB (Fleece Back): FiberTite®-SM FB membrane is similar to FiberTite-SM, but has a 4-ounce-per-square-yard (135 g/m²), non-woven polyester felt heat-bonded to the back side of the membrane. FiberTite®-SM FB is nominally 45 mils (0.045 inches (1.14 mm)) thick and is available in conventional rolls 72 inches (1.8 m) wide by 80 feet (24.4 m) long.

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FLAT ROOF ROOFING MATERIAL SPECS SCALE:

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468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: Green Details

scale:

sheet A-0.5

date 06-09-2025

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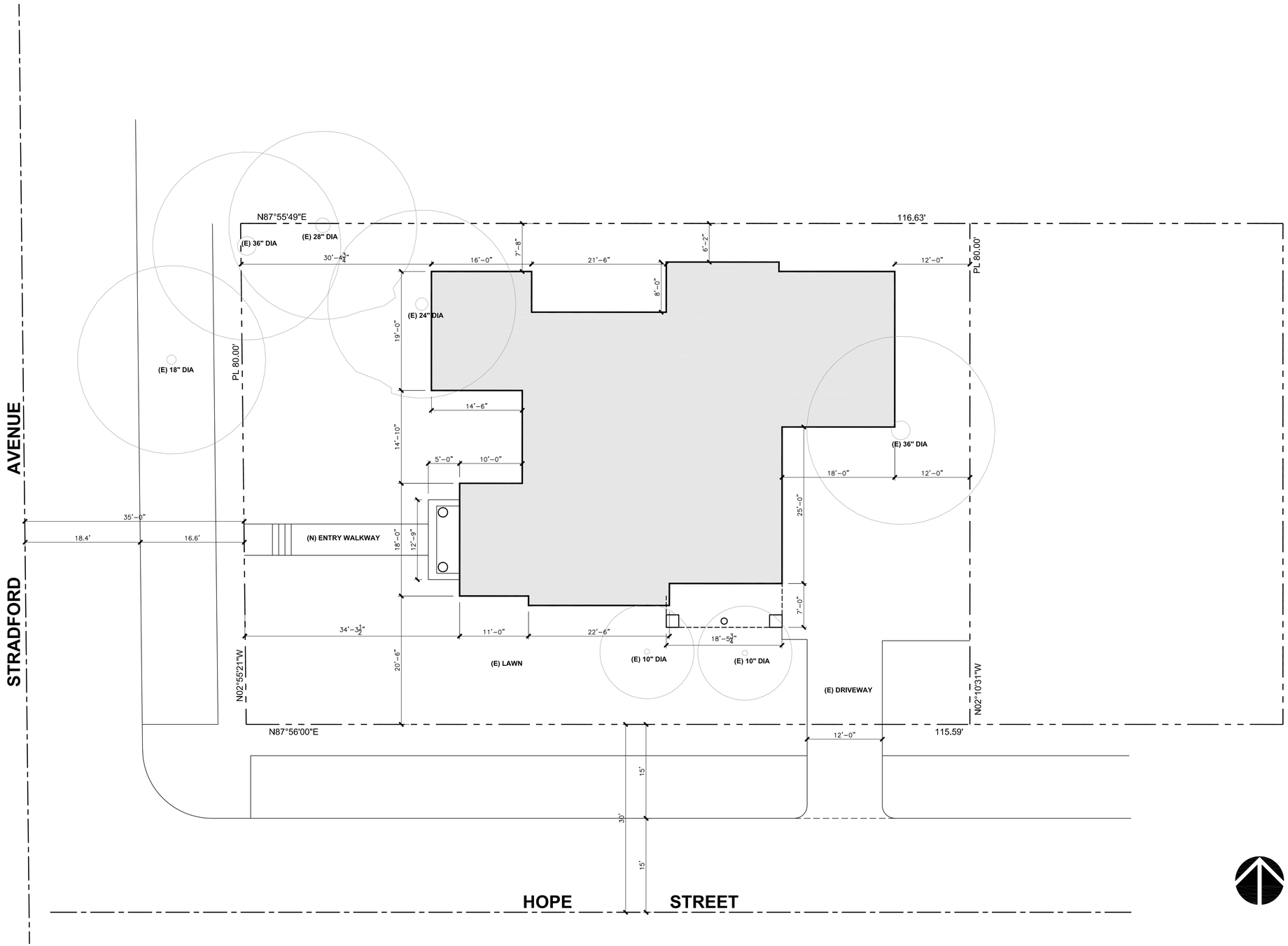

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3 date:

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address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: PROPOSED SITE PLAN

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

sheet A-1.1

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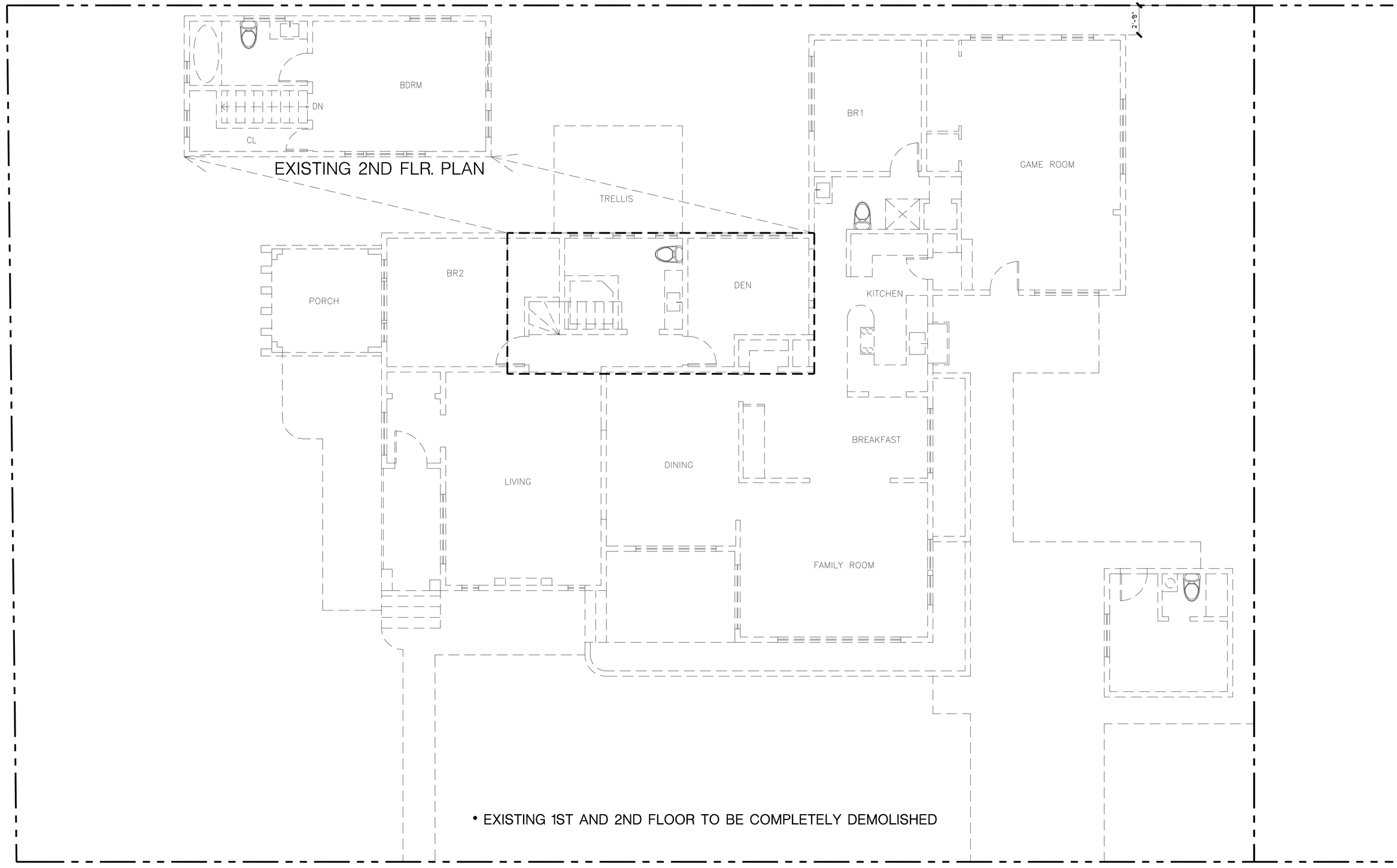

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1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

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drawing:
EXISTING/DEMO FLOOR PLANS

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

sheet A-2.0

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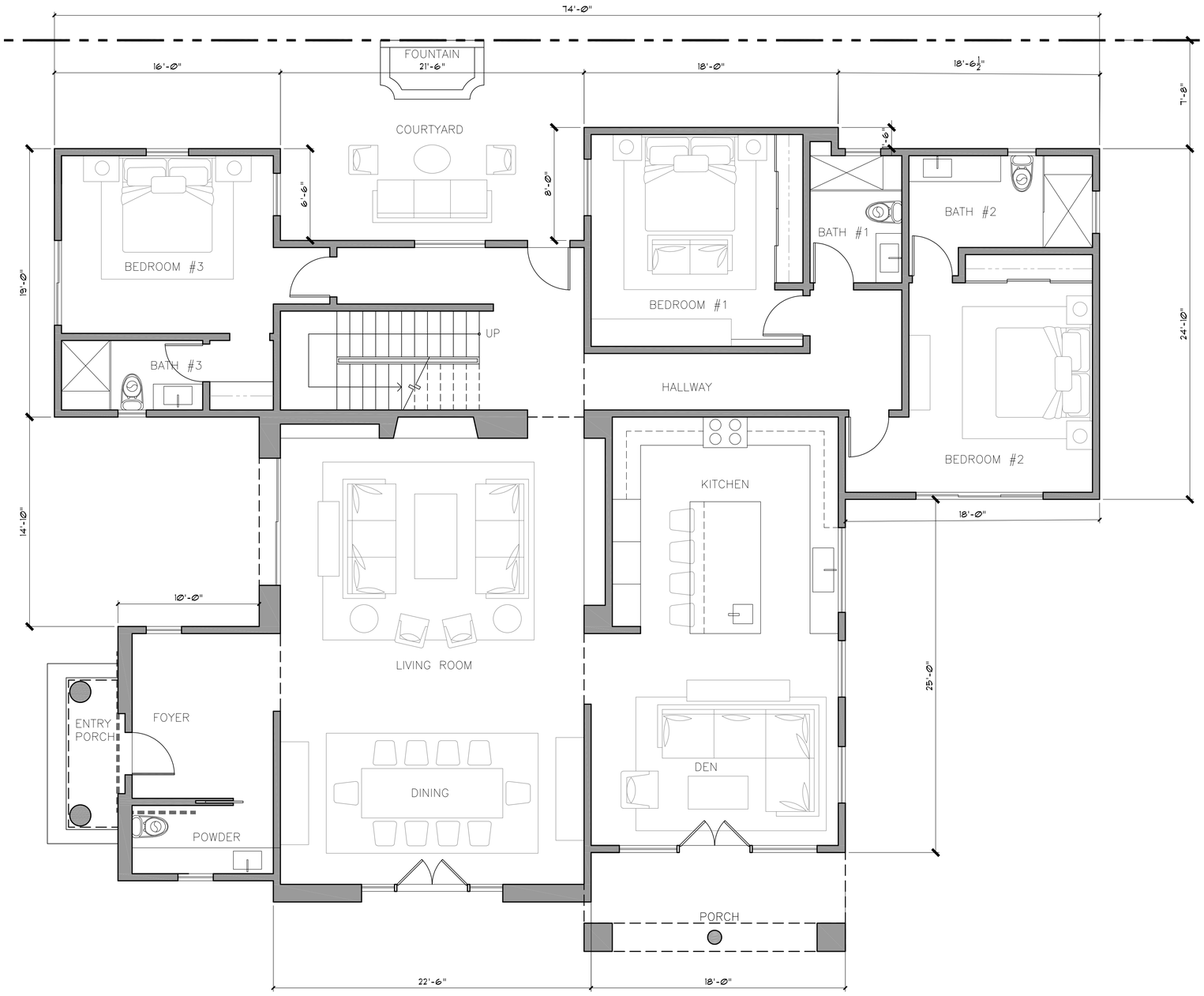

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3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
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drawing: PROPOSED 1ST FLOOR PLAN

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

sheet A-2.1

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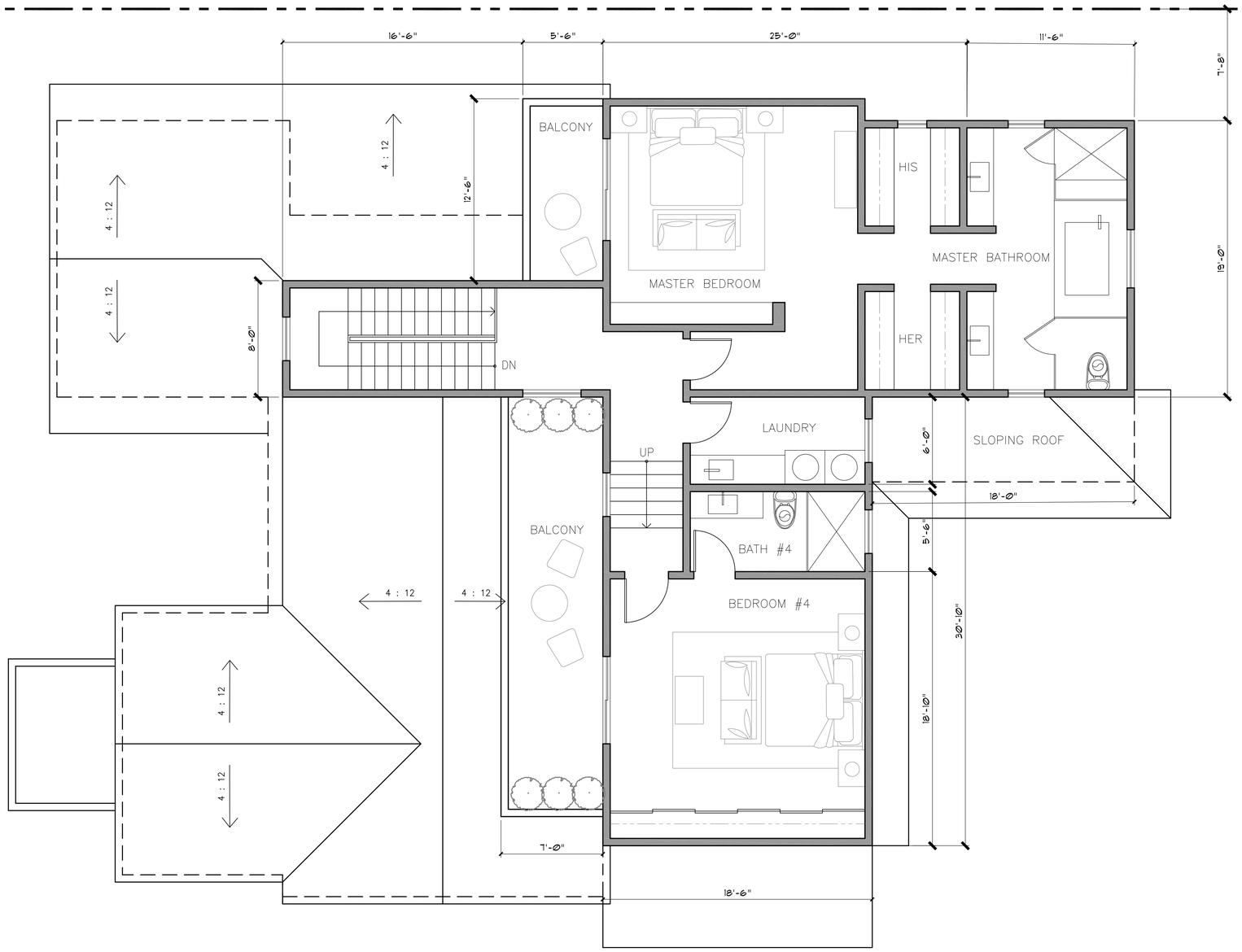

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2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
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drawing:
PROPOSED 2ND FLOOR PLAN

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

sheet A-2.2

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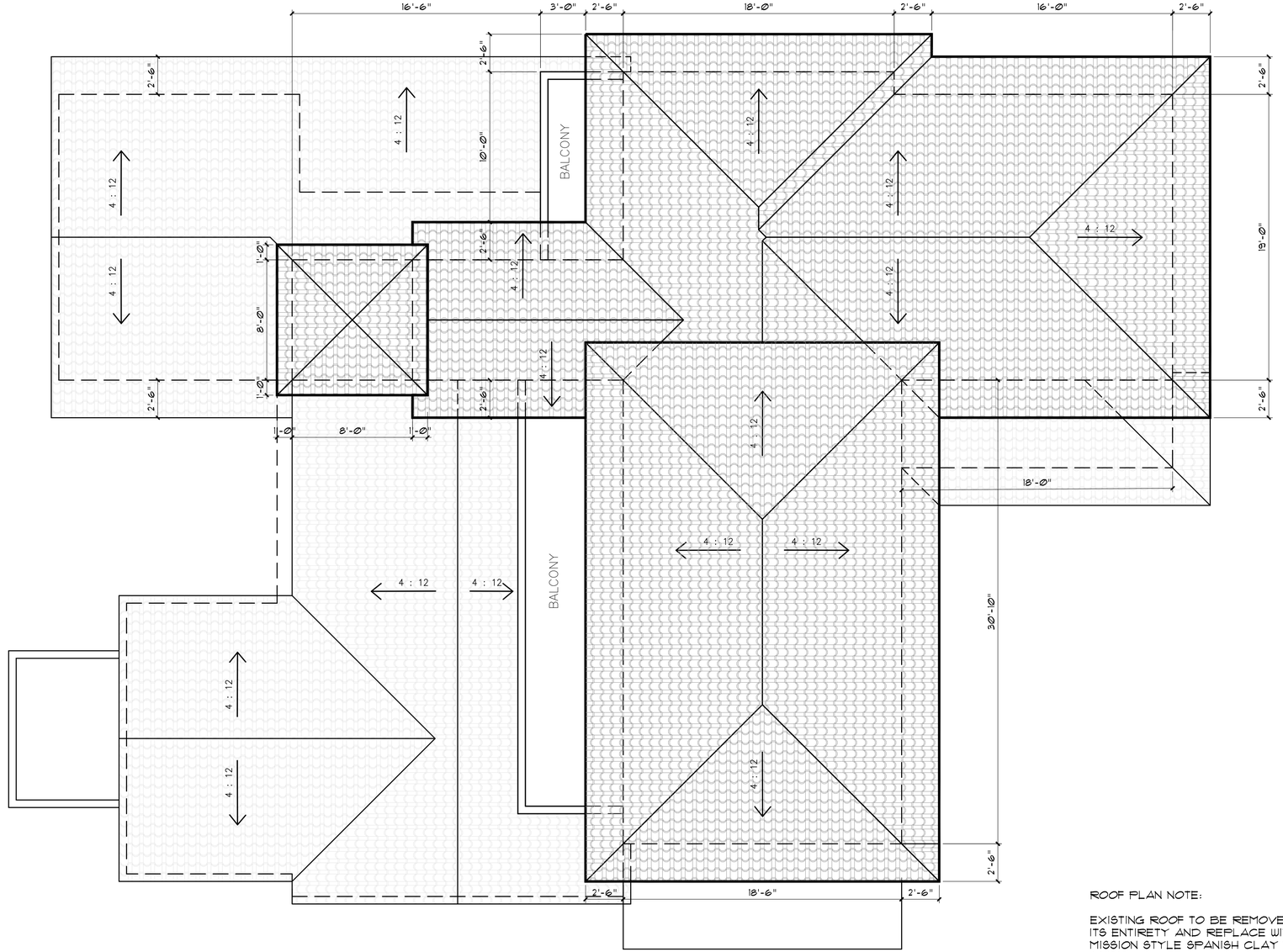

ROOF PLAN NOTE:

EXISTING ROOF TO BE REMOVED IN ITS ENTIRETY AND REPLACE WITH MISSION STYLE SPANISH CLAY TILE (4:12)

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3 date:

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drawing:
PROPOSED ROOF PLAN

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

sheet A-2.3

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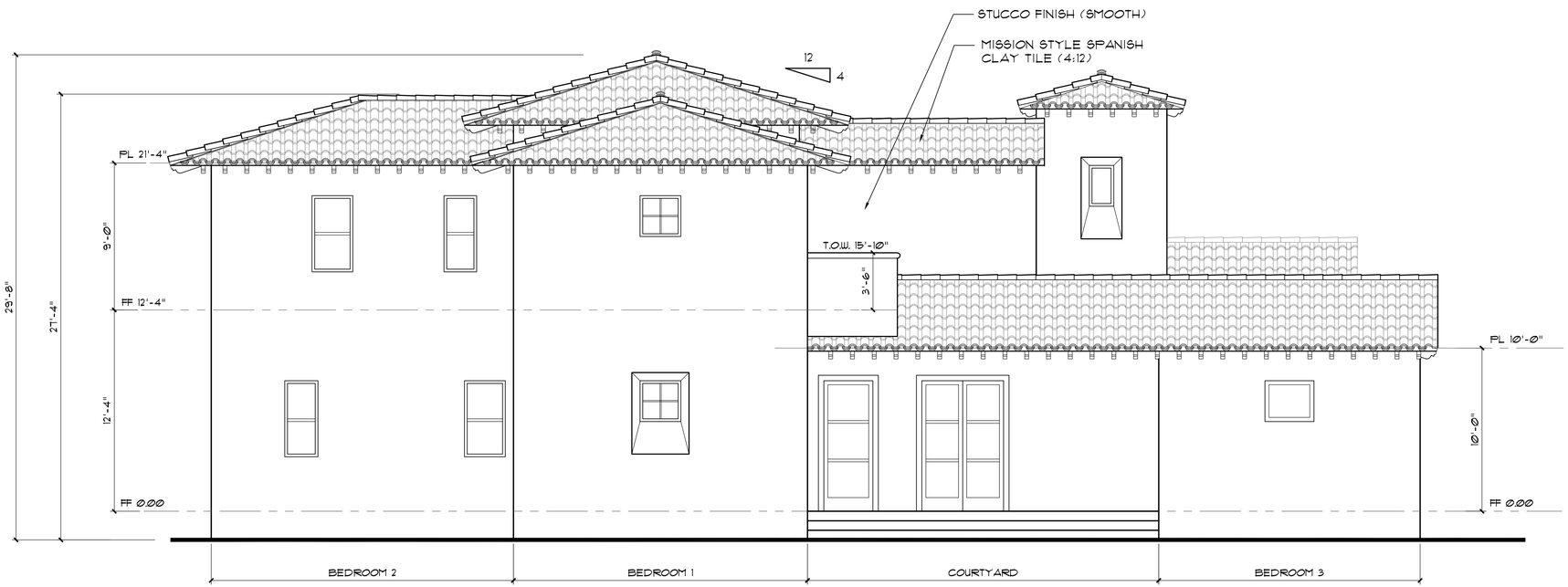

NORTH ELEVATION

planning design interiors

468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: PROPOSED ELEVATION

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

sheet A-3.1

date 09-26-2025

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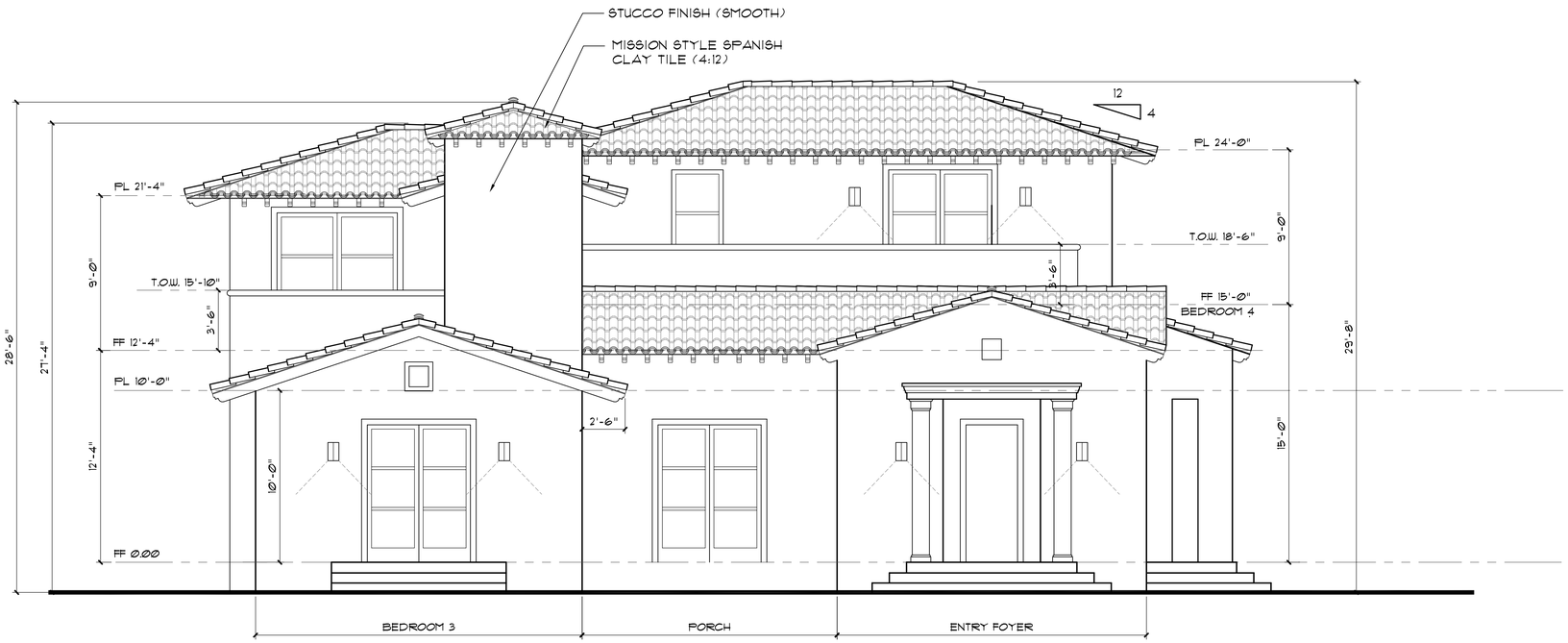

WEST ELEVATION

KDA
planning design interiors
468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing:
PROPOSED ELEVATION

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

sheet A-3.2

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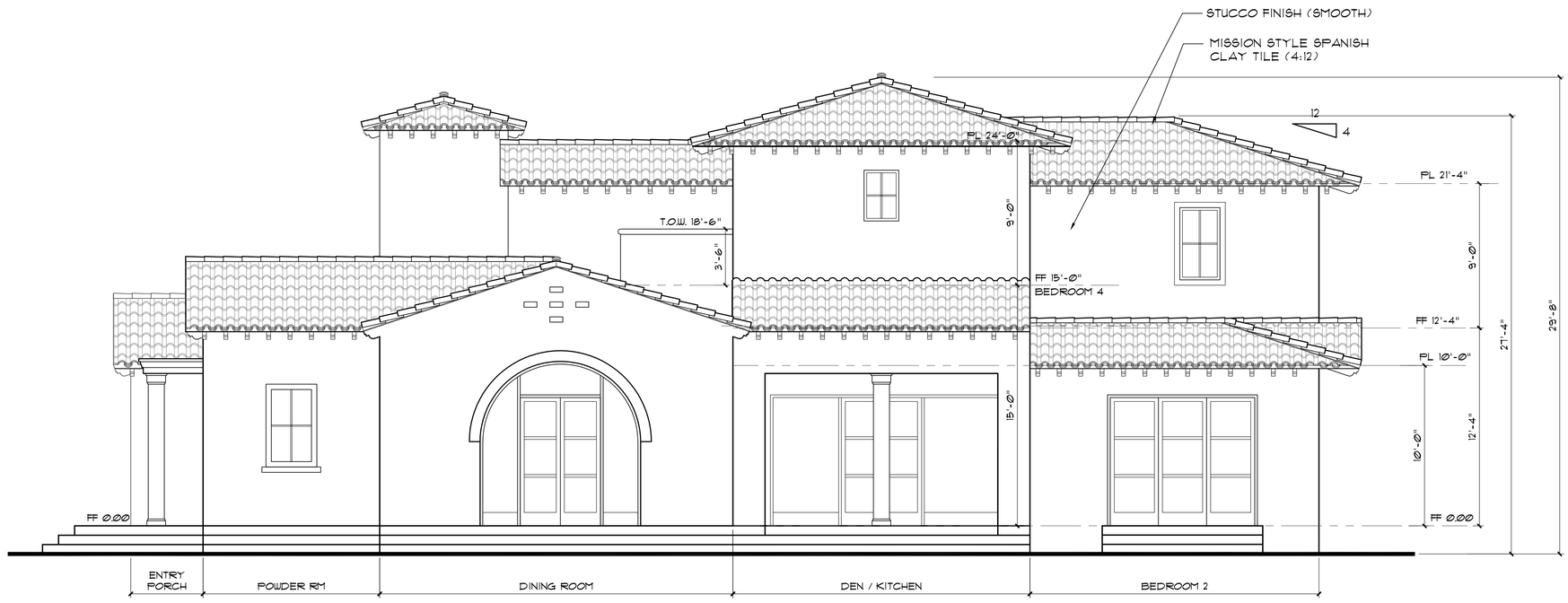

SOUTH ELEVATION

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planning design interiors
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1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: PROPOSED ELEVATION

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

sheet A-3.3

date 09-26-2025

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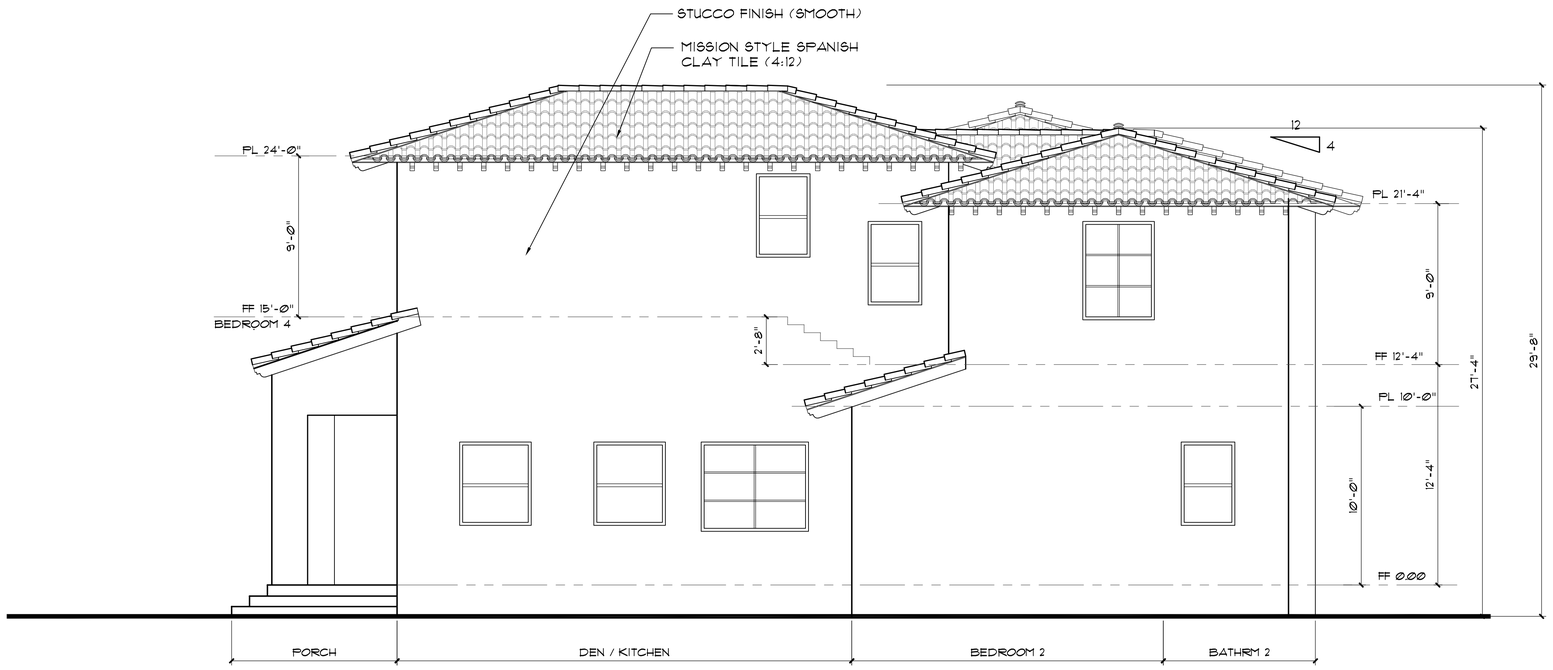

EAST ELEVATION

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planning design interiors
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1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
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drawing: PROPOSED ELEVATION

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

sheet A-3.4

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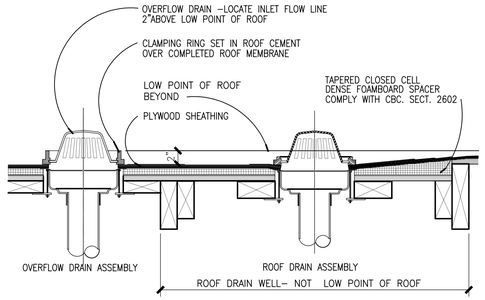
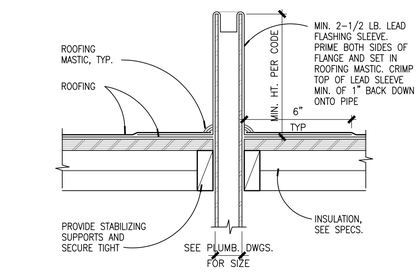


ROOF DRAIN AND OVERFLOW SCUPPER (10)

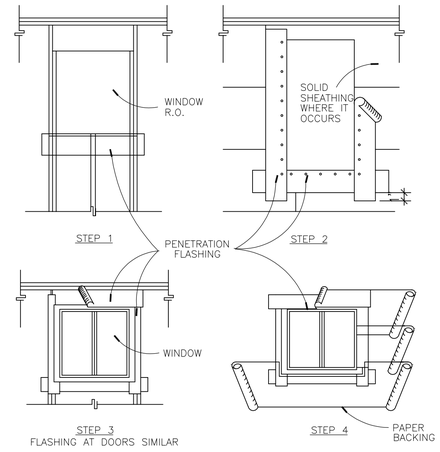


SCRF2A05 03-18-02

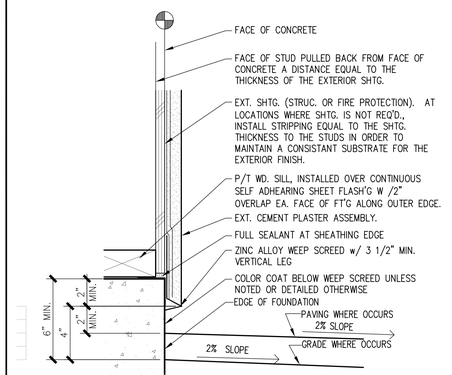
VENT PIPE THRU ROOF

3" = 1'-0"

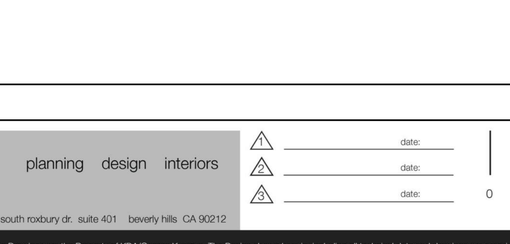
VENT PIPE THRU ROOF (7)
SCALE: 3" = 1'-0"



PENETRATION FLASHING DETAIL (4)



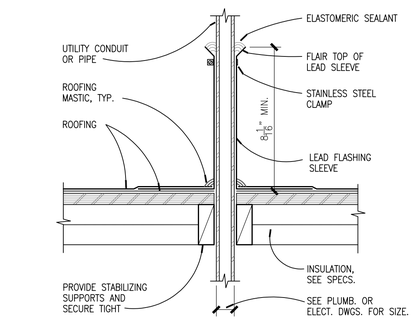
WD. FRAMED WALL @ EDGE OF CONC. FOUNDATION (1)
SCALE: 3" = 1'-0"



SECTION

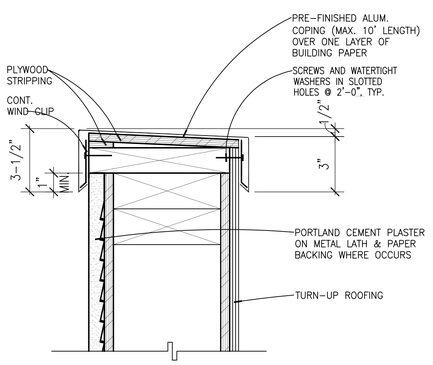
NOTE:
1. PORTLAND CEMENT PLASTER: 3 COAT ASSEMBLY PER UBC/CBC CHAPTER 25A

TYPICAL 1–HR EXTERIOR PLASTER WALL ASSEMBLY (11)



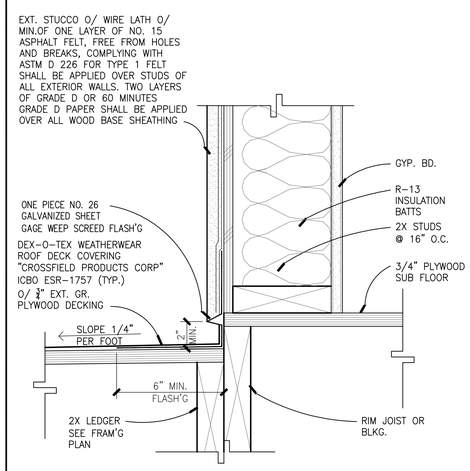
UTILITY PIPE THRU ROOF
SCALE: 3" = 1'-0"

8



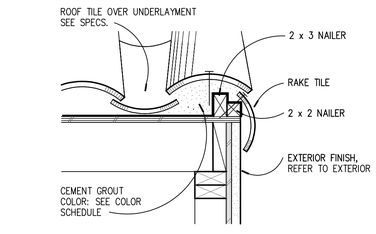
PARAPET
SCALE: 3" = 1'-0"

5



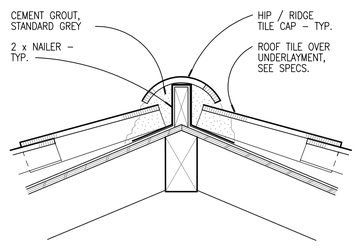
TERRACE FLASH'G @ WALL
SCALE: 3" = 1'-0"

2



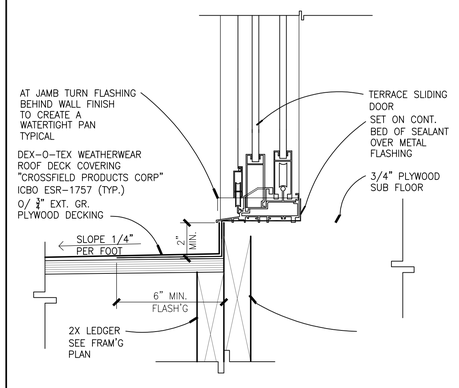
TILE RAKE
SCALE: 1 1/2"=1'-0"

9



HIP/RIDGE CAP
SCALE: 1 1/2"=1'-0"

6



TERRACE FLASH'G @ DOOR
SCALE: 3" = 1'-0"

3

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drawing: Details

scale:

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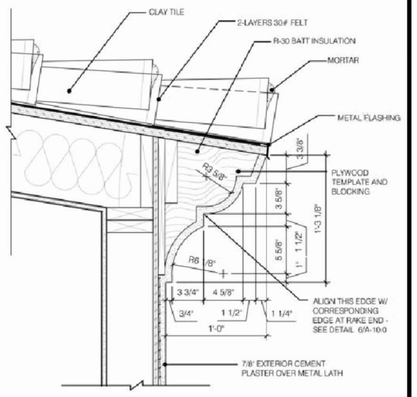
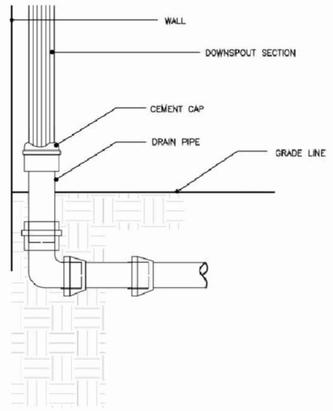


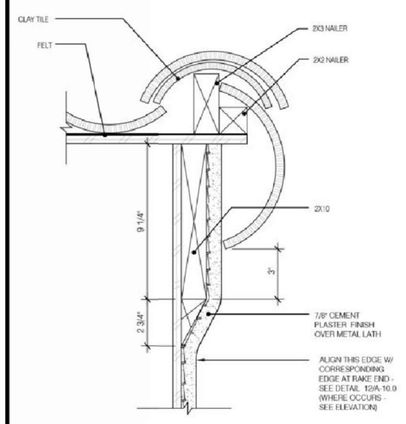
12 MOLDING DETAIL

1-1/2" = 1'-0"



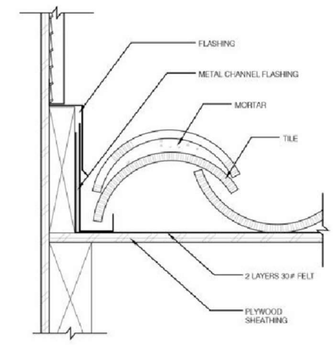
9 DOWNSPOUT DRAIN

1" = 1'-0"



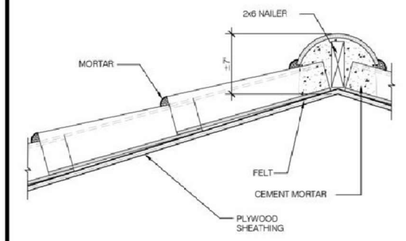
6 RAKE DETAIL

3" = 1'-0"



3 ROOF/WALL DETAIL

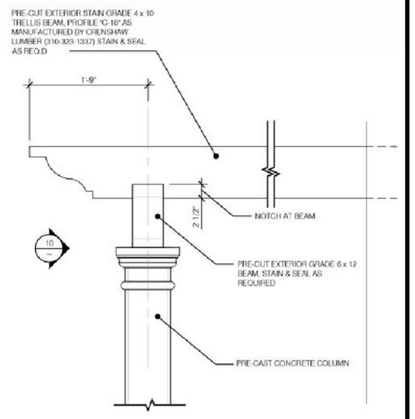
3" = 1'-0"



NOTE: RIDGE HEIGHT SHALL BE CERTIFIED BY LICENSED SURVEYOR PRIOR TO APPROVAL OF THE ROOF FRAMING/SHEATHING BY THE CITY OF MANHATTAN BEACH BUILDING AND SAFETY DEPARTMENT.

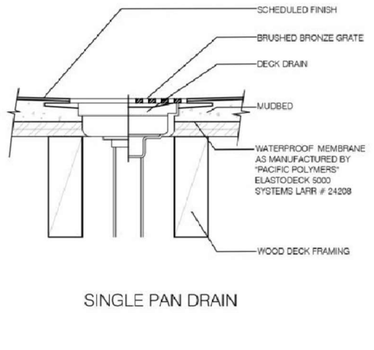
2 RIDGE DETAIL

1 1/2" = 1'-0"



11 TRELLIS DETAIL

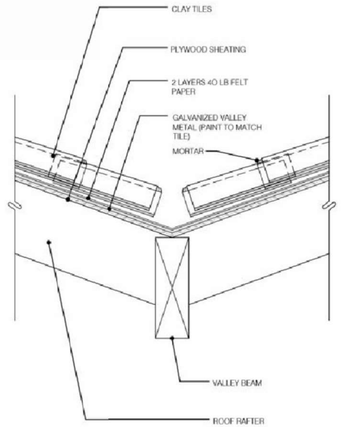
1" = 1'-0"



SINGLE PAN DRAIN

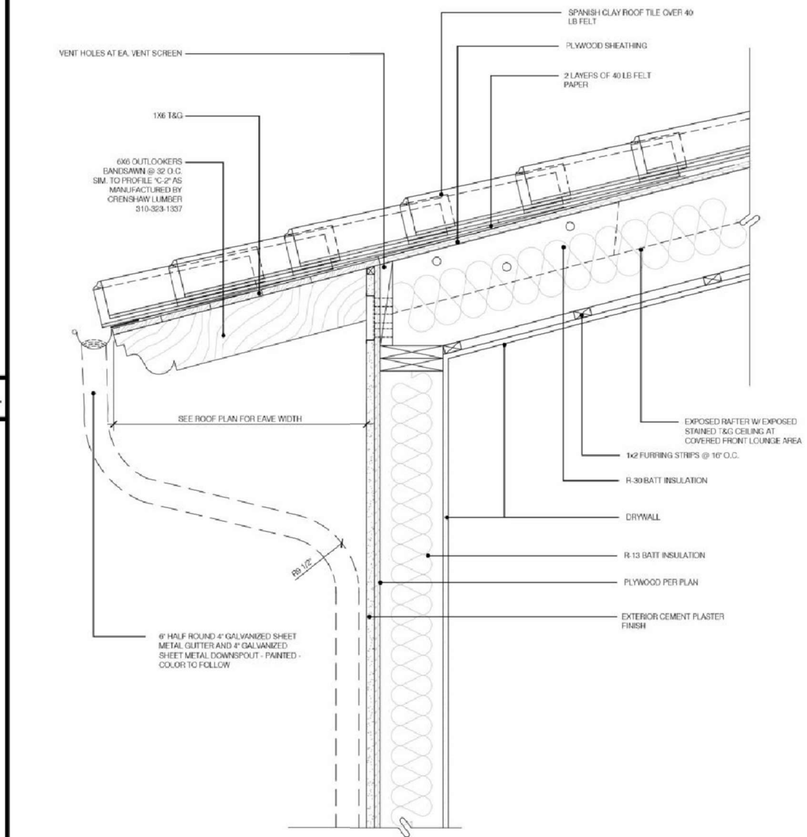
8 DECK DRAIN

1-1/2" = 1'-0"



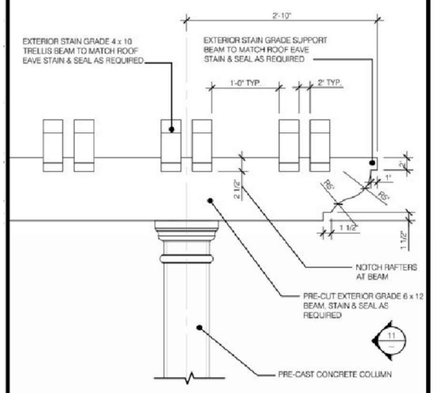
5 VALLEY DETAIL

1" = 1'-0"



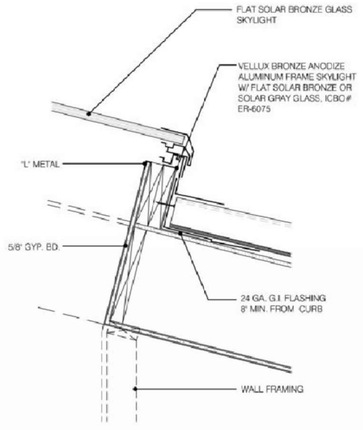
1 EAVE DETAIL

1-1/2" = 1'-0"



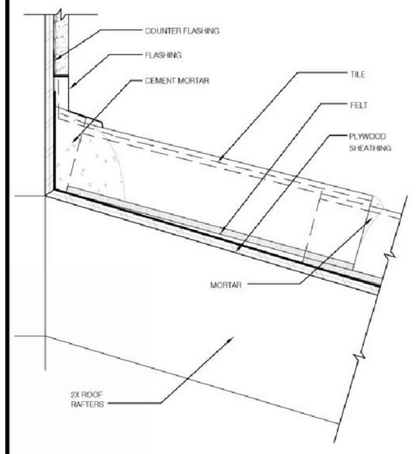
10 TRELLIS DETAIL

1 1/2" = 1'-0"



7 SKYLIGHT DETAIL

1-1/2" = 1'-0"



4 ROOF/WALL DETAIL

3" = 1'-0"

KDA
planning design interiors
468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: Details

scale:

sheet A-5.2

date 06-09-2025

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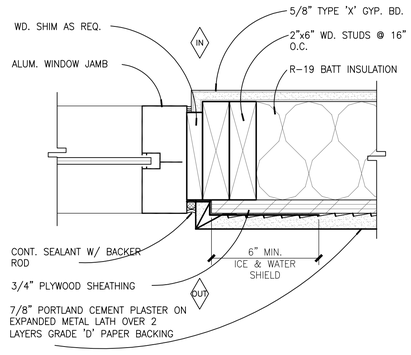
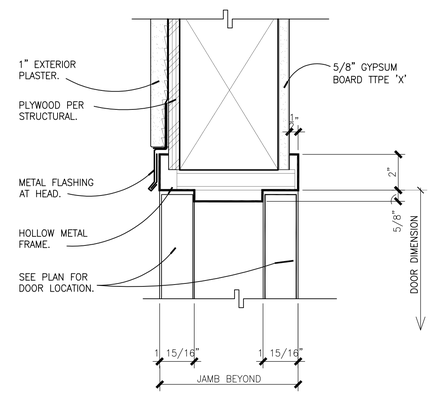


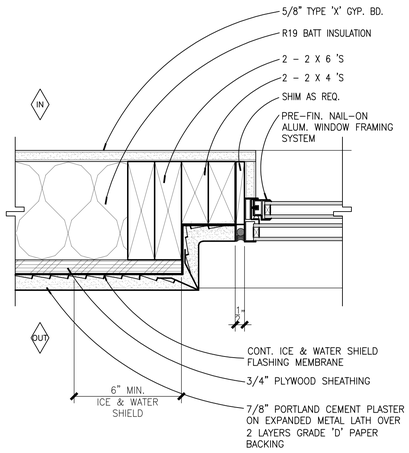
STOREFRONT WINDOW
SCALE: 3" = 1'-0"

4



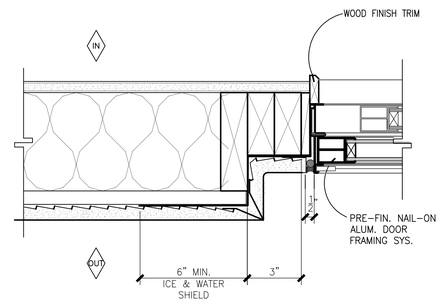
DOOR HEAD / JAMB
SCALE: 3" = 1'-0"

1



FIXED WINDOW JAMB
SCALE: 3" = 1'-0"

2



SLIDING DOOR JAMB
SCALE: 3" = 1'-0"

3

6

KDA
planning design interiors
468 south roxbury dr. suite 401 beverly hills CA 90212

1 date:
2 date:
3 date:

0 8 16 24 32 40 48 56 64 72 80 88 96 104 112 120

address 644 STRATFORD AVE.
SOUTH PASADENA CA 91030

drawing: Door/Window Schedules

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

sheet A-6.1

date 06-09-2025

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ATTACHMENT 4

Building Permits

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 644 Stratford DATE: 4/4/62

OWNER: John F. Steck

CONTRACTOR:

PERMIT NUMBER: 48890 VALUE: 1000.00 FEE: 6.00

JOB: add bath to exist/res. interior addition in bedroom - misc. remodeling

ROUGH INSPECTION

12-11-62 - Wardrobe added in east end of Room (upstairs

Bath Facility in N/W corner of Room - No wall Seperation.

JRN.

Work abandoned. new permit Reqd For Walls - Owner informed. 12-11-62 Nelson

FINAL INSPECTION

INSPECTOR:

FORM 753 2M 9-61 MOCK

CITY OF SOUTH PASADENA

JOB CARD

ADDRESS: 644 Stratford DATE: 3/27/62

OWNER: Mr. Steck

CONTRACTOR: Arco Plumbing

PERMIT NUMBER: 48809 VALUE: FEE: 10.00

JOB: 1 shower; 1 water closet; 2 lavatories; relocate water heater

ROUGH INSPECTION	
4-4-62 - called For Correction. JRN	Ro. work checked ok before Permit -
Gas Shut off Same [illegible]	Final on all ok 12-11-62
w/ water heater.	JRN.
4-4-62 - 4 Fixture Ro ok.	
No Correction. JRN.	
Recalled - 11-20-62 - JRN.	w/H. Correction Made ok
	FINAL INSPECTION 12-11-62
	INSPECTOR: Nelson

FORM 753 2M 9-61 MOCK

CITY OF SOUTH PASADENA

BUILDING AND ALLIED PERMITS

LOCATION 644 Stratford

LOT BLOCK TRACT

OWNER Mr. Root Reroof House

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

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
7-5-36	3354	BUILDING	H. T. Widney	125 00
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		

Form 502-500 11-12-34-Foothill Review

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 644 Stratford

LOT 25 BLOCK TRACT 434

OWNER Walter A. Abbatt

New House

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

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	ESTIMATED COST
6-27-23	3867	BUILDING	Defew Spars	6500 00
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		

FORM 502 1M—10-20-37—MOCK

JOB ADDRESS

NUMBER & STREET: 644 Stratford

APPLICATION FOR A
LATHING/PLASTERING PERMIT
OR
ROOFING PERMIT

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

CONTRACTOR: Acorn Roof	STATE LIC. NO.: 220881
MAIL ADDRESS: 1414 Laurel S.P.	PHONE: 449-3316
OWNER: Riggs	(CITY BUS. LIC.) D6569
MAIL ADDRESS: ob	OWNER PHONE: 799-1338

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR
			xx

PRESENT USE	PROPOSED USE
dwelling	

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

TYPE OF ROOFING: Built Up NO. OF SQUARES: 7

DESCRIPTION: 1-15# felt & 1-90#

former garage & newer add.

VALUATION (INCLUDE ALL LABOR AND MATERIAL) $ 300 FEES $ 5.00

LATHING & PLASTERING DETAILS

_____ YDS. EXTERIOR LATH.

_____ YDS. EXTERIOR PLASTER

_____ YDS. INTERIOR LATH.

_____ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION $_____

PERMIT FEE $_____

TOTAL FEE $ 5.00

INFORMATION PROVIDED BY BUILDING DEPT.			
USE ZONE R4	FIRE ZONE III	OCCUPANCY 1 & J	CHECKER'S APPROVAL

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

9888H17 N -5.00 RD

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

5 - 108

INSPECTION RECORD – LATHING & PLASTERING

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

INSPECTION RECORD – ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
FINAL	3-9-76	RM

JOB ADDRESS

NUMBER & STREET 644 Stratford Ave Ready

APPLICATION FOR AN
ELECTRICAL PERMIT

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

CONTRACTOR Torr electric	STATE LIC. NO. 171664
MAIL ADDRESS 1327 Huntington Dr.	PHONE 7995940
OWNER William Riggs	CITY LIC. NO.
MAIL ADDRESS same	OWNER PHONE

DESCRIPTION OF WORK

NEW BUILDING * EXISTING BUILDING NO SERV. CHANGE * RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10@ 25c ea. Ea. Additional @ 15c ea.	$
RANGES	OVENS	GARB. DISP.	@1.50 ea.	$
WATER HTR.	FAN OUTLET	DISH WSHR.		
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		
WASHING MACHINES			@1.00 ea.	$
220 VOLT OUTLETS dryer			@ .25¢ ea.	$ 25
SIGN FIXTURES			@2.00 ea.	$
AIR HEATERS OVER 1650 W			@2.50 ea.	$
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS	100 amp		2.00	$ 2.00
" " 200 AMPS			2.50	$
" " 400 AMPS			3.00	$
" OVER 400 AMPS			3.50	$

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

INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	3.00	$
ELECTRICAL PERMIT	2.50	$ 2.50
TOTAL		$ 4.75

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

[illegible] 25 N -4.75 EL

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

George Torricelli

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

5 - 110

INSPECTION RECORD

	DATE	APPROVED
T. P. P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED 4-169 REPORT	3-25-69	Dlam
PARTIAL OR MISC. INSPECTIONS		
RELOCATE CONDUCTET. CALLED FORK	3-25-69	Dlam
FINAL ELECTRICAL INSPECTION	4-1-69	Dlam

CITY OF SOUTH PASADENA
BUILDING & PLANNING DEPT.

CORRECTION LIST

Job Address 644 Stratford

Contractor/Owner:

Replace All
Dry Rot wood

Correct and
call For Reinspect,

10-5-95
Tim Gurley

When the above items are corrected,
please call for re-inspection - 799-9101

A 24 Hour Notice Is Required

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

BUILDING PERMIT

Building Address: 644 Stratford			
Lot No.	Tract	Tract	
Owner: Betty Jo RIGGS			
Mailing Address: 644 Stratford			
City: S. Pasadena	Zip: CA	Tel.: 799-1338	
Contractor: Mark (OWNER) RIGGS			
Address: 644 Stratford			
City: Sa Pasa	Zip: 91030	Tel.: 799-1338	
State Lic. & Classif.		City Lic. No.	
Arch., Engr., Designer			
Address		Tel.	
City	Zip	State Lic. No.	
Proposed Construction: repair stucco EQ Damage			
Sq. Ft. Size	No. Stories	No. Units	
New ☐ Add. ☐ Alter. ☐ Repairs ☒ Demolition ☐			

U.B.C. Edition: 88	Type Const.: V	Occ. Load	Occ. Group: R 3
USE ZONE: R 1	Variance Required		Appr.
Lot Size			
VALUATION: $ 200.00			

FEES			
	BUILDING FEE	15	—
	S.M.I. FEE		50
	PLAN CHECKING FEE		
	Energy Compl. Fee		
	Penalty		
	SPECIAL INSP.		
		15	50

EXPIRED

PERMIT NO.: 008270	WORKERS COMP. EXP.: Exempt	PROCESSED BY: JK Date: 5-2-89

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec.3800, Lab.C.).

Policy No. _____ 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 Laws of California.

Date 5/1/89 Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (*Sec. 3097, Civil Code.*)

Lender's Name _____

Lender's Address _____

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

Signature of Applicant _____ Date _____

Mailing Address 644 Stratford

City, State, Zip _____

LICENSED CONTRACTOR'S DECLARATION

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

Exp. Date _____ Signature of Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (*Sec.7031.5. Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).*

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (*Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.*)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (*Sec. 7044. Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.*)

☐ I am exempt under Sec. _____., B.&P.C. for this reason _____

Date _____ Owner _____

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

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

INSPECTOR COPY

INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.		
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.		
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.		
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.		
INSULATION: Thickness, R-Values, Piping, Sound Caulking.		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.		
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.		
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.		
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.		
SWIMMING POOL/SPA		
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.		
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.		
FINAL INSPECTION		
MISCELLANEOUS		
SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

INSPECTION NOTES

SETBACKS:

FRONT | SIDE | SIDE | FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

OWNER-BUILDER VERIFICATION

Attention Property Owner:

644 Stratford Ave. So. Pasadena
Address

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) yes.
2. I (have/have not) have signed an application for a building permit for the proposed work.
3. I have contracted with the following person (firm) to provide the proposed construction:

   Name ~~O~~

   Address _____ City _____

   Phone( ) _____ Contractors Lic. No. _____
4. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of Work
~~O~~			

5. I certify that I have read the "owner-builder" information on the reverse side of this form.

Signed:

Property Owner Mark Rigg
Social Security No. 553-19-7208
Driver's License No. N2674677

Date 5-23-84 Verified By: _____

Section 19831 Health and Safety Code

OWNER-BUILDER INFORMATION

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified.

For your protection you should be aware that as "owner-builder" you are the responsible party of record on such a permit. Building permits are not required to be signed by the property owner unless they are personally performing their own work. If your work is being performed by someone other than yourself, you may protect yourself from possible liability if that person applies for the proper permit in his or her name.

Contractors are required by law to be licensed and bonded by the State of California and to have a business license from the city or county. They are also required by law to put their license number on all permits for which they apply.

If you plan to do your own work, with the exception of various trades that you plan to subcontract, you should be aware of the following information for your benefit and protection:

If you employ or otherwise engage any persons other than your immediate family, and the work (including materials and other costs) is $200 or more for the entire project, and such persons are not licensed as contractors or subcontractors, then you may be an employer.

If you are an employer, you must register with the state and federal government as an employer and you are subject to several obligations including state and federal income tax withholding, federal social security taxes, workers' compensation insurance, disability insurance costs, and unemployment compensation contributions.

There may be financial risks for you if you do not carry out these obligations, and these risks are especially serious with respect to workers' compensation insurance.

For more specific information about your obligations under federal law, contact the Internal Revenue Service (and, if you wish , the U.S. Small Business Administration). For more specific information about your obligations under State law, contact the Department of Benefit Payments and the Division of Industrial Accidents.

If the structure is intended for sale, property owners who are not licensed contractors are allowed to perform their work personally or through their own employees, without a licensed contractor or subcontractor, only under limited conditions.

A frequent practice of unlicensed persons professing to be contractors is to secure an "owner-builder" building permit, erroneously implying that the property owner is providing his or her own labor and material personally. Building permits are not required to be signed by property owners unless they are performing their own work personally.

Information about licensed contractors may be obtained by contacting the Contractors State License Board in your community or at 1020 N. St., Sacramento, CA 95814.

Please complete and return the owner-builder verification form on the reverse side so that we can confirm that you are aware of these matters. The building permit will not be issued until the verification is returned.

Section 19830 Health & Safety Code

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

BUILDING PERMIT

Building Address: 644 Stratford			U.B.C. Edition: 85	Type Const.	Occ. Load / Occ. Group
Lot No.	Tract	Tract	USE ZONE	Variance Required	Appr.
Owner: Jo RIGGS			Lot Size		
Mailing Address: 644 Stratford Ave					
City: So. Pasadena	Zip: 91030	Tel.: 799-1338	VALUATION: $	$ 100.00	
Contractor: OWNER			FEES: BUILDING FEE		15 —
Address: SAME			S.M.I. FEE		50
City	Zip	Tel.	PLAN CHECKING FEE		
State Lic. & Classif.		City Lic. No.	Energy Compl. Fee		
Arch., Engr., Designer			Penalty		
Address		Tel.	SPECIAL INSP.		
City	Zip	State Lic. No.			15 50

EXPIRED

PERMIT NO.:	WORKERS COMP. EXP.	PROCESSED BY:
011857	Exempt	Date: 5-23-89

Proposed Construction: replace rail on front pourch, replace roof on front porch

Sq. Ft. Size	No. Stories	No. Units

New ☐ Add. ☐ Alter. ☐ Repairs ☒ Demolition ☐

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec.3800, Lab.C.).

Policy No. _____ Company _____

Mark Riggs

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 Laws of California.

Date 5-23-89 Applicant Mark Riggs

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____

Lender's Address _____

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

Signature of Applicant Mark Riggs Date 5-23-89

Mailing Address 644 Stratford

City, State, Zip So. Pasadena CA

LICENSED CONTRACTOR'S DECLARATION

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

Exp. Date _____ Signature of Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec.7031.5. Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec.7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044. Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date 5-23-89 Owner Mark Riggs

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

INSPECTOR COPY

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

INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, *Forms, Reinf. Steel, Excavation.*		
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.		
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.		
FRAMING: Walls, Roft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.		
INSULATION: Thickness, R-Values, Piping, Sound Caulking.		
FIREWALLS: *Material, Thickness, Dampers, Doors,* Closers, Fusible Links.		
INTERIOR: LATH/DRY WALL: Nailing, Supports, *Laps, Joint Reinf.*		
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.		
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.		
SWIMMING POOL/SPA		
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.		
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.		
FINAL INSPECTION		
MISCELLANEOUS		
SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

INSPECTION NOTES

SETBACKS:

FRONT | SIDE | SIDE | FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

CITY OF SOUTH PASADENA

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

BUILDING PERMIT

Building Address	644 Stratford Avenue		U.B.C. Edition 91	Type Const. V-N	Occ. Load	Occ. Group R-3
Lot No.	Tract	Tract	USE ZONE R-1	Variance Required	Appr.
Owner	Mark Riggs		Lot Size		
Mailing Address	644 Stratford Avenue				
City	So. Pasadena	Zip 91030	Tel. 799-5533	VALUATION: $ 4000.	
Contractor	none owner/builder				
Address					
City	Zip	Tel.			
State Lic. & Classif.		City Lic. No.			
Arch., Engr., Designer					
Address		Tel.			
City	Zip	State Lic. No.			
Proposed Construction	tear off existing roof apply comp. roof				
Sq. Ft. Size	No. Stories	No. Units			

New ☒ Add. ☐ Alter. ☐ Repairs ☐ Demolition ☐

EXPIRED

FEES		
	BUILDING FEE #81.03	52 00
	S.M.I. FEE	50
	PLAN CHECKING FEE	
	Energy Compl. Fee	
	Penalty	
	SPECIAL INSP.	
		52 50

PAID

PERMIT NO.	WORKERS COMP. EXP.	PROCESSED BY:
017531	Exempt	Date: 10-2-95

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec.3800, Lab.C.).

Policy No._____ 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 Laws of California.

Date 10295 Applicant Mark Riggs

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name none

Lender's Address_____

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

Signature of Applicant Mark Riggs Date 10295

Mailing Address 644 Stratford

City, State, Zip So. Pasadena CA 91030

LICENSED CONTRACTOR'S DECLARATION

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

Exp. Date_____ Signature of Contractor_____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: *(Sec.7031.5. Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).*

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. *(Sec.7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)*

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044. Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☑ I am exempt under Sec._____, B.&P.C. for this reason_____

Date 10295 Owner Mark Riggs

INSPECTOR COPY

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

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

INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.		
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.		
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.		
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.		
INSULATION: Thickness, R-Values, Piping, Sound Caulking.		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.		
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.		
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.		
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.		
SWIMMING POOL/SPA		
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.		
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.		
FINAL INSPECTION		
MISCELLANEOUS		
SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

INSPECTION NOTES

SETBACKS:

FRONT | SIDE | SIDE | FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

Notice sent 2-12-02

City of South Pasadena

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

REROOF APPLICATION

SITE ADDRESS: 644 Stratford Ave

ASSESSOR PARCEL NUMBER

BOOK | PAGE | PARCEL

ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: Mark Riggs

STREET ADDRESS: 644 Stratford Ave

CITY: S PAS | STATE: CA | ZIP CODE: 91030

PHONE NUMBER: 799-5533

PRINCIPAL DESIGNER'S NAME | LICENSE NO.

STREET ADDRESS

CITY | STATE | ZIP CODE

PHONE NUMBER

CONTACT PERSON

PHONE NUMBER

CONTRACTOR'S NAME: A-1 All American Roofing

STREET ADDRESS: 1705 Mountain Ave

CITY: Monrovia | STATE: CA | ZIP CODE: 91016

LICENSE CLASS: C39 | LICENSE NUMBER: 699115 | EXPIRATION DATE: 10/31/2002

PHONE NUMBER: 626 303-3737

WORKER'S COMPENSATION INSURANCE COMPANY NAME: Reliance Nat'l Indemnity Ins

WORKER'S COMP INSURANCE POLICY NUMBER: NWA0117768-06 | EXPIRATION DATE: 12/31/2002

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: [signature] Date: 11/27/00

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: [signature] Date: 11/27/00

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: _____

Signature: 5 - 121 Date: _____

DESCRIPTION OF WORK

☐ Reroof Over Existing ☑ Tear-Off and Reroof
☐ New Plywood and Roof ☐ Metal Roof o/Existing
☑ Other Built-up
Hot tar cupsheet

TYPE OF STRUCTURE
☑ RESIDENTIAL ☐ NONRESIDENTIAL

AREA: 17 SQUARES / SQ. FT | CODE IN EFFECT: LAC099

$ 2,650 INITIAL VALUATION | $ _____ REVISED VALUATION

PRE-ROOF INSPECTION IS REQUIRED

DO NOT COVER THE ROOF UNTIL APPROVAL FROM THE CITY BUILDING INSPECTOR HAS BEEN OBTAINED

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

BUILDING PERMIT FEE	$ 86.16
ISSUANCE FEE	$ 24.50
	$
	$
	$
	$
TOTAL	$ 110.66

Rec# 79877

PERMIT NUMBER	INITIALS	DATE
005714	GR	11-27-00

DATE OF FINAL: 5/1/03 | FINAL BY: [signature]

NO	INSPECTION	DATE	INSPECTOR
	REQUIRED BUILDING INSPECTIONS AND APPROVALS		
R1	Preroof, Tear Off or Sheathing	11-28-02	
R2	Final Roof Inspection	5-1-03	

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

REROOF COVERING REQUIREMENTS

1. A PREROOF COVERING INSPECTION IS REQUIRED.

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

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

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

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

3. A FINAL INSPECTION IS REQUIRED.

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

CHECK ONE OF THE FOLLOWING

☐ I am the owner doing the roof covering work.

☑ I am the contractor doing the roof covering work.

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

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

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

A-1 All American Roofing		11/27/02
Name	Signature	Date

ITEM NO. 6

Cultural Heritage Commission Agenda Report

DATE: December 18, 2025

FROM: Erika Ramirez, Community Development Director
Jasmin Kim, Planning Manager

PREPARED BY: Stephen Peterson, Assistant Planner

SUBJECT: **Project No. COA25-0004 – A request for a Certificate of Appropriateness (COA) for the construction of a first- and second- story addition totaling 1,338 square feet, to an existing 1,402-square-foot single-family residence located at 1102 Stratford Avenue in the Residential Low Density (RS) zoning district.. 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).**

APPLICANT: Kyle Imoto

RECOMMENDATION

Staff recommends that the Cultural Heritage Commission:

1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines.

2. Approve Project No. COA25-0004 subject to the draft Conditions of Approval (**Attachment 1**) and based on the Findings included as **Attachment 2**.

EXECUTIVE SUMMARY/BACKGROUND

The applicant, Kyle Imoto, requests the Cultural Heritage Commission approve a Certificate of Appropriateness (COA25-0004) to construct a 1,338 square foot addition to an existing 1,402 square foot Craftsman-style single family residence located at 1102 Stratford Avenue and originally constructed in 1910.

The home is identified as a potentially contributing resource within the Stratford Tract Historic District. The proposed addition will supplement the home with 2 additional bedrooms, 2 bathrooms, a new family room and an expanded kitchen with pantry.

Staff finds that the proposed project is consistent with the Secretary of the Interior's Standards for Rehabililtation, the City's Design Guidelines, Cultural Heritage Ordinance, General Plan Goal 3 and Policy 3.4, and the Certificate of Appropriateness required under SPMC Section 2.65(e). In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption under Section 15331 (Historic Resource Restoration/Rehabilitation).

- May 21, 2025, the applicant submitted the application for a Certificate of Appropriateness

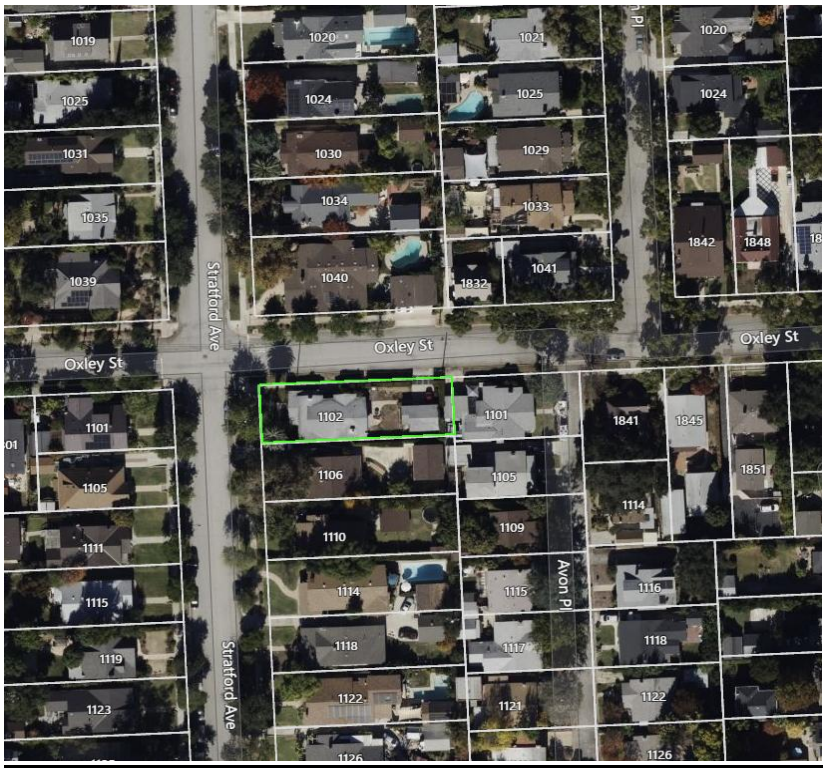
- November 11, 2025 the project was deemed complete and scheduled for consideration by the Cultural Heritage Commission on

PROJECT DESCRIPTION

The applicant is requesting approval of a Certificate of Appropriateness to construct a 1,338-square-foot addition split between a 360-square-foot rear ground-floor addition, and a 978 square-foot second floor addition. The ground floor addition will eliminate one bedroom while expanding the kitchen and adding a pantry and family room. The second floor addition will include 3 bedrooms, 2 bathrooms and 2 balconies. The architectural plans including proposed materials are included as **Attachment 3,** and the proposed project narrative, provided by the applicant, is included as **Attachment 4**.

Site Characteristics

Figure 1: Vicinity Map



The subject property is a rectangular-shaped 7,871-square-foot lot located on the southeastern corner of Stratford Avenue and Oxley Street. The subject property is located in the Residential Low Density (RS) zoning district, and is surrounded by one- and two-story single-family residential uses. The home immediately south of the residence at 1106 Stratford is a two-story single-family residence; while the home directly to the east at 1101 Avon Place is a single-story single-family residence. Neighborhood images are included on page A-10 of the Plan Set **(Attachment 3)**.

The subject site is currently improved with an existing 1,402-square-foot single-story, single-family dwelling and a detached 426 square-foot garage. The subject site is included in the City's Inventory of Historic Resources, listed as part of the potentially eligible Stratford Tract District (**4D**). The eligible Stratford Tract District consists of the 1000 and 1100 blocks of Stratford Avenue between mission Street and Monterey Road and is comprised of modestly-sized predominately Craftsman-style single-family residences largely built between 1907 and 1923.

Figure 2: Street View of the Property



The single-family residence (see **Figure 2** above) was built in 1910 in the Craftsman architectural style. Character-defining features include a wrap-around front porch supported by tapered columns, exposed rafters with extended rafter tails, and earth-toned wood shingle siding typical of Craftsman architecture.

Since being built, the property has undergone the following construction and alterations:

- In 1929, permits were pulled for a reroof
- In 1951, permits were pulled for a reroof
- In 1955, permits were pulled for demolition of the existing garage and construction of a new 2-car garage
- In 1968, permits were pulled for a screened patio to be added on the side of the garage
- In 1976, permits were pulled for a reroof
- In 1983, permits were pulled for an interior remodel of the bath and kitchen
- In 1994, permits were pulled for a reroof

Building permit records are included as **Attachment 5**.

PROJECT ANALYSIS

Certificate of Appropriateness (COA)

The proposed project requires a Certificate of Appropriateness and approval from the Cultural Heritage Commission, as the addition is larger than 500 square feet and is visible from the public right-of-way. The subject property has been identified as a 4D potential contributor to an eligible historic district by the City of South Pasadena. As such, an addition should be visually subordinate, or secondary, to the original structure.

Several cycles of collaborative review and redesign have been conducted between staff and the applicant to ensure the addition will fit in cohesively with the neighborhood and be visually subordinate to the existing home.

The proposed addition will maintain consistency with the character of the existing home through:

- use of matching roof materials and color
- new roof eaves and rafters to match existing
- transfer of existing windows from the existing first floor to the second floor addition
- new divided light grid windows to match existing
- a concrete porch at the rear to match the existing front porch in texture and color
- front façade will remain unchanged

Differentiation between the addition and the existing home will be achieved through:

- use of similar siding materials with a different texture than the original (horizontal siding and shake shingles)
- expanded side setbacks on both the first and second floors

Techniques used to reduce the apparent size, bulk and scale of the second floor addition include:

- articulation with two recessed sleeping porches on the Oxley frontage (setback 8-9 feet deep)
- generous 30 foot setback of the 2nd floor addition from the existing front of the house
- 3-feet of additional side setback for the second floor versus the first floor
- the addition of two side gables to break up the 2nd floor wall plane
- front façade will remain unchanged.

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The proposed project has been designed to retain and preserve the character-defining features of the house. As proposed, the project is consistent with the following General Plan Goal 3 and Policy P3.4:

Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and

ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.

Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.

The proposed project is consistent with Goal 3 and Policy 3.4 above because the proposal preserves the existing Craftsman architectural style of the residence. The proposed design features elements and treatments such as shake and horizontal siding, rafter tails and a low-pitch gabled roof that are consistent with the Craftsman style. The addition is located at the rear of the home and is setback 30 feet in the front and 3 feet on each side from the original first floor, to preserve the character and scale of the neighborhood and views of the home from Stratford Street. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and Design Guidelines.

Zoning Code Compliance

The subject property is zoned Residential Low Density (RS), which is intended for the development of detached single-family homes and accessory structures. The existing land use and density of the project site comply with South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Certificate of Appropriateness process is to ensure that the proposed site layout and building design are suitable and compatible with the City's design standards and guidelines. Residential Development Standards from SPMC Section 36.220.040 were applied to the project. **Table 1** below lists the project's conformance with applicable development standards.

Table 1: Residential Development Standards Compliance

Standard	Requirement	Existing	Proposed
Lot Coverage	40% (3,148 SF max. allowed)	26.9% 2,270 SF	33.4% 2,630 SF
Floor Area Ratio (FAR)	35% (2,754 SF max. allowed)	28.8% 2,270 SF	34.8% 2,740 SF
Building Height	35 feet max.	17 feet, 7 inches	26 feet, 7 inches
Off-Street Parking	2-car (covered)	2-car garage	Unchanged

Standard	Requirement	Existing	Proposed
Front Setback	20 feet (15 feet with a porch)	32 feet, 11 inches (from porch)	Unchanged
Side Setback	10% of lot width (5-feet)	North: 10 feet, 6 inches South: 5 feet, 4 inches	Unchanged
Rear Setback	25 feet	64 feet	55 feet

Figure 3: Proposed Front Rendering from Stratford Avenue



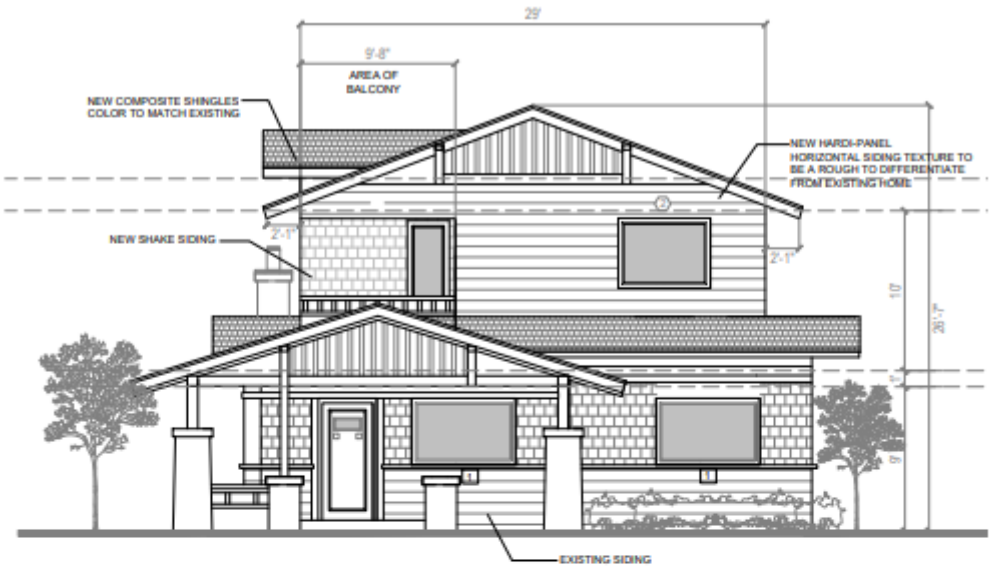
Figures 4, 5, 6: Proposed Side Renderings from Oxley Street



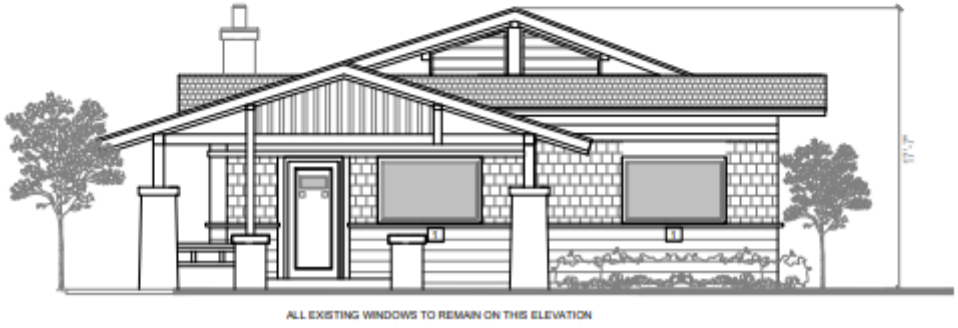




Figure 7: Proposed and Existing West Front Elevation

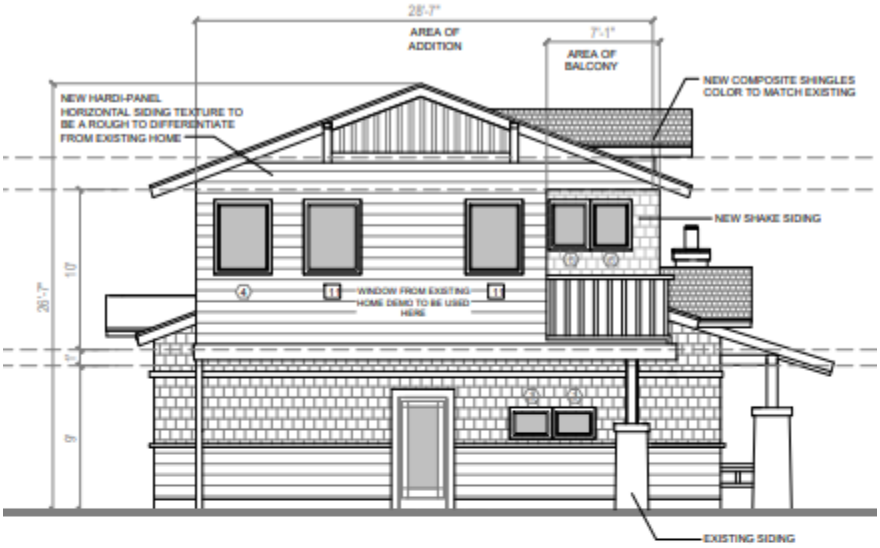


PROPOSED WEST ELEVATION (FRONT)

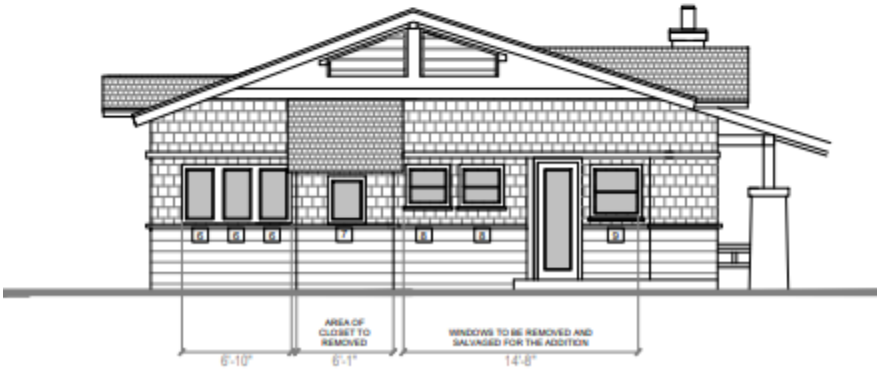


EXISTING WEST ELEVATION (FRONT)

Figure 8: Proposed and Existing East Rear Elevation

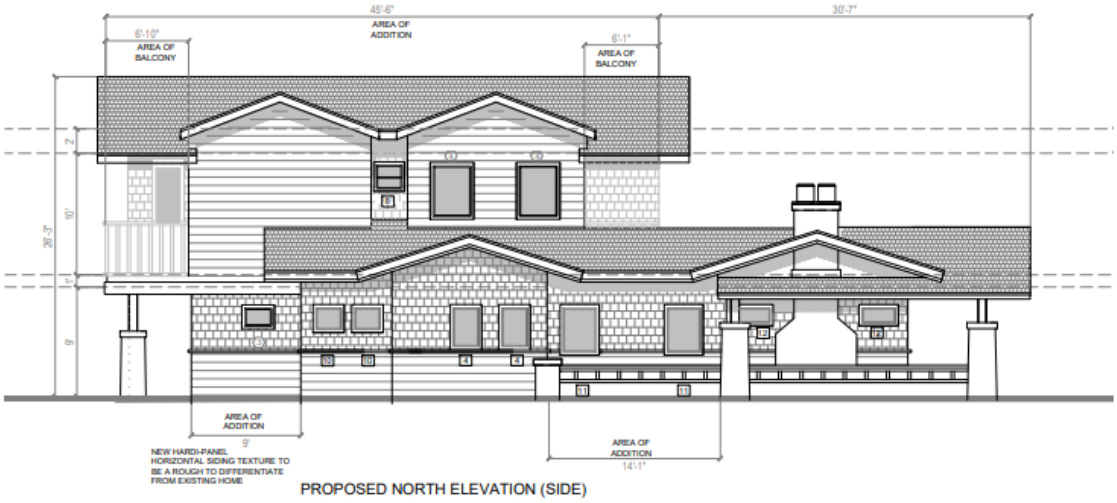


PROPOSED EAST ELEVATION (REAR)

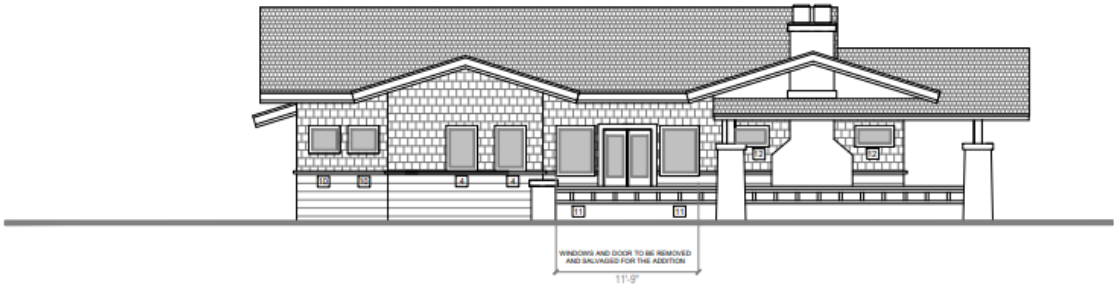


EXISTING EAST ELEVATION (REAR)

Figure 9: Proposed and Existing North Side Elevation – Facing Oxley

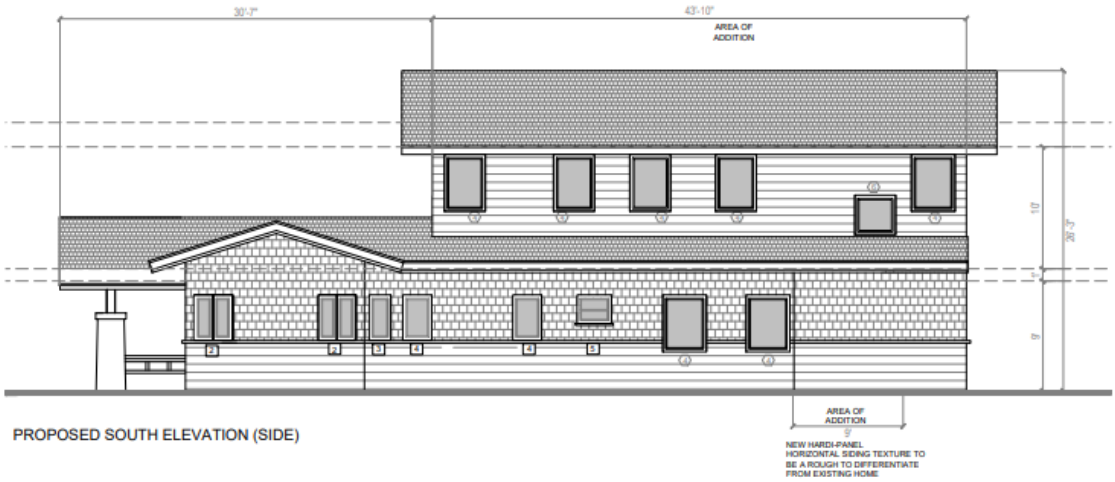


PROPOSED NORTH ELEVATION (SIDE)

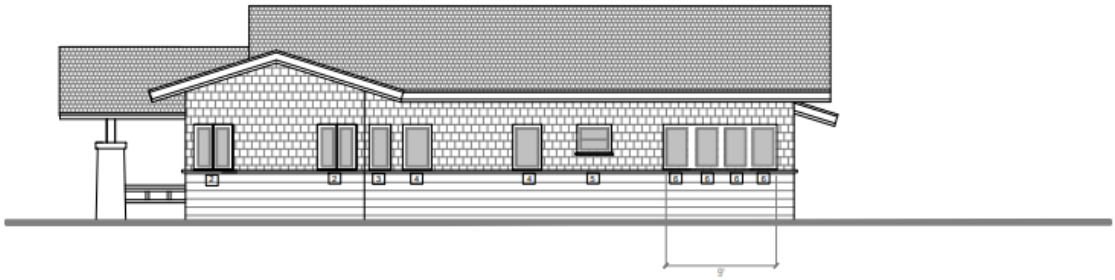


EXISTING NORTH ELEVATION (SIDE)

Figure 10: Proposed and ExistingSouth Side Elevation – Facing Neighboring Property



PROPOSED SOUTH ELEVATION (SIDE)



EXISTING SOUTH ELEVATION (SIDE)

FINDINGS

The proposed project is found to be consistent with the Secretary of the Interior's Standards for Rehabilitation, the City's Design Guidelines, the Cultural Heritage Ordinance, General Plan Goal 3and Policy P3.4 and the Certificate of Appropriateness findings required under SPMC Section 2.65(e). The full Findings along with detailed analysis of the project's consistency is included in **Attachment 2**.

ENVIRONMENTAL ANALYSIS

This project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) based on State CEQA Guidelines Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation). The Class 31 exemption consists of projects undertaken in a manner consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer. As shown in Table 1 of the Findings (Attachment 2), the project demonstrates consistency with the Secretary of the Interior Standards for Rehabilitation. Therefore, this exemption applies.

PUBLIC NOTICING

A Public Hearing Notice was published on December 5, 2025, in the South Pasadena Review. Hearing notices were sent to all properties within a 300-foot radius on December 3, 2025. In addition, the public was made aware that this item was to be considered at a public hearing by virtue of its inclusion on the legally publicly noticed agenda, as well as the posting of the same agenda and reports on the City's website. At the time of the writing of this staff report, staff has not received public comments regarding the proposed project.

ALTERNATIVES TO CONSIDER

The Cultural Heritage Commission has the following options available:

1. Approve the project as is, or with modified conditions and provide findings; or
2. Approve the project with the recommendation of a Chair Review for minor modifications to the proposal; or
3. Continue the project, providing the applicant with clear recommendations to revise the proposal; or
4. Deny the project and provide findings

NEXT STEPS

If the Cultural Heritage Commission approves the project, a 15-day appeal period will commence in which any person affected by the decision may appeal the decision for a

public hearing by the City Council. Should there be no appeals during this 15-day period, the applicant may proceed through the Plan Check Process with the Planning Division to review the construction plans to ensure that all conditions are satisfied prior to submittal with the Building Division.

ATTACHMENTS

1. Conditions of Approval
2. Findings
3. Project Plans
4. Narrative provided by Applicant
5. Building Permits

ATTACHMENT 1

Conditions of Approval

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
1.	This approval and all rights hereunder shall terminate within twelve (12) months of the effective date of approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless a Building Permit is issued and substantial construction has begun, or the use is established, or action is taken.	Planning **Standard**	
2.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Certificate of Appropriateness as reviewed by the Cultural Heritage Commission at its hearing on **December 18, 2025** except as modified by these Conditions of Approval. All site improvements resulting from this entitlement and the applicant's business operations shall conform to all applicable City of South Pasadena standards and requirements, including sign and encroachment standards.	Planning **Standard**	
3.	Approval by the Cultural Heritage Commission does not constitute a building permit. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with. The use and development of the Property shall comply with these Conditions of Approval and all applicable local, special district or authority, county, state and federal statutes, codes, standards, regulations, guidelines and policies, including, but not limited to, Building Division, Fire Department, Planning Division and Public Works Department requirements, and shall comply with all applicable City Code requirements	Planning, Building, Public Works, Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	and all comments made during the City's building permit plan check review process (collectively, "Applicable Rules"). Failure to comply with Applicable Rules may result in reconstruction work, demolition, stop work orders, withholding of certificate of occupancy, revocation of land use permit approval and/or any other remedies available to the City in law or in equity.		
4.	Changes to the Project or use approved as part of the Certificate of Appropriateness may only be made in accordance with the provisions of SPMC Section 36.420.050 "Changes to an Approved Project". Unless approved through modification, deviations not identified on approved preliminary development plans may not be approved by the City.	Planning **Standard**	
5.	Notwithstanding anything else in this code, or any other code incorporated, herein, by reference any new roof shall be of Class "A" roof material.	Fire **Standard**	
6.	Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows: a. At each stairway on all floor levels where combustibles materials have accumulated. b. In every storage and construction shed. a. Where special hazards exist included, but not limited to, storage and use of combustible and flammable liquids.	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
7.	The City of South Pasadena reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.	Public Works, Fire, Building, Planning **Standard**	
8.	The applicant shall replace all broken, damaged, or out-of-grade sidewalk and driveway approaches, and repaint all curb markings along the perimeter of the property to the satisfaction of the City Engineer regardless of when or how such condition originally occurred per SPMC Section 31.54. All improvements within the public right-of-way shall conform to the current Standard Specifications for Public Works Construction (SSPWC) and Standard Plans for Public Works Construction (SPPWC). • The applicant shall install new 4" thick sidewalk with maximum cross slope of 2% conforming to the current Standard Plans for Public Works Construction (SPPWC, STD Plan 112-2). Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC).[*if needed*] • The applicant shall remove and replace all existing driveway approaches with new driveway approaches conforming to the current Standard Plans for Public Works Construction (SPPWC) Std Plan 110-2, Type B. Concrete shall be class 520-C-2500 and shall conform to the current Standard Specifications for Public Works Construction (SSPWC). The applicant shall verify the width with the Planning Department and the actual limits of concrete removal with the Public Works Department. [*if needed*]	Public Works **Standard**	
9.	Compliance with the City's Performance Standards of Section 36.300.110, which also	Police **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	include the Noise Standards (Chapter 19A), of the South Pasadena Municipal Code (SPMC) shall be adhered to at all times.		
10.	The second sheet of building plans shall list all conditions of approval and include a copy of the Cultural Heritage Commission Decision Letter. This information shall be incorporated into the construction plans prior upon the initial submittal to the Building Division for Plan Check review.	Building **Standard**	
11.	All construction plans shall comply with the codes in effect at the time of plan submittal to the Building Division. The applicant is advised that a new code cycle will take effect on January 1, 2026, which may impact design requirements if plans are submitted on or after that date.	Building **Standard**	
12.	Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.	Building **Project Specific**	
13.	Each sheet of the plans shall be stamped and signed by a California licensed architect or engineer per R301.1.3.2 as adopted and amended by the City, for all dwellings of wood frame construction more than one story in height or with a basement located in Seismic Design Category D0, D1, or D2 or E.	Building **Project Specific**	
14.	Foundation inspection will not be made until setback of the addition has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.	Building **Project Specific**	
15.	Chimney shall extend not less than 2 feet higher than any portion of a building within 10 feet per Section R1003.9 of the Residential Code. To avoid extending the existing chimney due to this code requirement, the 2nd story addition shall be kept at least 10	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	GENERAL		
	feet away from it.		
16.	Project shall comply with the CalGreen Residential mandatory requirements	Building **Standard**	
17.	All fire sprinkler hangers must be designed and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the engineer or the architect and submitted for approval.	Building **Project Specific**	
18.	Separate permits are required for Fire Sprinklers.	Building **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO BUILDING PERMIT APPLICATION		
19.	See link below to Building Division construction related information and forms: https://www.southpasadenaca.gov/Your-Government/Department-Service-Areas/Community-Development/Building-Division	Building **Standard**	
20.	Fire-resistance rating requirements for exterior walls and Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 5 feet for dwellings and accessory buildings shall comply with Table R302.1(1) or with Table R302.1(2) as applicable.	Building **Standard**	
21.	Required Code References: Current South Pasadena Municipal Code (SPMC); 2022 California Fire Code (CFC); Current California Building Code; NFPA Applicable Standards.	Fire **Standard**	
22.	No overnight storage of materials or equipment within the public right-of-way shall be permitted.	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO BUILDING PERMIT APPLICATION			
23.	The applicant shall obtain oversize/overload permits from the Public Works Department for any oversized equipment used during the stages of construction, including, but not limited to demolition; clearing and grubbing; grading; material disposal; drilling for piles and/or caissons; trenching for footings; excavation for retaining walls; core sampling of soils; etc.	Public Works **Standard**	
24.	The applicant shall obtain an encroachment permit from the Public Works Department for any work proposed within the public right-of-way.	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
25.	The Developer shall ensure proper management of demolition and construction debris. Below are links related demolition and construction debris. Link to Athens Services' Construction and Demolition Waste Management Program: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/cd-waste-managment-form.pdf Link to Construction and Demolition Debris Recycling Facilities in Los Angeles County: https://www.southpasadenaca.gov/files/assets/public/v/1/community-development/documents/recycling_facilities.pdf	Building **Standard**	
26.	Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	provided with no less than one 2A10BC fire extinguisher as follows: A. At each stairway on all floor levels where combustible materials have accumulated B. In every storage and construction shed. C. Where special hazards exist, including but not limited to, storage and use of combustible and flammable liquids.		
27.	Required water supply - An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. Proof of capacity shall be done prior to permit issuance then tested prior to occupancy. Fire form can be found here: https://www.southpasadenaca.gov/files/assets/public/v/1/fire/documents/hydrant-verification-for-required-flow-form.pdf	Fire, Public Works **Standard**	
28.	The applicant shall contact the City of South Pasadena Water Operations Manager, Victor Magana, vmagana@southpasadenaca.gov prior submittal of the building permit application for the fire flow test. The applicant shall submit water demand calculations to the City for potable water and fire (if applicable). The calculations will be used to verify the adequacy of the existing water meter connection for the proposed structure and Fire Department approved fire sprinkler system (if applicable). The applicant shall coordinate with the Water Operations Manager the size, location and the associated fee for the installation of a new water meter connection. All fees are to be paid prior to issuance of certificate of occupancy [Water impact fees can be paid at	Public Works, Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
	a later date after fire sprinklers have been designed, but prior to new water meter installation request].		
29.	The applicant shall pay all applicable City fees including Public Works Department plan review fee and permit fees per the current adopted Master Fee Schedule, which can be found on the City's website. This includes all costs incurred by the Public Works Department for the use of professional services or consultants in the review, investigation, and/or plan check of the public improvement plans. The applicant shall provide receipts of all applicable fees paid prior to Building Permit Issuance.	Public Works **Standard**	
30.	For the portions fronting the project site, Stratford Avenue, shall be photographed and video recorded before the start of construction and after construction for assessing the damage caused to the streets by construction related activity. The applicant will be responsible to restore the public right-of-way to its original condition and to the satisfaction of the City Engineer. These video recordings and photographs shall be submitted to the City before the project approval and immediately upon completion of the project.	Public Works **Standard**	
31.	Prior to issuance of a permit, the applicant shall perform a video inspection of the existing sewer lateral for obstructions and remove any obstructions observed. The applicant shall provide a copy of the inspection video of the cleared pipe for review.	Public Works **Standard**	
32.	The applicant shall pay all applicable City sewer and/or water capacity charges per SPMC Section 16B.3. A copy of the receipt for any fees to be paid must be submitted before permit issuance.	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO DEMOLITION/GRADING/BUILDING PERMIT ISSUANCE			
33.	Per Chapter 16A of the City of South Pasadena Municipal Code, Growth Fee to be paid.	Public Works **Project Specific**	
34.	A drainage plan shall be approved prior to issuance of the building permit. The drainage plan shall indicate how all storm drainage is carried to the public way or drainage structure approved to receive storm water.	Public Works **Project Specific**	
35.	School Developmental Fees shall be paid to School District prior to the issuance of the building permit.	Building **Project Specific**	
36.	Per Chapter 16A of the City of South Pasadena Municipal Code, Park Impact Fee to be paid at the time of permit issuance	Building **Project Specific**	
37.	Per Chapter 16A of the City of South Pasadena Municipal Code, Growth fee to be paid at the time of permit issuance.	Building **Project Specific**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
DURING CONSTRUCTION			
38.	Construction activity within a residential zone or within 500 feet thereof shall only occur Monday through Friday between 8:00am to 7:00pm, Saturday between 9:00am and 7:00pm, and on Sunday and city recognized holidays between 10:00am and 6:00pm.	Planning, Building, Public Works, Police **Standard**	
39.	The Property shall be maintained daily so that it is free of trash and litter.	Building **Standard**	
40.	Compliance with the following noise standards shall always be required with: A. No construction equipment shall be operated without an exhaust muffler, and all such equipment shall have mufflers and sound control devices (i.e., intake silencers and noise shrouds) that are no less effective than those provided on the original equipment;	Building **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	DURING CONSTRUCTION		
	B. All construction equipment shall be properly maintained to minimize noise emissions; C. If any construction vehicles are serviced at a location onsite, the vehicle(s) shall be setback from any street and other property lines so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors; D. Noise impacts from stationary sources (i.e., mechanical equipment, ventilators, and air conditioning units) shall be minimized by proper selection of equipment and the installation of acoustical shielding as approved by the Planning Manager and the Building Official in order to comply with the City's Noise Regulations and Standards as set forth in SPMC Chapter 19A; and E. Stationary source equipment (i.e., compressors) shall be located so as to maintain the greatest distance from the public right-of-way and from Noise Sensitive Receptors.		
41.	During construction, dust shall be controlled by regular watering or other methods as determined by the Building inspector.	Building **Standard**	
42.	Any construction activity that may require roadway or lane closures where two-way traffic cannot be accommodated will require a traffic control plan prepared by a CA licensed civil or traffic engineer or a C-31 licensed contractor to be submitted for review. Safe pedestrian access, including ADA and bicycle, must be maintained at all times. All street closures will require an encroachment permit from the Public Works Department. Street closures are only allowed between 9:00 am and 3:00 pm. Whenever there will be a street closure	Public Works **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	DURING CONSTRUCTION		
	exceeding thirty minutes in duration, the applicant shall provide written notification about the street closure to all impacted businesses and residents at least 48 hours in advance of the street closure.		

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
	PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION		
43.	Address Identification. New and existing buildings shall have *approved* address numbers, building numbers, individual unit addresses, or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be view from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.	Fire **Standard**	
44.	Groups R-2, R-2.1, R-3, R-3.1, and R-4. Single or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-2.1, R-3, R-3.1 and R-4 regardless of occupant load at all of the following locations: 1) On the Ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; 2) In each room used for sleeping purposes. 3) In each story within a dwelling unit,	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.		
45.	Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-1, R-2, R-3, R-3.1, or R-4, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed (CFC 907.2.11.3).	Fire **Standard**	
46.	Where required for new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units, within which fuel-burning appliances are installed and in dwelling units that have attached garages.	Fire **Standard**	
47.	Power Supply. For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.	Fire **Standard**	
48.	Interconnection. Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit (CBC 420.4.1.2).		
49.	Alarm Requirements. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon monoxide alarms and carbon monoxide detectors shall be installed in accordance with this code, the current edition of NFPA 720 "Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment" and the manufacturer's installation instructions. Other carbon monoxide alarm and detection devices are recognized in NFPA 720 are also acceptable.	Fire **Standard**	
50.	Carbon monoxide alarms combined with smoke alarms shall comply with Section 420.4, all applicable standards, and requirements for listing and approval by the Office of the State Fire Marshal, for smoke alarms. (CBC 420.4.3.1).	Fire **Standard**	
51.	Buildings under construction shall meet the condition of "Chapter 33 Fire Safety During Construction and Demolition" of the 2022 California Fire Code. Structures under construction, alteration or demolition, shall be provided with no less than one 2A10BC fire extinguisher as follows: 1) At each stairway on all floor levels where combustibles materials have accumulated. 2) In every storage and construction shed. 3) Where special hazards exist included, but not limited to, the storage and use of combustible and flammable liquids.	Fire **Standard**	
52.	A set of plans must remain on the job site at	Fire	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
PRIOR TO CERTIFICATE OF OCCUPANCY OR FINAL INSPECTION			
	all times. Appointments for inspections should be made at least two days in advance of required inspection by calling the Fire Department at (626) 403-7304.	**Standard**	
53.	The City of South Pasadena Fire Department reserves the right to change or otherwise modify requirements based upon receiving additional project information or other unforeseen circumstances.	Fire **Standard**	

NO.	CONDITIONS OF APPROVAL	Agency	Compliance Verification
ON-GOING			
54.	The use and development of the Property shall be in substantial conformance with the plans and materials submitted with the application for the Certificate of Appropriateness as reviewed by the Planning Commission at its meeting on November 20, 2025 excepted as modified by these Conditions of Approval.	Planning **Standard**	
55.	All graffiti shall be removed from the Property within 48 hours of its application.	Planning **Standard**	

ATTACHMENT 2

Findings

ATTACHMENT 2
Required Certificate of Appropriateness (COA) Findings
1102 Stratford Avenue

Pursuant to SPMC Section 2.65(e)(10), in order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first find that the proposed addition complies with the findings as stipulated in the South Pasadena Municipal Code. The following findings have been made in association with the Certificate of Appropriateness for 1102 Stratford Avenue in the City of South Pasadena with the conditions of approval attached herein as Attachment 1.

Mandatory Findings

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

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

The project is consistent with the goals and policies of the General Plan for preservation, rehabilitation, and use of historic resources in the City. The existing home, built in 1910, is listed on the City of South Pasadena's Historic Inventory List as a potential contributor to the Stratford Tract District. The proposed project has been designed to retain and preserve the character-defining features of the house. As proposed, the project is consistent with the following General Plan Goal 3 and Policy P3.4:

> *Goal 3: Preserve and enhance the distinctive residential neighborhoods; provide housing opportunities for all; reinvest in downtown corridors and neighborhood centers; and ensure that new development contributes its fair share towards the provision of affordable housing, adequate parks, schools, and other public facilities.*
>
> *Policy P3.4: Conserve South Pasadena's character and scale, including its traditional urban design form, while creating places of enduring quality that are uniquely fit to their time and place.*

The proposed project is consistent with Goal 3 and Policy 3.4 above because the proposal preserves the existing Craftsman architectural style of the residence. The proposed design features elements and treatments such as shake and horizontal siding, dormers rafter tails and low-pitch gabled roof that are consistent with the Craftsman style. The addition is located at the rear of the home and is setback 30 feet in the front and 8 to 9 feet on each side from the original first floor, to preserve the character and scale of the neighborhood and views of the home from Stratford Street. Additionally, as shown below, the proposal maintains compliance with the City's applicable development standards and Design Guidelines.

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

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

encouraging and perpetuating the long-term, viable use of the cultural resource. The project preserves the architectural and aesthetic features of the historic home consistent with the *Secretary of Interior's Standards* as shown in **Table 2** below.

3. **The project is consistent with the applicable criteria identified in Section 2.65(e)(8) which the commission applies to alterations, demolitions, and relocation requests.**

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

   1. "New windows and doors should be of the same materials as those original to the structure, typically wood in South Pasadena, occasionally steel." (p. 30)
   2. "Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and should be limited in size and scale in relation to the existing structure. Additions should have limited visibility from the street." (p. 36)
   3. "New additions should be compatible in mass and scale with the neighborhood, and should be visually subordinate to the original building." (p. 37)
   4. "Adding vertically at the rear with matching roof forms that step back from the building footprint reduces the impact of an addition" (p. 38)
   5. "Additions should be placed at the building rear and set back from the front to minimize the visual impact on the historic structure from the public right-of-way so that the original proportions and character remain prominent." (p. 39)
   6. "The roof forms and slopes should match the original" (p. 41)
   7. "Façade treatments for new additions should be consistent with the existing building and its architectural style. Details and elements not found on the existing structure or inconsistent with the style should be avoided." (p. 46)
   8. The roofing material on additions should also match the original building as closely as possible in type, color, profile and placement" (p. 45)

   The project is consistent with the standards in the Secretary of Interior's Standards of Rehabilitation, as shown in **Table 1**.

ATTACHMENT 2
Required Certificate of Appropriateness (COA) Findings
1102 Stratford Avenue

Table 1: Consistency with Secretary of Interior Standards

Standard	Recommendation
Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	**Consistent.** Property will not change its use and will remain a single-family dwelling.
Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	**Consistent.** The historic character will be retained. Original windows and doors to be removed from the first level will be salvaged and re-used in the rear and second story additions.The modest additional rear footprint of the addition maintains open usable backyard space.
Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.	**Consistent.** The proposed addition is a consistent architectural style to the primary dwelling. The addition will be differentiated from the existing dwelling and will not create a false sense of historical development as there are no proposed conjectural features or elements from other historic properties.
Standard 4: Changes to a property that have acquired historic significance will be retained and preserved.	**Consistent.** The original home will be retained. No historically significant changes will be demolished. Building permit history records reveal no significant changes have been made to the exterior of the house (only 4 reroofings).

Standard	Recommendation
Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	**Consistent.** No changes are proposed to the front façade and there will be no removal of distinctive features.
Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	**Not applicable.** No deteriorated historic features will be touched.
Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	**Not applicable.** No chemical or physical treatments will be utilized.
Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	**Not applicable.** No archaeological resources are identified on the property.
Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property, the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	**Consistent.** The addition will provide similar but different finishes from the original structure. Similar to the main residence the addition will feature horizontal siding and wood shake siding but with different textures than on the main residence. Significant setbacks on the addition ensure its compatibility with the massing, size and scale of the neighborhood.
Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	**Consistent.** The removal of the rear and second floor addition would leave the essential form and integrity of the historic home unimpaired.

Project-Specific Findings for a Certificate of Appropriateness

Pursuant to SPMC Section 2.65(e)(10)(B), in order to approve a Certificate of Appropriateness, the Cultural Heritage Commission shall first make at least three of the twelve project-specific findings. Below are the three most applicable project-specific findings.

Finding 1. The project removes inappropriate alterations of the past.

The existing rear kitchen door to the laundry room is not original and will be replaced by a new rear French solid wood door at the addition.

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

The surrounding neighborhood consists of a mix of one and two story homes. The addition's visible size and massing on the Stratford Avenue frontage will be diminished by setting it back 30 feet from the front of the house 6 inches tothe sides. The Craftsman style will be maintained providing consistency with the design context of the historic neighborhood.

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

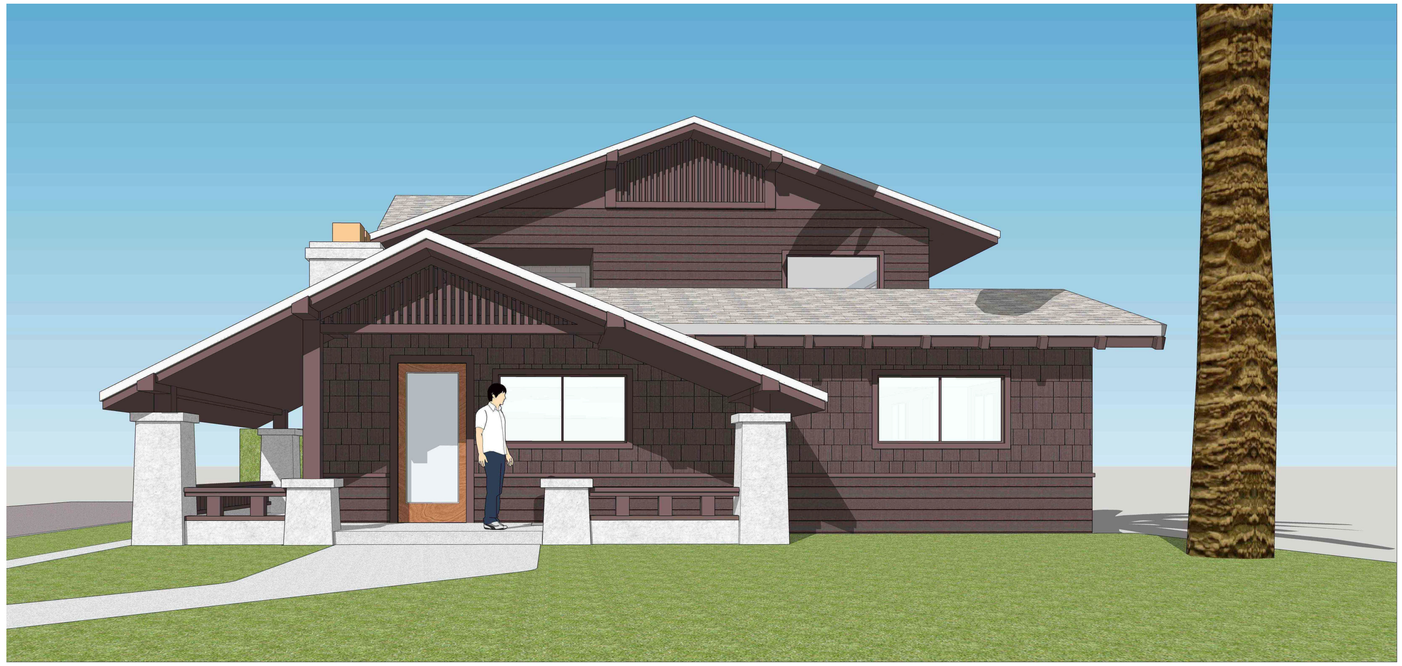
The addition will provide clear distinction between the new and historic elements by incorporating similar but different siding materials (horizontal siding and shake shingles) and expanded side setbacks on both the first and second floors.

Finding 5. The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape;

The rear and 2nd story addition will add substantial new living space while preserving the character of the existing single story home. The proposed 2nd floor addition will be setback 30 feet from the front ot the house to preserve the single story character of the streetscape while providing 2 additional bedrooms and 2 additional bathrooms. Additionally, there are no proposed changes to the front elevation which will help maintain the character of the streetscape.

ATTACHMENT 3

Project Plans



VIEW FROM STRATFORD AVE, PROPOSED DESIGN

1102 STRATFORD AVE.
SOUTH PASADENA CA 91030

SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

STATE REQUIREMENTS :

1. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.

2. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO TO REQUESTING INSPECTION.

3. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SIDE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

4. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPELY DRIVE DIAMOND BAR MAY REQUIRE 10 DAY WAIT PERIOD PRIOR TO START OF WORK.

5. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TRASH AND CONSTRUCTED RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL OF WIND.

FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO BE CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MIST BE CLEANED UP IMMEDIATELY. AND DISPOSAL OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

6. ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PRIOR TO FINAL INSPECTION.

7. DUE TO THE POSSIBLE PRESENCE OF LEAD BASED PAINT, LEAD SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO $5,000 SECTION D AMENDED OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH.

THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS.

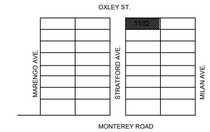
LEGAL DESCRIPTION:
APN 5318018023
TRACT # 12398 LOT 7
SITE ADDRESS :
1102 STRATFORD AVE.
SOUTH PASADENA
OCCUPANCY GROUP: R-3
TYPE OF CONSTRUCTION: V-B
(SPRINKLERS DEFERRED SUBMITTAL)

FIRE SPRINKLERS REQUIRED
NUMBER OF STORIES = 2
HEIGHT OF BUILDING +/- 27'

CODES :

2023 LACO BUILDING CODE
2023 LACO ELECTRICAL CODE
2023 LACO MECHANICAL CODE
2023 LACO PLUMBING CODE
2023 LACO FIRE CODE
2022 CALIFORNIA ENERGY CODE

PROPERTY DATA:
HISTORICAL STATUS : 4D
YEAR BUILT : 1910
HISTORICAL ARCHITECTURAL STYLE : CRAFTSMAN



SITE INFORMATION & MAP

FLOOR AREA RATIO:

EXISTING
LOT SIZE : 7,871 SF
EXISTING HABITABLE SPACE : 1,402 SF
EXISTING FAR : 1,402 SF / 7,871 SF = 18%

PROPOSED
LOT SIZE : 7,871 SF
EXISTING 1ST FLOOR :1,402 SF
1ST FLOOR SUBTRACTION : -30 SF
1ST FLOOR ADDITION : 390 SF
2ND FLOOR ADDITION : 978 SF
1,402 - 30 + 390 + 978 = 2,740 SF
PROPOSED FAR : 2740 SF / 7871 SF = 34.8%
MAX ALLOWED 35%

LOT COVERAGE:

LOT SIZE : 7,871 SF
HOUSE : 1,402
GARAGE/STORAGE : 538
PORCH : 330
= 2,270 SF / 7,871 SF = 28.9%
EXISTING LOT COVERAGE : 28.9%

PROPOSED LOT COVERAGE :
2,270 + 390 - 30 = 2,630
2630 / 7871 = 33.4%
MAX ALLOWED 40%

AREA CALCULATION

ADDITION OF 3 BEDROOMS WITH 2 BATHS AT THE 2ND FLOOR .

ADDITION OF FAMILY ROOM AND KITCHEN AT THE 1ST FLOOR.

REMODEL OF THE EXISTING HOME AT THE REAR HALF ONLY.

CARPENTRY AND WOOD REPAIR TO THE EXISTING WEATHERED DAMAGED AREAS. INTERIOR AND EXTERIOR.

SCOPE OF WORK

1. FIRE SPRINKLERS

DEFERRED SUBMITTALS

OWNER:
PAULA AND KYLE IMOTO
1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030
TEL: 626 484 6051

ARCHITECT :
KYLE IMOTO R.A.
RAFU DESIGN BUILD
552 JADE TREE DRIVE
MONTEREY PARK, CA. 91754
TEL: 323 262 3069

MECHANICAL/STRUCTURAL:
RSR ARCHITECTURE
RAFAEL SALES
10242 PARKINSON AVE.
WHITTIER CA.
562 818 2003

CONTRACTOR :
KYLE IMOTO G.C.
RAFU DESIGN BUILD
552 JADE TREE DRIVE
MONTEREY PARK, CA. 91754
TEL: 323 262 3069

PROJECT TEAM

ARCHITECTURAL SHEETS

A-T TITLE SHEET AND PROJECT INFORMATION
A-1 EXISTING AND PROPOSED SITE PLAN
A-2 EXISTING AND PROPOSED FLOOR PLAN MAIN RESIDENCE
A-3 EXISTING AND PROPOSED ROOF PLAN AND SECTIONS MAIN RESIDENCE
A-4 EXISTING AND PROPOSED ELEVATIONS
A-5 EXISTING AND PROPOSED ELEVATIONS
A-6 EXISTING AND PROPOSED ELEVATIONS
A-7 SIGHT VIEW STUDY FROM FRONT PROPERTY LINE AND 3-D MODEL VIEWS WITH SHADOW STUDY
A-8 LANDSCAPE SITE PLAN
A-9 PROPOSED FINISHED MATERIALS
A-10 PHOTOS OF SURROUNDING NEIGHBORS
A-11 PHOTOS OF EXISTING RESIDENCE

SHEET INDEX

LICENSED ARCHITECT
KYLE S. IMOTO
C-33852
REN. 05-31-27
STATE OF CALIFORNIA

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PROJECT INFORMATION
RESIDENTIAL - ADDITION
1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030

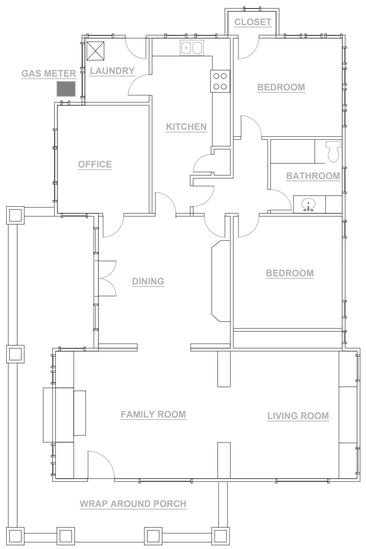
OWNER :
KYLE AND PAULA IMOTO

SCALE

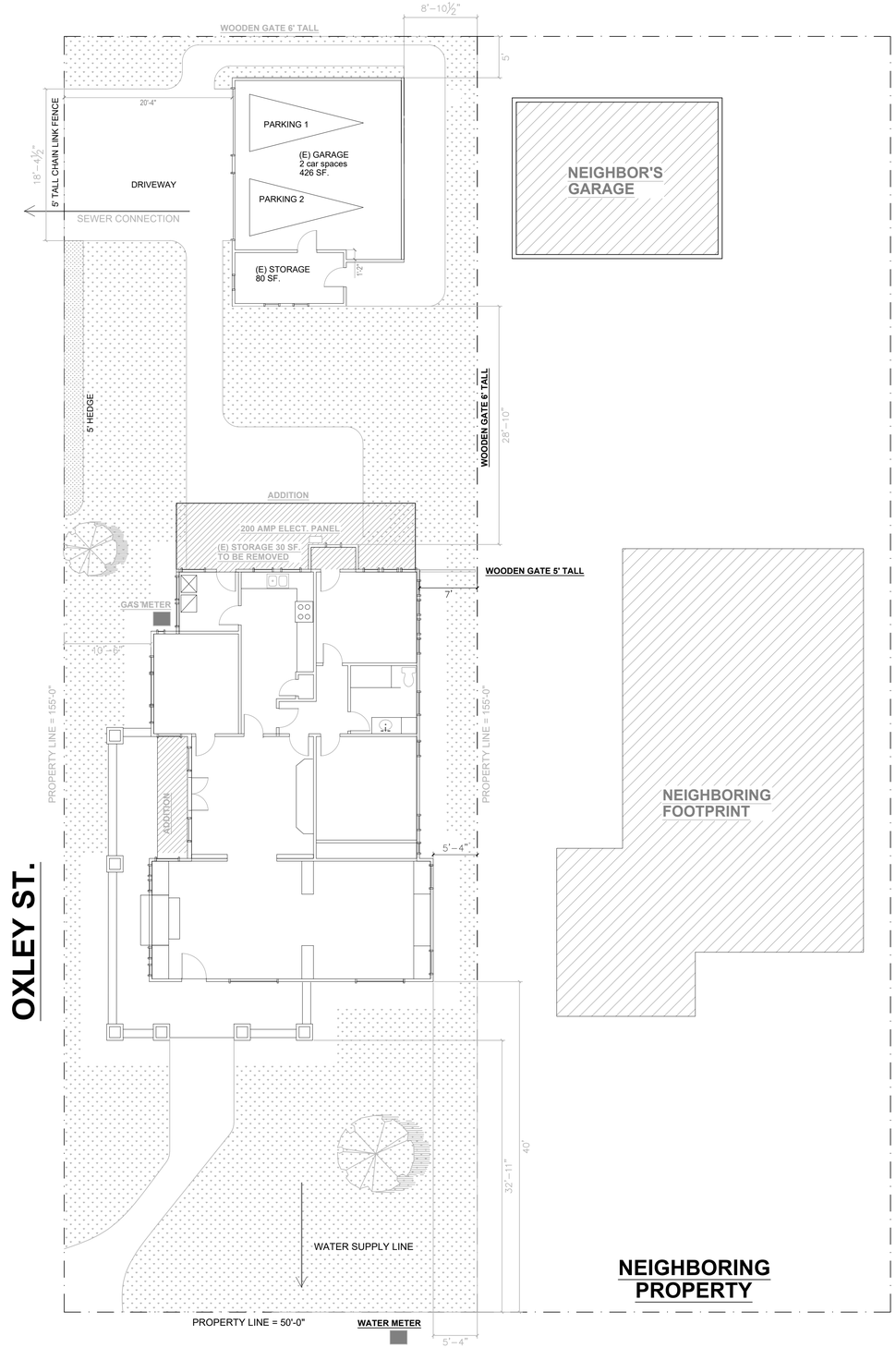
DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER
A-T



EXISTING FLOOR PLAN 1/8" = 1'-0" | 3



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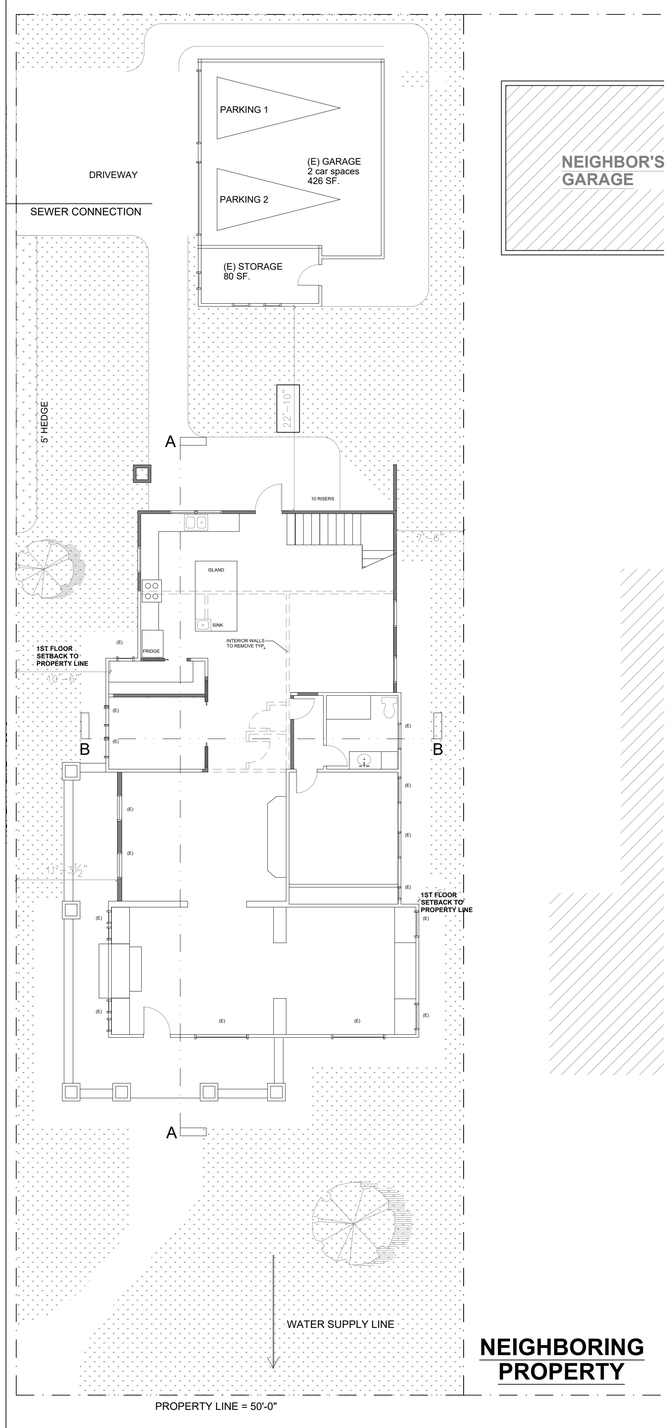

PROPOSED SITE PLAN 1/8" = 1'-0" | 1

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PROJECT INFORMATION

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KYLE AND PAULA IMOTO

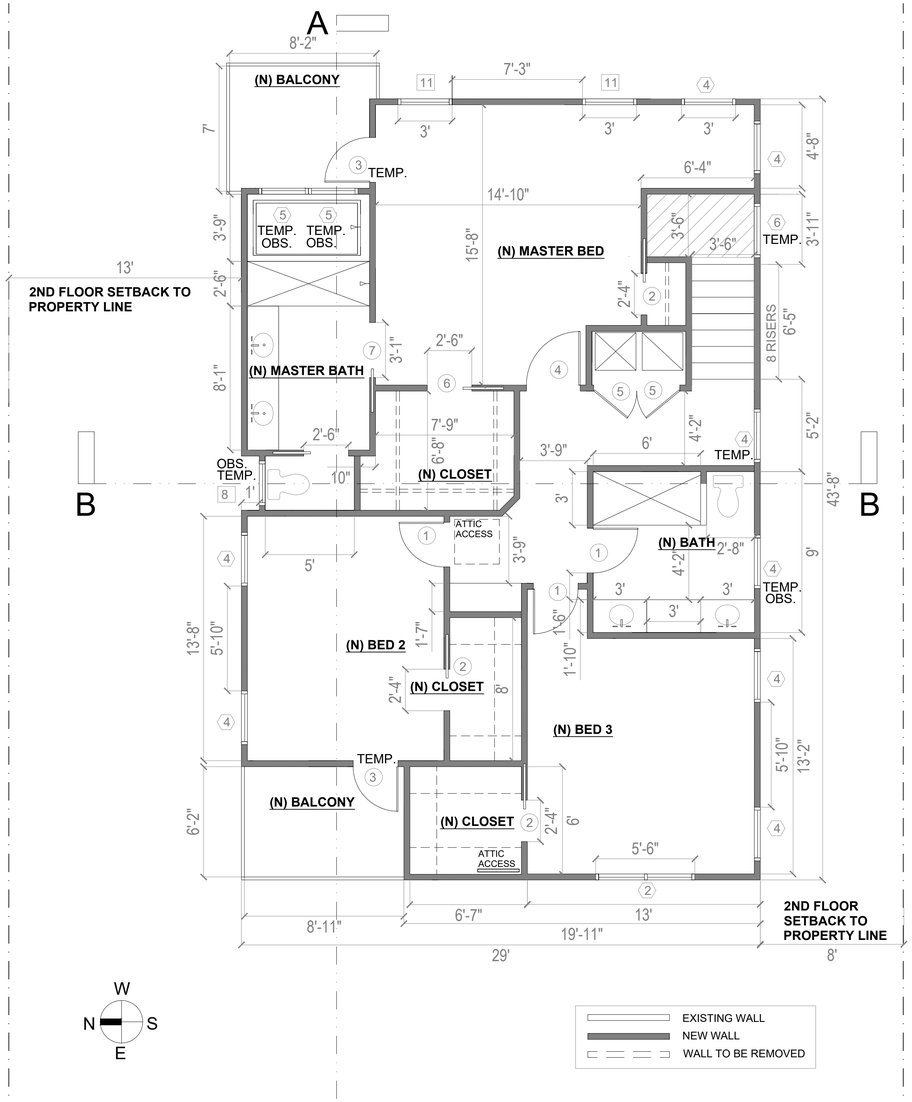
SCALE

DRAWN BY
K. IMOTO

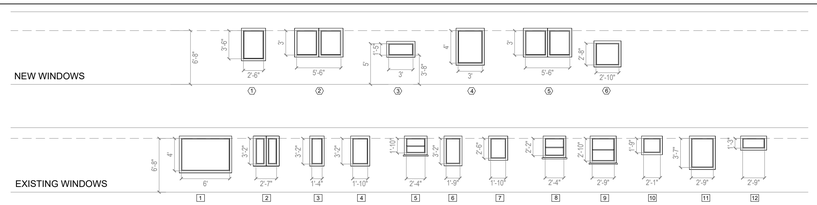
JOB NUMBER

SHEET NUMBER
A-1

NOVEMBER 2025



PROPOSED 2ND FLOOR PLAN 1/4" = 1'-0"



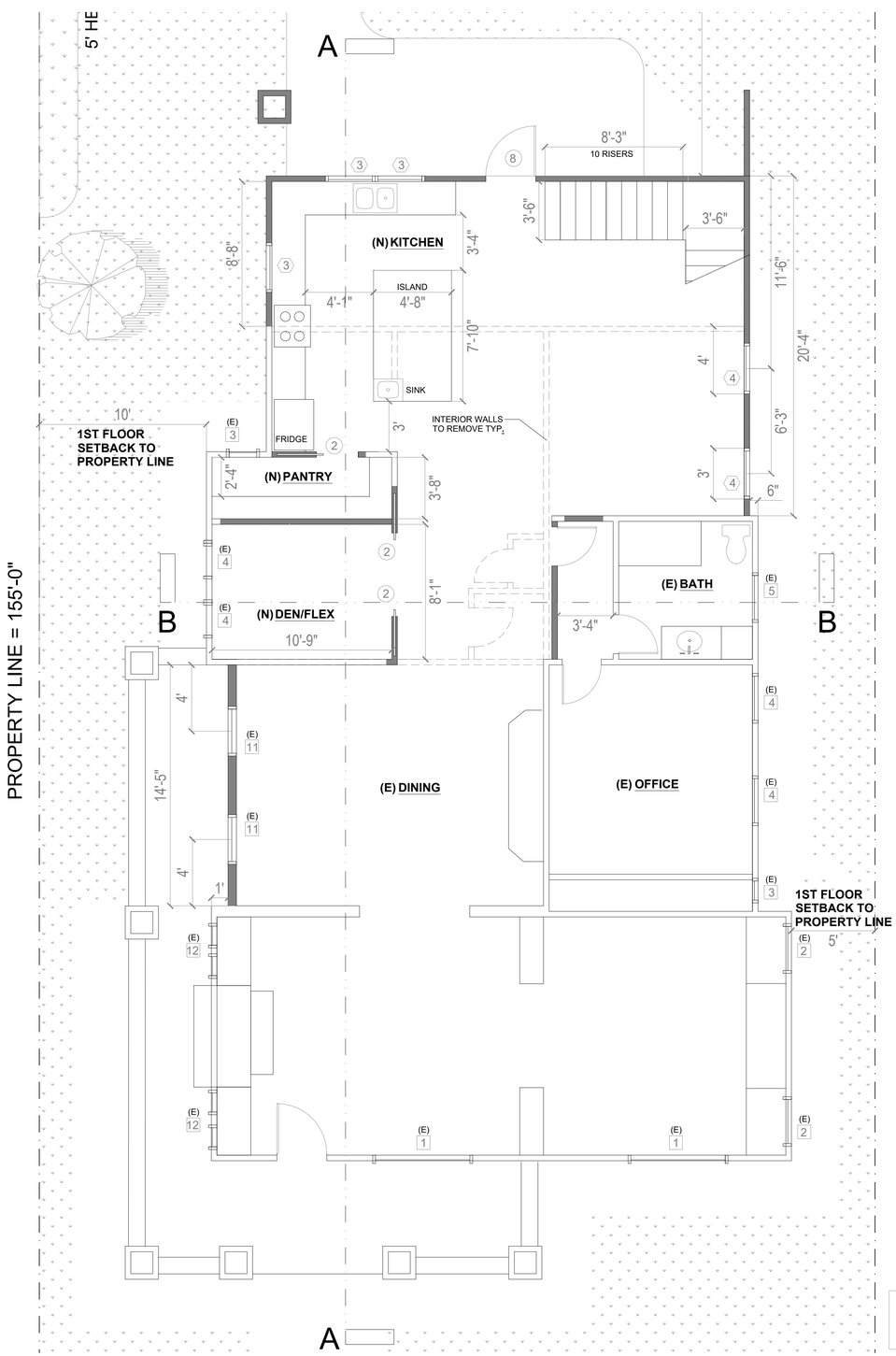
NEW DOOR SCHEDULE

NUMBER	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH	NOTES
DOOR 1	SWING HC	2'-6"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 2	POCKET	2'-4"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 3	FRENCH	2'-6"	6'-8"	WOOD	WHITE	EXTERIOR
DOOR 4	SWING SC	3'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 5	LOUVERED	2'-6"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 6	POCKET	2'-6"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 7	POCKET	3'-0"	6'-8"	WOOD	WHITE	INTERIOR
DOOR 8	FRENCH	3'-0"	6'-8"	WOOD	WHITE	EXTERIOR

NEW WINDOW SCHEDULE

#	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH	AREA GLS	U-FACTOR	SHGC
1	CASEMENT	2'-6"	3'-6"	FIBERX	PAINT	8.75 SF	.30	0.21
2	CASEMENT	5'-6"	3'-6"	FIBERX	PAINT	20.16 SF	.30	0.21
3	AWNING	3'-0"	1'-6"	FIBERX	PAINT	4.8 SF	.30	0.21
4	CASEMENT	3'-0"	4'-0"	FIBERX	PAINT	12.0 SF	.30	0.21
5	CASEMENT	5'-6"	3'-6"	FIBERX	PAINT	20.16 SF	.30	0.21

NOTE : EGRESS WINDOWS BOTTOM CLEAR OPENING NOT GREAT THAN 44" FROM FLOOR



EXISTING WINDOW SCHEDULE

#	STYLE	WIDTH	HEIGHT	MATERIAL	FINISH
1	CASE.	1'-10"	3'-10"	WOOD	PAINT
2	FIXED	6'-0"	4'-0"	WOOD	PAINT
3	CASE.	2'-0"	3'-2"	WOOD	PAINT
4	CASE.	1'-6"	2'-0"	WOOD	PAINT

PROPOSED 1ST FLOOR PLAN 1/4" = 1'-0"

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SOUTH PASADENA, CA. 91030

OWNER :
KYLE AND PAULA IMOTO

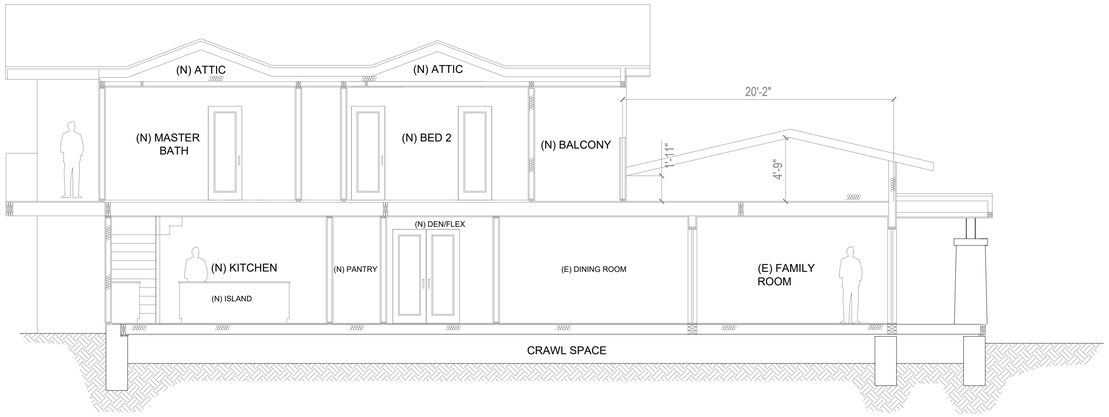
SCALE

DRAWN BY
K. IMOTO

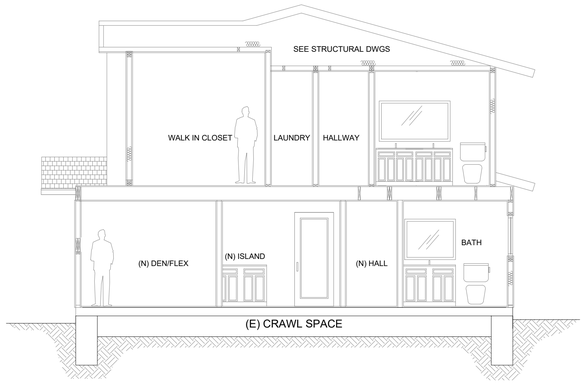
JOB NUMBER

SHEET NUMBER
A-2

NOVEMBER 2025

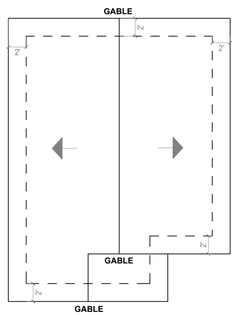


SECTION A-A

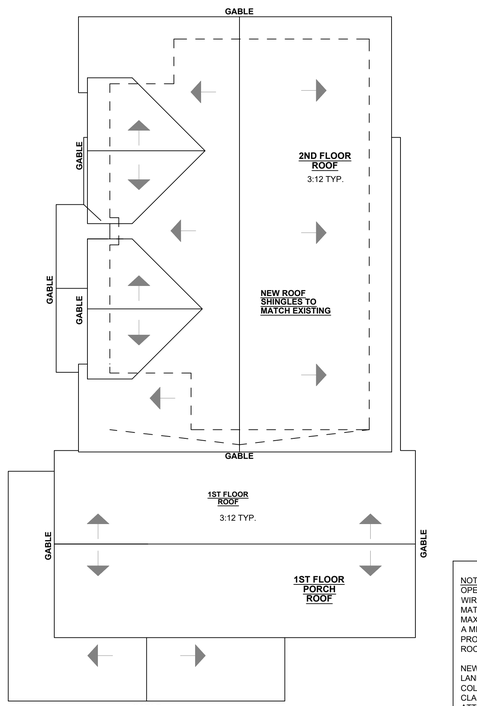


SECTION B-B

PROPOSED SECTIONS FOR MAIN RESIDENCE 3/16" = 1'-0" | 3

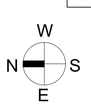


(NO CHANGE) EXISTING ROOF PLAN AT GARAGE 1/8" = 1'-0" | 4

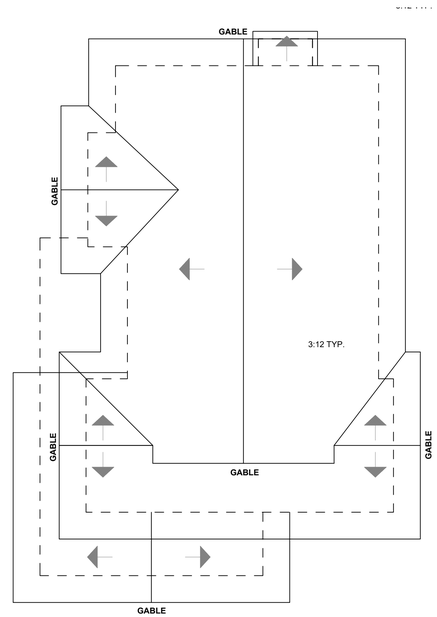


NOTES:
OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8IN. MINIMUM AND 1/4" MAXIMUM.
A MINIMUM OF 1-IN. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

NEW ROOF COVERING ADDITION SHALL BE LANDMARK ASPHALT SHINGLE ICC #ES-ESR-1389 COLOR TO MATCH EXISTING FIRE RATING CLASS-B SLOPE 3:12
ATTIC VENTS SEE ROOF PLAN



PROPOSED ROOF PLAN 1/8" = 1'-0" | 2



EXISTING ROOF PLAN 1/8" = 1'-0" | 1

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KYLE S. IMOTO
C-33852
REN. 05-31-27
STATE OF CALIFORNIA

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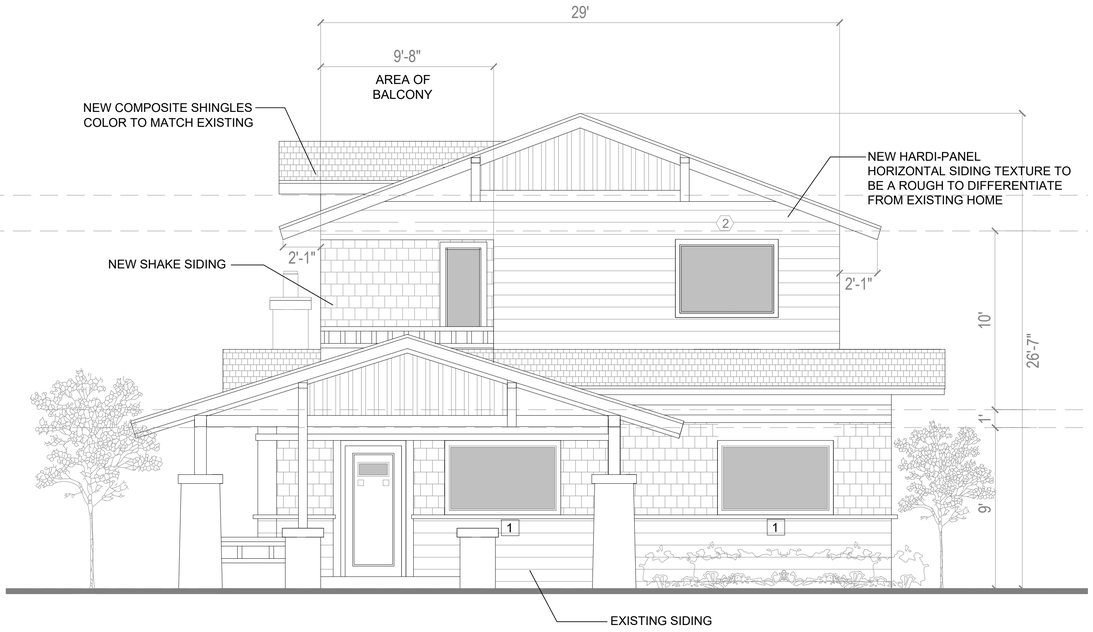
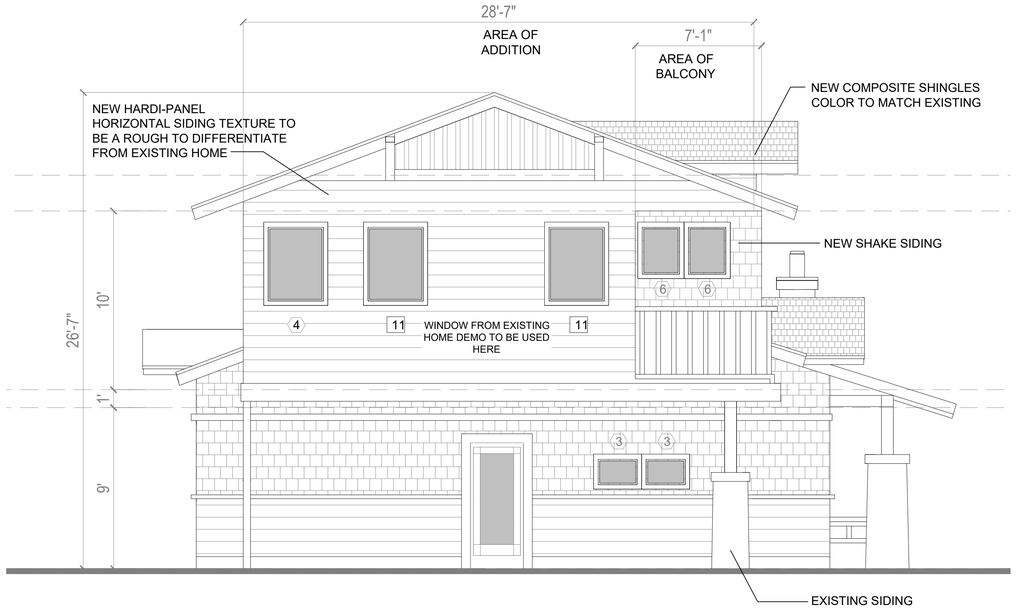
SCALE
DRAWN BY
K. IMOTO
JOB NUMBER
SHEET NUMBER
A-3

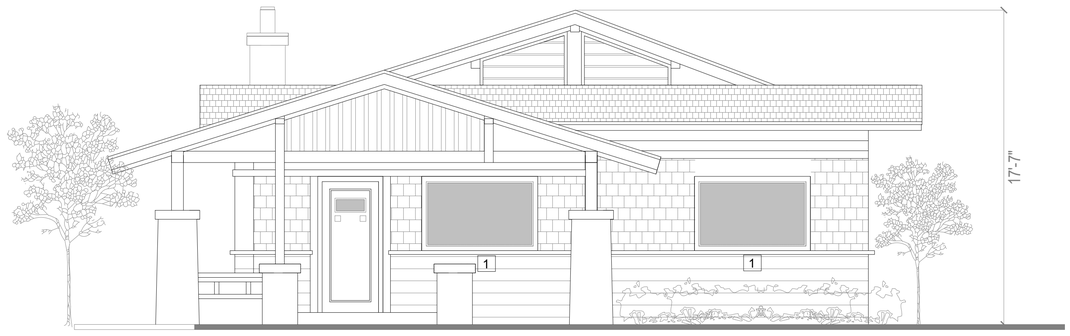
NOVEMBER 2025



PROPOSED WEST ELEVATION (FRONT)

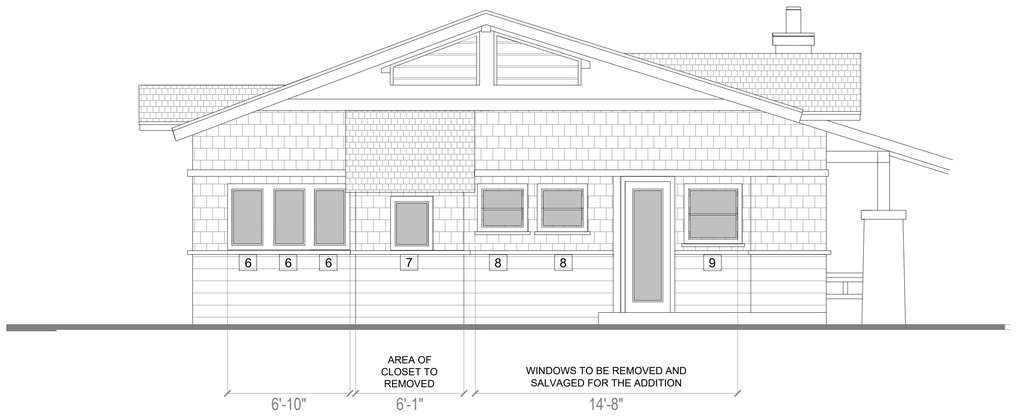


PROPOSED EAST ELEVATION (REAR)



ALL EXISTING WINDOWS TO REMAIN ON THIS ELEVATION

EXISTING WEST ELEVATION (FRONT)



EXISTING EAST ELEVATION (REAR)

KEY DESIGN NOTES

1. - ROOF MATERIALS AND COLOR TO MATCH EXISTING.
2. - ROOF EAVES AND TERMINATION OF ROOF TO MATCH EXISTING.
3. - ROOF RAFTER TAILS TO MATCH EXISTING 3" X 4"
4. - SEE WINDOW DETAILS ON SHEET A-2 SILL AND TRIM TO MATCH EXISTING.
5. - WOOD SHAKE WITH SMOOTH TEXTURE AT ADDITION ONLY
6. - CONCRETE PORCH AT REAR TO MATCH EXISTING FRONT PORCH IN TEXTURE AND COLOR
7. - DIVIDED LIGHT GRID TO MATCH SCALE AND PATTERN TO EXISTING WINDOWS.

PROPOSED ELEVATIONS 1/4" = 1'-0" | 1

NOVEMBER 2025

LICENSED ARCHITECT
KYLE S. IMOTO
C-33852
REN. 05-31-27
STATE OF CALIFORNIA

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KYLE IMOTO
ARCHITECT
RAFU DESIGN BUILD
PHONE: (323) 262-3069 FAX: (626) 284-3696

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AHJ STAMP APPROVAL

PROJECT INFORMATION

RESIDENTIAL - ADDITION
1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030

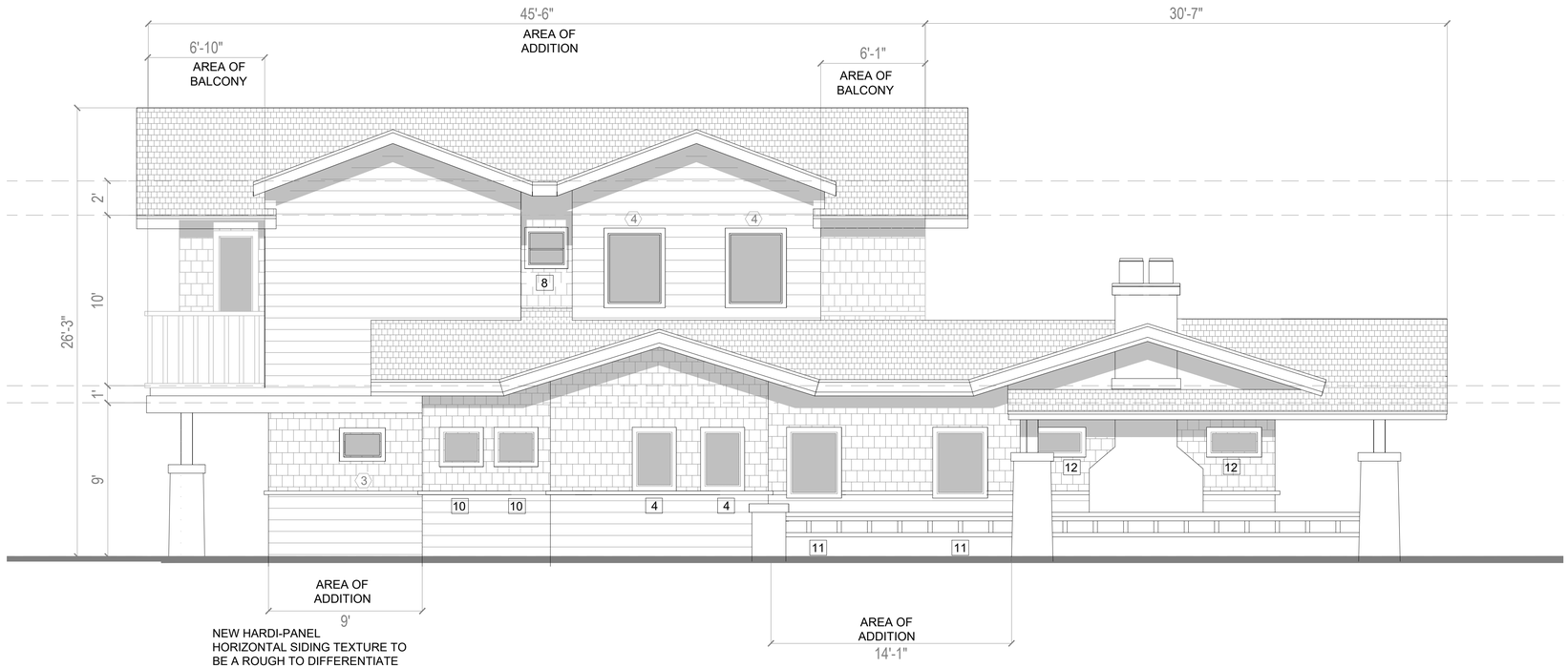
OWNER :
KYLE AND PAULA IMOTO

SCALE

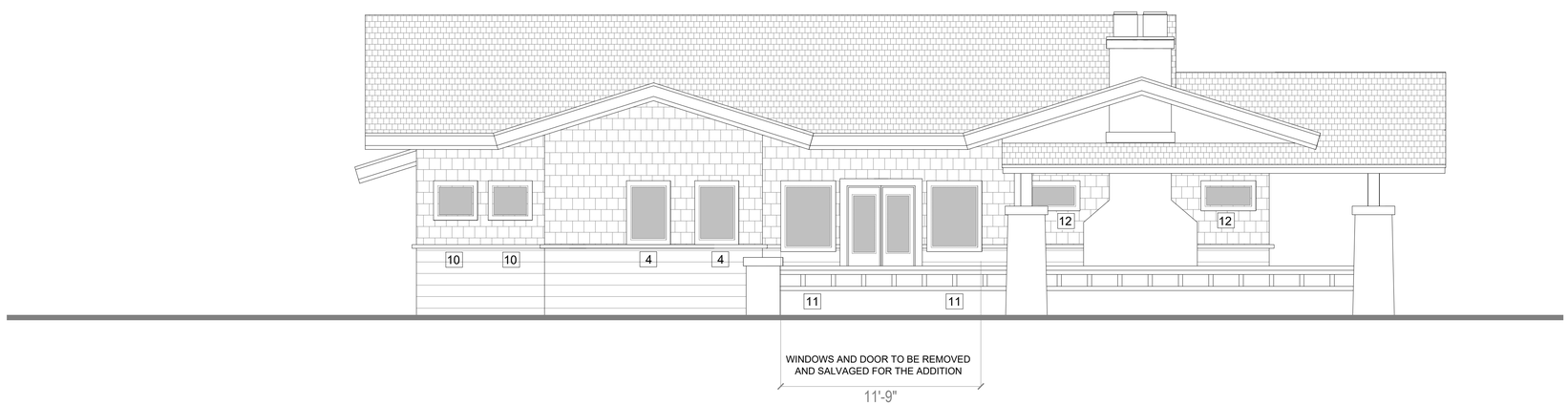
DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER
A-4



PROPOSED NORTH ELEVATION (SIDE)



EXISTING NORTH ELEVATION (SIDE)

KEY DESIGN NOTES

1. - ROOF MATERIALS AND COLOR TO MATCH EXISTING.
2. - ROOF EAVES AND TERMINATION OF ROOF TO MATCH EXISTING.
3. - ROOF RAFTER TAILS TO MATCH EXISTING 3" X 4"
4. - SEE WINDOW DETAILS ON SHEET A-2 SILL AND TRIM TO MATCH EXISTING.
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6. - CONCRETE PORCH AT REAR TO MATCH EXISTING FRONT PORCH IN TEXTURE AND COLOR
7. - DIVIDED LIGHT GRID TO MATCH SCALE AND PATTERN TO EXISTING WINDOWS.

PROPOSED ELEVATIONS 1/4" = 1'-0" | 2

NOVEMBER 2025

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C-33852
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PROJECT INFORMATION

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1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030

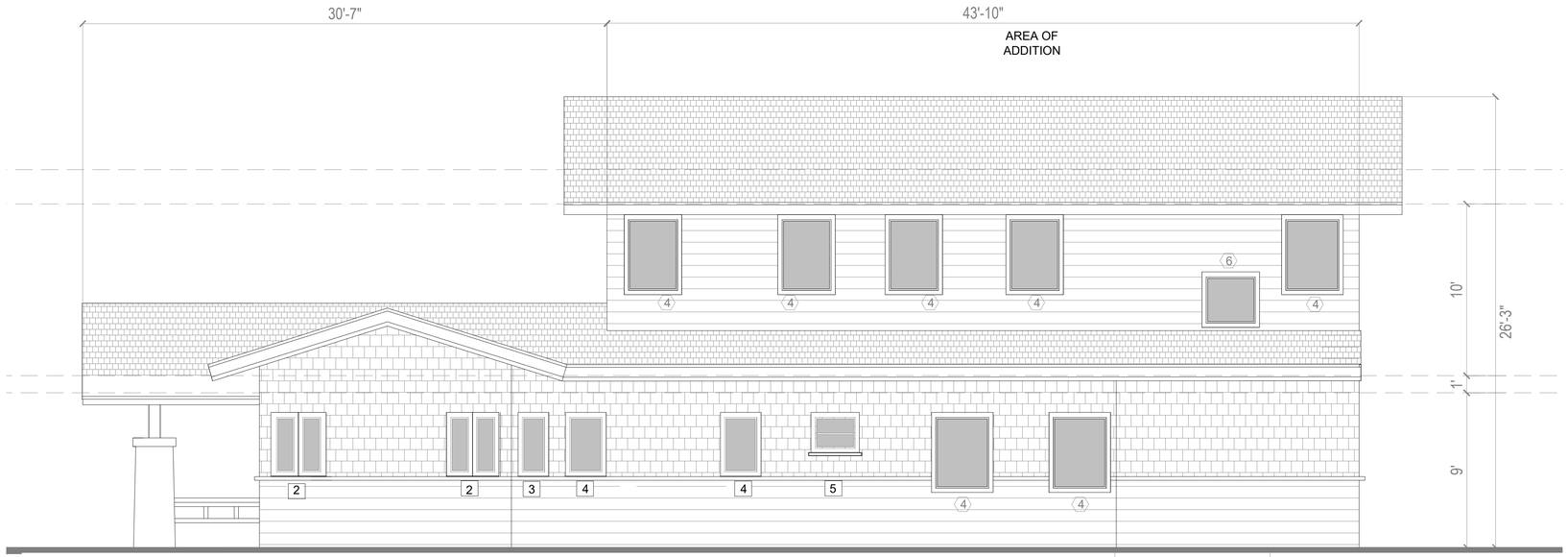
OWNER :
KYLE AND PAULA IMOTO

SCALE

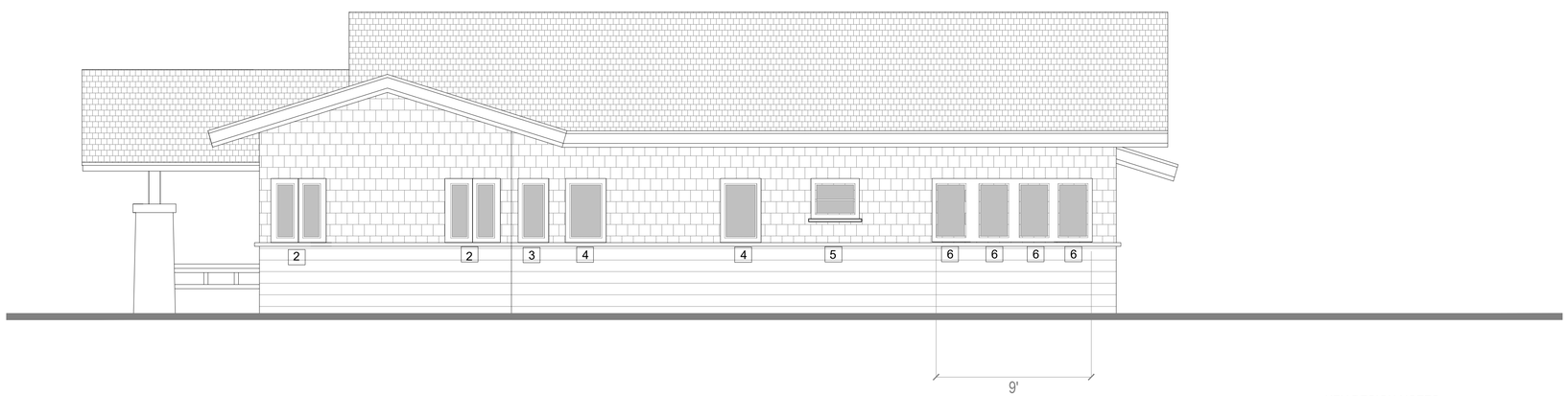
DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER
A-5



PROPOSED SOUTH ELEVATION (SIDE)



EXISTING SOUTH ELEVATION (SIDE)

KEY DESIGN NOTES

1. - ROOF MATERIALS AND COLOR TO MATCH EXISTING.
2. - ROOF EAVES AND TERMINATION OF ROOF TO MATCH EXISTING.
3. - ROOF RAFTER TAILS TO MATCH EXISTING 3" X 4"
4. - SEE WINDOW DETAILS ON SHEET A-2 SILL AND TRIM TO MATCH EXISTING.
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6. - CONCRETE PORCH AT REAR TO MATCH EXISTING FRONT PORCH IN TEXTURE AND COLOR
7. - DIVIDED LIGHT GRID TO MATCH SCALE AND PATTERN TO EXISTING WINDOWS.

EXISTING & PROPOSED ELEVATIONS 1/4" = 1'-0" | 1

NOVEMBER 2025

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KYLE S. IMOTO
C-33852
REN. 05-31-27
STATE OF CALIFORNIA

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SOUTH PASADENA, CA. 91030

OWNER :
KYLE AND PAULA IMOTO

SCALE

DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER
A-6



VIEW FROM STRATFORD AVE AND OXLEY ST INTERSECTION, VERSION 1 PROPOSED DESIGN



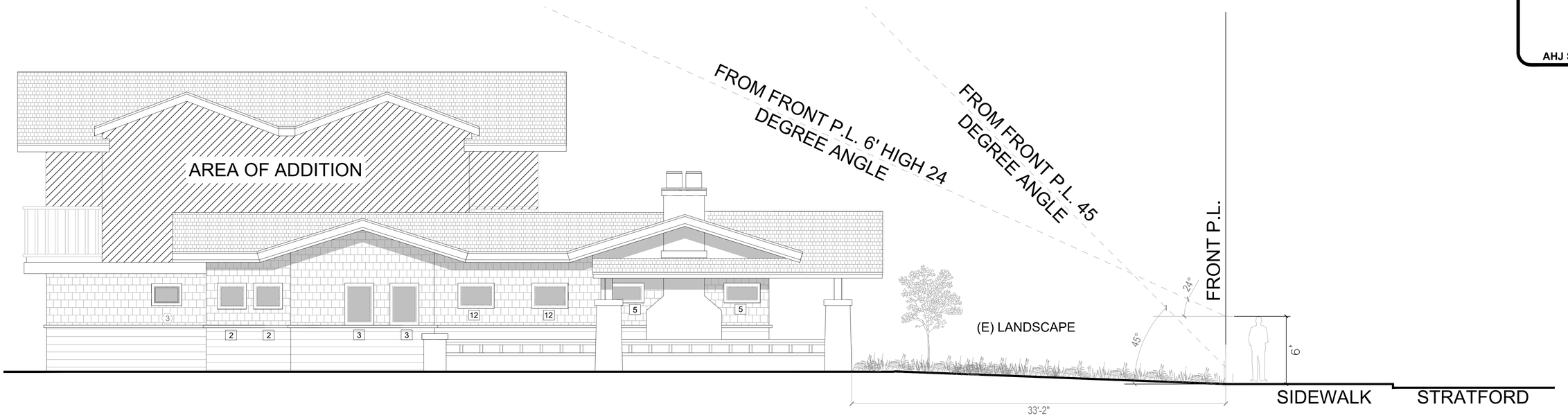
VIEW FROM OXLEY ST, VERSION 1 PROPOSED DESIGN



VIEW FROM STRATFORD AVE, PROPOSED DESIGN



VIEW FROM OXLEY ST LOOKING TOWARDS STRATFORD AVE, VERSION 2 PROPOSED DESIGN



VARIOUS VIEWS FROM FRONT PROPERTY LINE AT STRATFORD AVE. | 1

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C-33852
REN. 05-31-27
STATE OF CALIFORNIA

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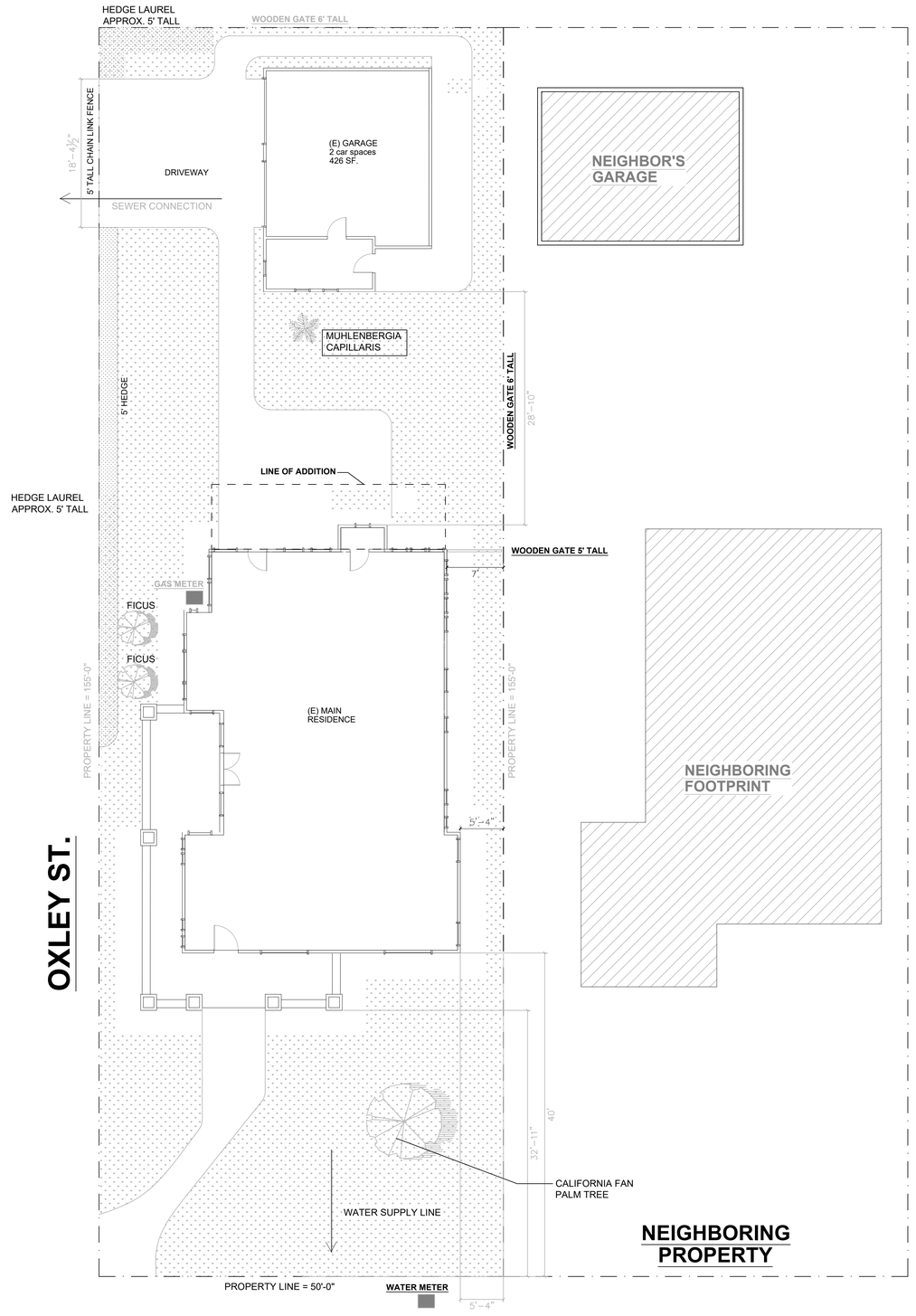
SCALE

DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER
A-7

NOVEMBER 2025



LANDSCAPE SCHEDULE



HARDSCAPE VS LANDSCAPE CALCULATION

LOT SIZE : 7,871 SF
TOTAL EXISTING LANDSCAPED AREA : 3,320 SF. (42%)
TOTAL EXISTING HARDSCAPE AREA : 1,566 SF. (20%)
PROPOSED ADDITIONAL HARDSCAPED AREA : 120 SF.
PROPOSED HARDSCAPE AREA : 1,686 SF. (21%)

THE APPLICANT SHALL BRING THE EXISTING PARKWAY ADJACENT TO THE PROPERTY UP TO CURRENT STANDARDS PER SPMC SECTION 31.48

ALL EXISTING TREES TO REMAIN AND TO BE PROTECTED WITH A FENCE OR BARRIER FROM THE CONSTRUCTION PROCESS.

W
N S
E

EXISTING LANDSCAPE PLAN 1/8" = 1'-0" | 1

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1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030

OWNER :
KYLE AND PAULA IMOTO

SCALE
DRAWN BY
K. IMOTO
JOB NUMBER
SHEET NUMBER
A-8

NOVEMBER 2025

Kyle and Paula Imoto residence
1102 Stratford ave.
South Pasadena 91030
Materials and specifications

Rafu Construction Co., Inc.
Setting the standard of quality for 4 generations
Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069







detail view of existing

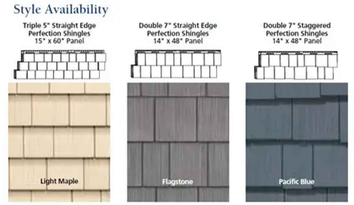


slightly rougher texture proposed for the addition.



existing horizontal siding has a smoother finish

Style Availability



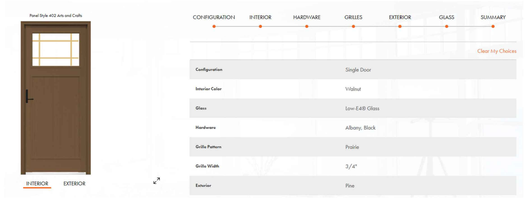
Either one of these options has a more random pattern than the existing shake.

Kyle and Paula Imoto residence
1102 Stratford ave.
South Pasadena 91030
Materials and specifications

Rafu Construction Co., Inc.
Setting the standard of quality for 4 generations
Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069

NEW 3" HORIZONTAL TRIM
COLOR TO MATCH EXISTING
COLOR "Leather saddle Brown 2100-20" BY Benjamin Moore OR APPROVED EQUAL







No Grid - Renewal by Anderson casement windows material : Fiberx

insite. Building design. Streamlined.

FEBRUARY 2024

JamesHardie

Hardie® Shingle Siding — Submittal Form 03

Submitted to: .....
Project Name: .....
Submitted by: .....
Date: .....

☐ HZ5® Product Zone ☐ HZ10® Product Zone

Product : ☐ Straight Edge Panel ☐ Staggered Edge Panel ☐ Half Round Panel ☐ Individual

Product Finish: ☐ Primed ☐ ColorPlus® Technology

Product Texture: ☐ Select Cedarmill®

Hardie® Shingle Siding — Specification Sheet 03

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® SHINGLE SIDING

Manufacturer
James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use
James Hardie fiber-cement cladding shingles are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description
Hardie® Shingle siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Shingle siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Height (in)	Thickness (in)
Shingle Panel 5 inch exposure (Straight edge)	48	14	¼
Shingle Panel 6 inch Exposure (Staggered Edge)	48	15-¼	¼
Shingle Panel 7 inch exposure (Straight Edge & Half Round)	48	15-¼	¼
Individual shingles 5 inch exposure	3-½, 4-½, 5-½, 7, 8-¼	14	¼
Individual shingles 7 inch exposure	4-½, 5-½, 6-¼, 7-½, 10	15-¼	¼

Weight: 2.12 lbs. per square foot

Texture & Finish
Hardie® Shingle siding is available in wood grain texture. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color and exposure availability varies by region.

Engineered for Climate®
Hardie® Shingle siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



SS2003 02/24 PAGE 1 OF 2

The JHInsite® Team James Hardie Building Products www.jhinsite.com P1

insite. Building design. Streamlined.

FEBRUARY 2024

JamesHardie

Hardie® Plank Lap Siding — Submittal Form 01

Submitted to: .....
Project Name: .....
Submitted by: .....
Date: .....

☐ HZ5® Product Zone ☐ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ Primed ☐ ColorPlus® Technology

Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn® ☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding — Specification Sheet 01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer
James Hardie Building Products, Inc.

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- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use
Hardie® fiber-cement lap siding is used as exterior wall covering.
The product complies with IBC Section 1403.9 and IRC Section R703.10.
The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description
Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

** HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.*

Weight2.31 lbs. per square foot

Texture & Finish
Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®
Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



The JHInsite® Team James Hardie Building Products www.jhinsite.com P1

SPECIFICATION SHEET 03 FEBRUARY 2024

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length Width Thickness Squareness Edge Straightness	± 0.5% or ± 1/4in ± 0.5% or ± 1/4 in ± 0.04 in Δ in diagonals ≤ 1/32 in/ft of sheet length, Opposite sheet sides shall not vary in length by more than 1/32 in/ft ≤ 1/32 in/ft of length	Pass
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi Equilibrium conditioned, psi	>1015 psi >1450 psi	Pass
THERMAL	Thermal Conductivity Actual Thermal Conductivity Thermal Resistance Actual Thermal Resistance	ASTM C177	(BTU/(hr·ft²(ºF))/inch (K_{act}) R=1/ K_{act} (R)	As reported	2.07 6.62 0.48 0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations Mass Loss, % Freeze/Thaw, % strength retention	No visible cracks or structural alteration. ≤ 3.0% ≥ 80%	Pass
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI) Smoke Developed Index (SDI) Fuel Contributed NFPA Class Uniform Building Code Class International Building Code® class	As reported	0 ≤ 5 0 A 1 A
	Noncombustible	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey

Installation
Install Hardie® Shingle siding in accordance with:

- Hardie® Shingle siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty
Hardie® Shingle siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling
Store flat and keep dry and covered prior to installation.

Technical Services
Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

SS2003 02/24 PAGE 2 OF 2

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com 1 866 442 7343 | www.jameshardie.com

JamesHardie

SPECIFICATION SHEET 01 FEBRUARY 2024

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length Width Thickness Squareness Edge Straightness	± 0.5% or ± 1/4 in ± 0.5% or ± 1/4 in ± 0.04 in Δ in diagonals ≤ 1/32 in/ft of sheet length, Opposite sheet sides shall not vary in length by more than 1/32 in/ft ≤ 1/32 in/ft of length	Pass
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi Equilibrium conditioned, psi	>1015 psi >1450 psi	Pass
THERMAL	Thermal Conductivity Actual Thermal Conductivity Thermal Resistance Actual Thermal Resistance	ASTM C177	(BTU/(hr·ft²(ºF))/inch (K_{act}) R=1/ K_{act} (R)	As reported	2.07 6.62 0.48 0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations Mass Loss, % Freeze/Thaw, % strength retention	No visible cracks or structural alteration ≤ 3.0% ≥ 80%	Pass
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI) Smoke Developed Index (SDI) Fuel Contributed NFPA Class Uniform Building Code Class International Building Code® class	As reported	0 ≤ 5 0 A 1 A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation
Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty
Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling
Store flat and keep dry and covered prior to installation.

Technical Services
Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

SS2001 02/24 PAGE 2 OF 2

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com 1 866 442 7343 | www.jameshardie.com

JamesHardie

LICENSED ARCHITECT
KYLE S. IMOTO
C-33852
REN. 05-31-27
STATE OF CALIFORNIA

All plans created by RAFU CONSTRUCTION CO., INC. are made exclusively for ARCHITECTURAL purposes (Cal. Bus. & Prof. Code §5727). All plans created by RAFU do not constitute civil engineering for any property line, and as such do not constitute land surveying (Cal. Bus. & Prof. Code §§8726-8727). In addition, RAFU services and plans do not constitute civil engineering (Cal. Bus. & Prof. Code §§6702-6784), and thus should not be used for any studies or activities defined as civil engineering. While RAFU (Cal. Bus. & Prof. §6731) makes every reasonable effort to ensure the accuracy of the information found in our plans. In the event that our plans are used for reasons other than those for which they are specifically intended, RAFU shall not be held liable for any damages or any claims arising out of such use. Furthermore, RAFU shall not be held liable for any damages or any claims arising out of the use of our plans unless such damage or claim is caused by our negligence. Measurements should be field confirmed before commencing construction.

KYLE IMOTO
ARCHITECT
RAFU DESIGN BUILD
PHONE: (323) 262-3069 FAX: (626) 284-3696

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AHJ STAMP APPROVAL

PROJECT INFORMATION
RESIDENTIAL - ADDITION
1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030

OWNER :
KYLE AND PAULA IMOTO

SCALE

DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER
A-9

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1106 Stratford ave.



1110 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1101 Stratford ave.



1105 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1111 Stratford ave.



1114 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1118 Stratford ave.



1119 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1123 Stratford ave.



1129 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1800 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1040 Stratford ave.



1040 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1832 Oxley st.



1041 Avon place

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1101 Stratford ave.



1039 Stratford ave.

1102 Stratford neighborhood photos - [RAFU DESIGN BUILD INC. September 15, 2025



1101 Avon place



1841 Oxley st.

LICENSED ARCHITECT
KYLE S. IMOTO
C-33852
REN. 05-31-27
STATE OF CALIFORNIA

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AHJ STAMP APPROVAL

PROJECT INFORMATION

RESIDENTIAL - ADDITION
1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030

OWNER :
KYLE AND PAULA IMOTO

SCALE

DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER
A-10

PHOTOS OF SURROUNDING NEIGHBORS | 1

NOVEMBER 2025

Kyle and Paula Imoto residence
1102 Stratford ave.
South Pasadena 91030

page 1 of 2
Subject property

Rafu Construction Co., Inc.
Setting the standard of quality for 4 generations

Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069



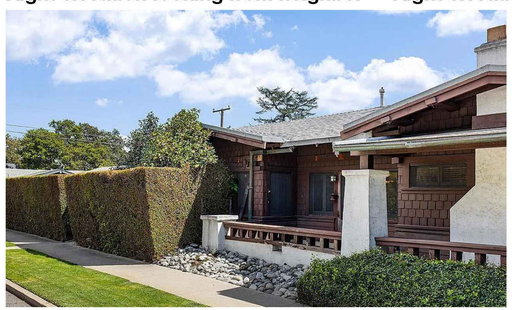
Front elevation looking from Stratford ave.



Right elevation looking from neighbor



Right elevation looking from neighbor continued



Left elevation looking from Oxley st.

Kyle and Paula Imoto residence
1102 Stratford ave.
South Pasadena 91030

page 2 of 2
Subject property

Rafu Construction Co., Inc.
Setting the standard of quality for 4 generations

Con. lic. # B-343622
552 Jade Tree Drive
Monterey Park, CA 91754
T - (323) 262-3069



Rear elevation



Front of the garage from Oxley st.



Window detail of exsisting



side elevation of garage



All plans created by RAFU CONSTRUCTION CO., INC. are made exclusively for ARCHITECTURAL purposes (Cal. Bus. & Prof. Code 89727). All plans created by RAFU do not involve the determination of any property line, and as such do not constitute land surveying (Cal. Bus. & Prof. Code 89726-8727). In addition, RAFU services and plans do not constitute civil engineering (Cal. Bus. & Prof. Code 86702-6704), and thus should not be used for any studies or activities defined as civil engineering (Cal. Bus. & Prof. Code 86731). RAFU makes every reasonable effort to ensure the accuracy of the information found in our plans. In the event that our plans are used for reasons other than those for which they are specifically intended, RAFU shall not be held liable for any damages or any claims arising out of such use. Furthermore, RAFU shall not be held liable for any damages or any claims arising out of the use of our plans unless such damage or claim is caused by our negligence. Measurements should be field confirmed before commencing construction.

KYLE IMOTO
ARCHITECT
RAFU DESIGN BUILD

PHONE: (323) 262-3069 FAX: (626) 284-3696

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AHJ STAMP APPROVAL

PROJECT INFORMATION

RESIDENTIAL - ADDITION
1102 STRATFORD AVE.
SOUTH PASADENA, CA. 91030

OWNER :
KYLE AND PAULA IMOTO

SCALE

DRAWN BY
K. IMOTO

JOB NUMBER

SHEET NUMBER

A-11

PHOTOS OF EXISTING RESIDENCE | 1

NOVEMBER 2025

ATTACHMENT 4

Narrative – Provided by Applicant

To : Cultural heritage commission

Re:
Imoto Residence
1102 Stratford avenue
South Pasadena, Ca.

This letter is to provide an explanation of the extent of the proposed project is consistent with the secretary of the interior standards.

Our proposed project, consists of an addition at the 1ST level towards the rear and north side of the existing home. The rear addition will be offset from the existing home by 6" to clearly define where the existing home ends and the addition starts. We are also proposing a new 2nd level located towards the rear of our property. The chosen location for our addition is to create as little impact as possible towards the front of the home facing Stratford. So that a passerby, on Stratford ave. will not see much of the 2nd floor addition.

Along the Oxley facing elevation we introduced a balcony at either end of the addition. This will set back either end of the addition to the background by approx. 8 at the rear of the addition and 9' at the front of the addition.

Our 2nd story is set back approximately 30' from the face of the existing front elevation and 63' from our front property line. Also, our front yard slopes downward 1'-6" in finished grade height from the house to the sidewalk this further minimizes the views of the 2nd story addition.

In order to identify the existing home from the proposed addition, the 2nd floor addition is offset by 3'-0" inward from the 1st floor on either side . The existing horizontal wood siding has a smooth texture, I am proposing the new horizontal siding at the addition be the same pattern and design but have a slightly rougher texture material specified is "Hardi-plank" ½" x 8" tall rough textured sourced at Ganahl lumber.

Some of the architectural decisions I made when designing my home reflects traditional craftsman design. I varied the materials between shake and horizontal siding to bring interest to my elevations. I also drew design inspiration from Pasadena's Gamble house to provide "sleeping porches" for 2 of the bedrooms upstairs. supported by a wood beam and post that echos the posts found around the house's front perimeter. I plan to incorporate interior carpentry found at the existing home to the addition.

Upon coordination with the planning department I located both balconies to the north side facing Oxley. The walls at the balconies are set back approximately 8-9'. Thus providing a smaller front plane giving the appearance of a smaller addition when viewed from Oxley.

Project-Specific Findings. In order to approve a certificate of appropriateness, the commission shall make at least three of the project-specific findings listed below:

1. The project removes inappropriate alterations of the past. Response : The existing kitchen rear door to the laundry room is not original and will be replaced by a new rear French solid wood door at the addition that is more consistent with the period.

2. In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the cultural resource or improvement. Response : The addition will be offset by 6" from the existing footprint to clearly identify when the addition starts and the existing footprint stops. Also, the materials will vary slightly in terms of texture.

3. The project restores original historic features in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Response : The original wood fenestration and details will be refinished and stained/painted using old images as reference.

4. The project enhances the appearance of the [residence or building] without adversely affecting its original design, character, or heritage. Response : I plan to reuse the windows removed from the existing rear elevation. The windows will be strategically installed on the new addition 2nd floor.

Should you have any questions pertaining to this letter or need any further clarification please contact me via email at kyleimoto@yahoo.com or cell phone 626-484-6051.

Thank you,

Kyle Imoto, R.A.
Rafu Design build inc.

ATTACHMENT 5

Building Permits

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

JOB CARD

Address: 1102 Stratford Date: 12-2-58

Owner: Miss Morgan

Contractor: E. N. Thomas

Permit Number: 40754 Value: Fee: 4.00

Job: 1 water heater

Rough Inspection Final Inspection 12-8-58

Inspector Inspector

FORM 753 2M 9-58 MOCK

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 1102 Stratford

LOT BLOCK TRACT

OWNER Tino Morgan

DESCRIPTION New Double Garage

$1275.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
6-27-55	33497	BUILDING	Michael Stewart	6 00
		TEMP POWER		
7-11-55	33573	ELEC. WIRING	So Pas Electric	1 70
		EXCAVATION		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
7-19-55	33615	DRIVEWAY	Stewart	5 00
		FURNACE		

FORM 502 2M 1-54 MOCK

CITY OF SOUTH PASADENA

JOB CARD

BUILDING DEPARTMENT

LOCATION 1102 Stratford V. M. Morgan

BUILDING New Double Garage SUBS IN

GENERAL CONTRACTOR Michael Shewcher PERMIT No. 3349 x 6/27/55

ELECTRICAL " So Pas Electric " 33573 7/11/55

PLUMBING " "

ITEM	DATE CALLED	TIME	DATE INSPECT (1) MADE	(2)	DATE CLEARED	INSPECTOR
TRENCHES		A.M. P.M.			6-29	ECF
SEWER CONNECTION		A.M. P.M.				
FRAME (INCLUDING VENTS & FURN.)		A.M. P.M.			7-11	ECF
ROUGH ELECT.		A.M. P.M.				ECF
ROUGH PLUMBING		A.M. P.M.				
LATH INSIDE OUTSIDE	—	A.M. P.M.			7-15	[illegible]
FINAL PLUMB.		A.M. P.M.				
FINAL ELECT.		A.M. P.M.				
FINAL BUILD.		A.M. P.M.				
CLEAN UP		A.M. P.M.				

ITEM	DATE	REMARKS
Elect	7-11	Elect [illegible] required

FORM 634 2M 1-54 MOC

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

JOB CARD

Address: 1102 Stratford Date: July 19, 1955

Owner: Morgan

Contractor: Shewchuck

Permit Number: 33615 Value: Fee: 5.00

Job: 1 Single Driveway Approach

Rough Inspection 7-20- Final Inspection

Inspector Inspector

FORM 753 2M 1-54 MOCK

CITY OF SOUTH PASADENA BUILDING DEPARTMENT

JOB CARD

Address: 1102 Stratford Date: Jan 17, 1955

Owner: Nino Morgan

Contractor: Cummings Bldrs. Inc

Permit Number: 32620 Value: $100.00 Fee: $1.00

Job: Demolish existing garage

Rough Inspection Final Inspection Completed before 7-21-55

Inspector Inspector

FORM 753 2M 1-54 MOCK

CITY OF SOUTH PASADENA
BUILDING AND ALLIED PERMITS

LOCATION 1102 Stafford

LOT BLOCK TRACT

OWNER Margaret Morgan

DESCRIPTION Reroof residence

$ 394.00

DATE	NUMBER	CLASSIFICATION	CONTRACTOR	PERMIT FEE
		PLAN CHECKING		
8-20-57	26106	BUILDING	Hancock Roof. Co.	2 00
		TEMP POWER		
		ELEC. WIRING		
		ELEC. FIXTURES		
		PLUMBING		
		SEWER		
		HOUSE CONN.		
		DRIVEWAY		
		FURNACE		

FORM 502 2M 8-49 MOCK PTG

CITY OF SOUTH PASADENA
BUILDING & PLANNING DEPT.

CORRECTION LIST

Job Address 1102 Stratford

Contractor/Owner:

1) Roof mounted equipment required to be enclosed by a fence (wood).

Call for re-inspection when completed

Bart Carroll
5-12-88

JOB ADDRESS

NUMBER & STREET 1102 STRAFFORD

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

CONTRACTOR Aluma Kool	ST. LIC. NO. 115636
MAIL ADDRESS 3763 S. Hill St, Pa	PHONE R188 240
ARCHITECT ENGINEER C Raley	ST. LIC. NO. 9801 ✓
MAIL ADDRESS	PHONE
OWNER V. MORGAN	PHONE
MAIL ADDRESS 1102 STRATFORD.	

DESCRIPTION OF WORK

NEW	ADDITION	ALTERATION	REPAIR	DEMOLISH

FLOOR AREA (SQ. FT.) 182	NO. OF STORIES	NO. OF DWELLING UNITS	
PRESENT BLDG. USE	PROPOSED BLDG. USE		
DESCRIBE WORK TO BE DONE Alum Dated Screened			

NOTE! PROVIDE PLOT PLAN ON BACK OF ORIGINAL COPY

EXTERIOR WALL MATERIAL METAL.	ROOFING MATERIAL METAL.	
LOT WIDTH 50	LOT DEPTH 187±	LOT AREA 9350#
VALUATION: NOTE! INCLUDE ALL LABOR, MAT., WIRING, PLMG., HEAT, ETC. $ 728 —		
PLAN CHECK FEE & VALIDATION		

BUILDING DEPARTMENT USE, ONLY

LOT 33	BLOCK —	TRACT STRATFOR.	
USE ZONE R1	FIRE ZONE III	OCC. J	TYPE BUILD. IV
REQUIRED SET BACKS	FRONT 26' to House	SIDE R - OPEN.	SIDE L. 15' / REAR ✓
ENG. DEPT. APPROVAL		ZONING APPROVAL JRN.	
PERMIT FEE 8.00			
APPROVED W/OUT PLANS	PERMANENT PLAN	CHECKER'S APPROVAL JRN.	

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

[illegible] -3 00 00

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

[signature]

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

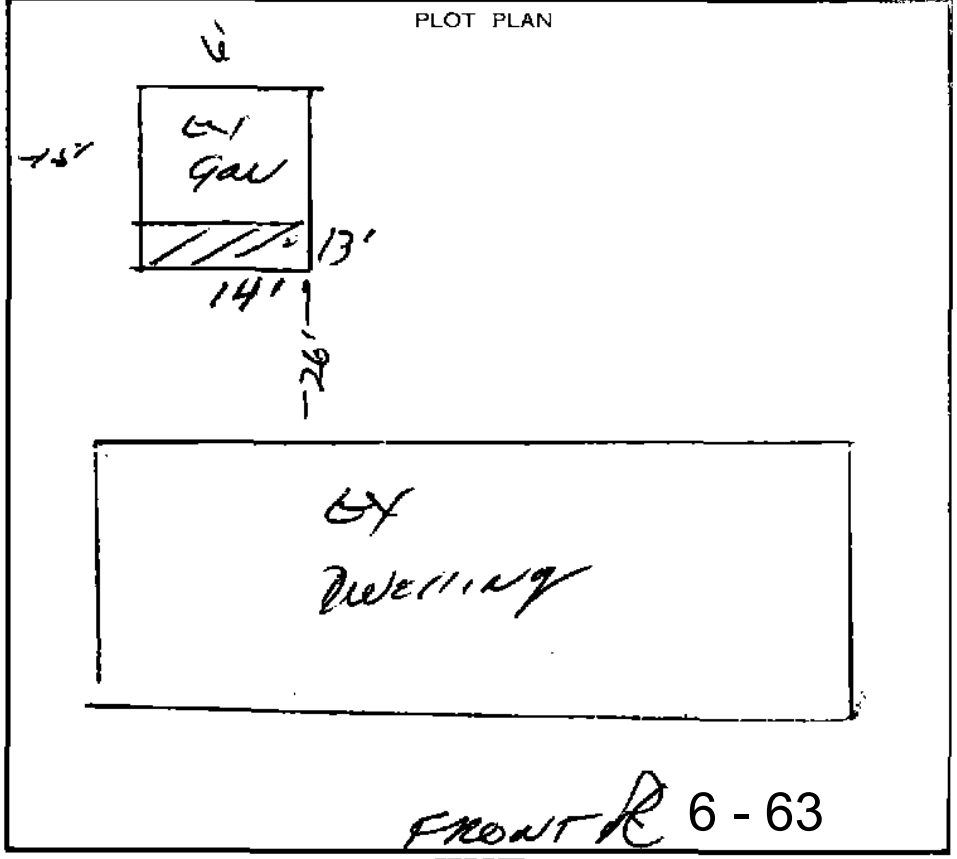
PERMANENT

INSPECTION RECORD

	DATE	APPROVED
TEMP POWER		
FORMS, FOOTING & SETBACKS	7-22-68	
REINFORCING & CELLS		
SUBFRAME		
ROOFING		
FIREPLACE		
FRAME		
VENEER		
EXT. LATH.		
INT. LATH.		
PARKING REQ'S		
ZONING REQ'S		
FIRE DEPT.		
PARTIAL OR MISC. INSPECTIONS		
LEFT CORD	7-22-68	
FINAL BUILDING	7-27-68	

SETBACKS: FRONT	SIDE	SIDE	FRONT

PLOT PLAN



6 - 63

JOB ADDRESS

NUMBER & STREET 1102 Stradford Ave., So. Pasadena, Calif.

APPLICATION FOR A
LATHING/PLASTERING PERMIT
OR
ROOFING PERMIT

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

CONTRACTOR: Lister Roofing Co. Inc.	STATE LIC. NO.: 163 813 C-39
MAIL ADDRESS: 24912 Fries Ave., Carson, Ca.	PHONE: 834-7747
OWNER: Chester B. Lister	(CITY BUS. LIC.) D-8700
MAIL ADDRESS: 24912 Fries Ave. Carson, Ca.90745	OWNER PHONE:

DESCRIPTION OF WORK

NEW BLDG.	ALTER	ADD'N	REPAIR

PRESENT USE	PROPOSED USE

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

TYPE OF ROOFING Built-up, some shingles NO. OF SQUARES 27- 6

DESCRIPTION Roof on house is built-up, 1-40 lb. felt and 1-90 lb. felt embedded in asphalt.

VALUATION (INCLUDE ALL LABOR AND MATERIAL) $ 1,400. FEES $ $14.00

LATHING & PLASTERING DETAILS

_____ YDS. EXTERIOR LATH.

_____ YDS. EXTERIOR PLASTER

_____ YDS. INTERIOR LATH.

_____ YDS. INTERIOR PLASTER

COMBINED LATHING & PLASTERING VALUATION $_____

PERMIT FEE $_____

TOTAL FEE $_____

INFORMATION PROVIDED BY BUILDING DEPT.			
USE ZONE R-1	FIRE ZONE III	OCCUPANCY 1 & J	CHECKER'S APPROVAL

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

1 684 M15 014.00A

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

Chester B. Lister

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT 6 - 64

INSPECTION RECORD – LATHING & PLASTERING

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

INSPECTION RECORD – ROOFING

	DATE	APPROVED
SHEATHING (COMMERCIAL)		
IN-PROGRESS INSPECTION		
PARTIAL OR MISC. INSPECTIONS		
FINAL	12/27/76	JP

NUMBER & STREET 1102 Stratford Avenue

APPLICATION FOR A
HEATING, VENTILATING, AIR-CONDITIONING OR REFRIGERATION PERMIT

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

CONTRACTOR: Trane H C C	STATE LIC. NO: 265094
MAIL ADDRESS: 2034 North Peck Road	PHONE: 579-7982
OWNER: Vena M. Morgan	CITY BUS. LIC.
MAIL ADDRESS: 1102 Stratford Avenue	OWNER PHONE: 799-8804

DESCRIPTION OF WORK

XX HEATING ☐ AIR CONDITIONING
☐ REFRIGERATION ☐ VENTILATION

DESCRIBE WORK TO BE DONE: Furnace Installation

NO. OF HEATING APPLIANCES (INCL. VENTS) INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED

TYPE	B. T. U.
F.A.U.	120,000

NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED

QUANTITY	OVER	INCL.	ACTUAL H.P.
	0	20	
	20	50	
	50	UP	

VALUATION OF ABOVE WORK $ 3,260.00

P. C. FEE AND VALIDATION $

PERMIT FEE $ 23.00

INVESTIGATION FEE $ TOTAL FEE $ 23.00

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

PAID IN 23.00

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

W. B. Johns
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

6 - 66

INSPECTION RECORD

	DATE	APPROVED
ROUGH HEATING	3-6-74	Duco
ROUGH REFRIG. OR AIR COND.		
DUCTS		
PARTIAL OR MISC. INSPECTIONS		

NUMBER & STREET 1102 Stratford

IN HEATING PERMIT

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

CONTRACTOR Trane H C C	ST. LIC. NO. 265094
MAIL ADDRESS 2034 North Peck Road	CITY LIC. NO.
So. El Monte 91733	PHONE 579-7982
OWNER Vena M. Morgan	PHONE 799-8804
MAIL ADDRESS 1102 Stratford	
PROPOSED USE	USE ZONE

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

TOTAL FOR ABOVE FIXTURES	@2.00 ea.	$
SAND OR GREASE TRAPS	@2.50	$
GAS PIPE SYSTEM, 1 - 5 OUTLETS	2.50	$ 2.50
+ EACH ADDITIONAL OUTLET	.50	$
SOIL OR VENT PIPE ALTER OR REPAIR	2.00	$
DILUTING TANK OR WATER SOFTENER	3.50	$
BUILDING DRAIN, ALTER OR REPAIR	4.00	$
SEWERS, CESSPOOLS, SEPTIC TANKS	@6.00 ea.	$
SWIM POOL	10.00	$
ADDITIONAL INSPECTION	@5.00 hr.	$
INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	3.00	$
PLUMBING PERMIT	2.50	$ 2.50
	TOTAL FEE	$ 5.00

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

[illegible] IN -5.00 PM

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

W. B. Johns
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

6 - 68

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN		
SEWER. SEPTIC TANK		
HEATER VENTS		
GAS TEST	3-7-74	DGreco
GAS CO NOTIFIED		
PARTIAL OR MISC INSPECTIONS		
FINAL PLUMBING INSPECTION	3-7-76	DGreco

NUMBER & STREET 1102 Stratford Avenue

IN HEATING PERMIT

APPLICATION FOR AN
ELECTRICAL PERMIT

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

CONTRACTOR: Trane H C C	STATE LIC. NO.: 265094
MAIL ADDRESS: 2034 North Peck Road	PHONE: 579-7982
OWNER: Vena M. Morgan	CITY LIC. NO.:
MAIL ADDRESS: 1102 Stratford Avenue	OWNER PHONE: 799-8804

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES	RECEPTACLES 1	SWITCHES 1	First 10@ 25¢ ea. Ea. Additional @ 15¢ ea.	$	.50
RANGES	OVENS	GARB. DISP.	@1.50 ea.	$	
WATER HTR.	FAN OUTLET	DISH WSHR.			
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W			
WASHING MACHINES			@1.00 ea.	$	
220 VOLT OUTLETS			@ .25¢ ea.	$	
SIGN FIXTURES			@2.00 ea.	$	
AIR HEATERS OVER 1650 W			@2.50 ea.	$	
TEMPORARY POWER POLE			2.00 (NO ADD'L FEE)	$	
NEW SERVICE UP TO 100 AMPS			2.00	$	2.00
" " 200 AMPS			2.50		
" " 400 AMPS			3.00	$	
" OVER 400 AMPS			3.50	$	
1/2 Motors under 2 hp @ 1.50 ea.	$		Motors 50-100 hp @ 5.00 ea.	$	1.50
Motors 2-8 hp @ 2.00 ea.	$		Motors 100-500 hp @ 10.00 ea.	$	
Motors 8-15 hp @ 2.50 ea.	$		Motors 500-1000 hp @ 15.00 ea.	$	
Motors 15-50 hp @ 3.00 ea	$		Motors over 1000 hp @ 20.00 ea.	$	
			COLUMN TOTAL →	$	4.00
INVESTIGATION FEE				$	
OTHER				$	
BLANKET PERMIT			3.00	$	
ELECTRICAL PERMIT			2.50	$	2.50
TOTAL				$	6.50

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

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

W. B. Johns
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

6 - 70

INSPECTION RECORD

	DATE	APPROVED
T. P. P. SERVICE	3-6-74	D Greco
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED	3-6-74	D Greco
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	3-7-74	D Greco

Made in Duplicate No. 6473 C

City of South Pasadena

Department of Building Inspection

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

South Pasadena, Calif. 1-16 1927

Permission is hereby granted to [illegible], Owner

Owner's Address [illegible]

City and State So. Pasa Phones

Contractor's Name [illegible] Roofing Co.

Contractor's Address: [illegible] So. Raymond Ave

City and State Pasa Phones WA 3563

To New Roof House & Garage

On Lot 33 **Block**

Tract [illegible]

Street and Number [illegible] Ave.

Subject to the provisions of the Building Ordinances of the City of South Pasadena.

Estimated Value, $ [illegible]

Fee, $ [illegible]

BUILDING INSPECTOR

By [illegible]

(Owner must post Inspecion Card on job)

Form 556. 3-1-28 Mock

NOTIFY FOR INSPECTION

WHEN

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

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

ELECTRICAL PERMIT

department of PUBLIC WORKS

Building Address	1102 Stratford Ave.		
Owner	Curtis A. Cole		
Mailing Address	1102 Stratford Ave		
City	So. Pasadena	Zip 91030	Tel. 799-9446
Contractor			
Address			
City		Zip	Tel.
State Lic. & Classif.			City Lic. No.

LICENSED CONTRACTOR'S DECLARATION

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

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. _____, B. & P. C. for the reason: _____

Date Nov 9 Owner Curt Cole

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

☐ Copy is filed with the city. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

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

Signature of Applicant Curt Cole Date Nov 9

Mailing Address 1102 Stratford Ave.

City, State, Zip South Pasadena, Calif 91030

PUBLIC WORKS DEPARTMENT
APPLICATION FOR AN
ELECTRICAL PERMIT
BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • DATE:

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING	NO SERV. CHANGE	RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES	RECEPTACLES	SWITCHES	First 10 @ 50c ea. Ea. Additional @ 30c ea. $
RANGES	OVENS	GARB. DISP.	@ 3.00 ea. $
WATER HTR.	FAN OUTLET	DISH WSHR.	
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W	

WASHING MACHINES	@ 2.00 ea.	$
220 VOLT OUTLETS	@ 50¢ ea.	$
SIGN FIXTURES	@ 4.00 ea.	$
AIR HEATERS OVER 1650 W	@ 5.00 ea.	$
TEMPORARY POWER POLE	4.00 (NO ADD'L FEE)	$
~~NEW SERVICE UP TO 100 AMPS~~ SUB SOMP	4.00	$4.00
" " 200 AMPS	5.00	$
" " 400 AMPS	6.00	$
" Over 400 AMPS	7.00	$

Motors under 2 hp @ $3.00 ea.	$	Motors 50-100 hp @ 10.00 ea.	$
Motors 2-8 hp @ 4.00 ea.	$	Motors 100-500 hp @ 20.00 ea.	$
Motors 8-15 hp @ 5.00 ea.	$	Motors 500-1000 hp @ 30.00 ea.	$
Motors 15-50 hp @ 6.00 ea.	$	Motors over 1000 hp @ 40.00 ea.	$
		COLUMN TOTAL →	$

INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	6.00	$
ELECTRICAL PERMIT	5.00	$5.00
TOTAL		$9.00

776 ? ? 009.00 A

VALUATION OF ABOVE WORK $ _____

P. C. FEE AND VALIDATION $ _____

PERMIT FEE $ _____

INVESTIGATION FEE $ _____ TOTAL FEE $ 5.00 XX

PROCESSED BY EMR	SPEC. COND.	
PERMIT NO. 776	VALIDATION	DATE 11-9-81

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

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

INSPECTION RECORD

	DATE	APPROVED
T.P.P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	12/17/80	

INSPECTOR NOTES

Underground electrical conduit diagram

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

PLUMBING PERMIT

department of PUBLIC WORKS

Building Address: CURT. COLE

Owner: 1102 STRATFORD.

Mailing Address: SAME

City | Zip | Tel.

Contractor: NEALS PLUMBING

Address: 6246 N BROOM.

City: SAN GAB. | Zip: 91775 | Tel.: 2453993

State Lic. & Classif.: 392-312 | City Lic. No.: 10351

LICENSED CONTRACTOR'S DECLARATION

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

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. • • • •

☐ I am exempt under Sec. _____, B. & P. C. for the reason: _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (*Sec. 3800, Labor Code.*)

Policy No. _____ Company _____

☒ Copy is filed with the city. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(*This section need not be completed if the permit is for one hundred dollars ($100) or less.*)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

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

Signature of Applicant: [signature] Date: 4/5/83

Mailing Address: same as above

City, State, Zip _____

INSPECTOR COPY

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

APPLICATION FOR A PLUMBING PERMIT

BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101

PROPOSED USE: _____ USE ZONE: _____

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

TOTAL FOR ABOVE FIXTURES	@ 4.00	$ 16.00
SAND OR GREASE TRAPS	@ 5.00	$
GAS PIPE SYSTEM, 1-5 OUTLETS	5.00	$ 5.00
+ EACH ADDITIONAL OUTLET	1.00	$
SOIL OR VENT PIPE ALTER OR REPAIR	4.00	$
DILUTING TANK OR WATER SOFTENER	7.00	$
BUILDING DRAIN, ALTER OR REPAIR	8.00	$
SEWERS, CESSPOOLS, SEPTIC TANKS	@ 12.00	$
SWIM POOL	20.00	$
ADDITIONAL INSPECTION	@ 10.00	$
INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	6.00	$
PLUMBING PERMIT	5.00	$ 5.00
	TOTAL FEE	$

VALUATION OF ABOVE WORK $ _____

P. C. FEE AND VALIDATION $ _____

PERMIT FEE $ _____

INVESTIGATION FEE $ _____ TOTAL FEE $ 26.00 X4

PROCESSED BY: [signature] | SPEC. COND.

PERMIT NO. 4374 | VALIDATION | DATE 4/5/83

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

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING	4/14/83	JR
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	12/2/83	JR

INSPECTOR NOTES

SEWER/PRIV. DISP. SYSTEM DIAGRAM

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

BUILDING PERMIT

department of PUBLIC WORKS

Building Address	1102 STRATFORD ST.		
Lot No.	Block	Tract	
Owner	CURTIS COLE		
Mailing Address	1102 STRATFORD		
City	So. PAS.	Zip	Tel 799-9446
Contractor	R. D. PEARSON		
Address	8846 NAOMI		
City	SAN GABRIEL	Zip 91775	Tel 2860027
State Lic. & Classif.	359823 B1	City Lic. No.	
Arch., Engr., Designer	TIM ANDERSON		
Address	1456 LAS LUNAS		Tel 7950129
City	PASA	Zip	State Lic. No.
Proposed Construction	REMODEL BATH & KIT REPLACE CASINGS & TRIM		
Sq. Ft. Size		No. Stories 1	No. Dw. Units 1

New ☐ Add. ☐ Alter. ☒ Repair ☐ Demolition ☐

U.B.C. Edition	Type Const.		Occ. Group
Occ. Load	F. D. Appr. Required ☐		H. D. Appr. Required ☐
Grading Permit ☐ Obtained ☐ N.A.	Variance Required ☐ Obtained ☐ N.A.		
Use Permit Required ☐	Des. Rev. Required ☐	APN	
No. Bedrooms	Lot Size		
Special Conditions			
VALUATION: $ 15,000.00			

FEES	PLAN CHECKING FEE		
	BUILDING FEE	144	00
	S.M.I. FEE	1	05
BONDS			
		145	04

Permit No 4519 GR Date 4/8/83

LICENSED CONTRACTOR'S DECLARATION

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

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (*Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars ($500).*

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (*Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.*)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (*Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.*)

☐ I am exempt under Sec. _____ B. & P. C. for this reason _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (*Sec. 3800, Labor Code.*)

Policy No. WP82-049787 Company FREEMONT INDEMNITY

☒ Copy is filed with the city. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(*This section need not be completed if the permit is for one hundred dollars ($100) or less.*)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT. If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (*Sec. 3097, Civil Code.*)

Lender's Name _____

Lender's Address _____

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

Signature of Applicant R D Pearson Date 4-8-83

Mailing Address 8846 NAOMI

City, State, Zip San Gabriel 91775

INSPECTOR COPY

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

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

INSPECTION RECORD

FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.		
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.		
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.		
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.	5/31/83	
INSULATION: Thickness, R-Values, Piping, Sound Caulking.		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.		
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.	7/11/83	
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.		
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	12/2/83	
SWIMMING POOL/SPA		
EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.		
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.		
FINAL INSPECTION		
MISCELLANEOUS		
SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

INSPECTION NOTES

[redacted] Both Framing Ok 4/14/83

Both Interior Lath 4/25/83

SETBACKS:

FRONT ____ SIDE ____ SIDE FRONT

PLOT PLAN

STREET

PLEASE PLAN A 1" SQ. SCALE

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

ELECTRICAL PERMIT

department of PUBLIC WORKS

Building Address	1102 STRATFORD		
Owner	CURTIS COLE		
Mailing Address			
City		Zip	Tel.
Contractor	J.W. HOLM ELECT.		
Address	5441 PERSIMMON		
City	TEMPLE CITY	Zip 91780	Tel. 443-4877
State Lic. & Classif.	243640 C-10		City Lic. No.

LICENSED CONTRACTOR'S DECLARATION

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

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. _____, B. & P. C. for the reason: _____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (*Sec.* 3800, *Labor Code.*)

Policy No. _____ Company _____

☐ Copy is filed with the city. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(*This section need not be completed if the permit is for one hundred dollars ($100) or less.*)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

John W. Holm

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

Signature of Applicant John W. Holm Date 4-13-83

Mailing Address 5441 PERSIMMON

City, State, Zip T.C. CAL. 91780

CONST. HRS. 8 AM - 7 PM ONLY

INSPECTOR COPY ORD. NO. 1582

PUBLIC WORKS DEPARTMENT
APPLICATION FOR AN ELECTRICAL PERMIT
BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • DATE:

DESCRIPTION OF WORK

NEW BUILDING	EXISTING BUILDING ✓	NO SERV. CHANGE	RECONNECT OR RESEAL

FEE COMPUTATION

FIXTURES 23	RECEPTACLES 13	SWITCHES 18	First 10 @ 50c ea. Ea. Additional @ 30c ea.	$ 19 40
RANGES	OVENS	GARB. DISP. ✓		
WATER HTR.	FAN OUTLET ✓	DISH WSHR. ✓	@ 3.00 ea.	$ 9 00
Wall Heaters Up to 1650 W		Ceiling Heaters Up to 1650 W		

WASHING MACHINES	@ 2.00 ea.	$
220 VOLT OUTLETS	@ 50¢ ea.	$
SIGN FIXTURES	@ 4.00 ea.	$
AIR HEATERS OVER 1650 W	@ 5.00 ea.	$
TEMPORARY POWER POLE	4.00 (NO ADD'L FEE)	$
NEW SERVICE UP TO 100 AMPS	4.00	$
" " 200 AMPS	5.00	$
" " 400 AMPS	6.00	$
" Over 400 AMPS	7.00	$

Motors under 2 hp @ $3.00 ea.	$	Motors 50-100 hp @ 10.00 ea.	$
Motors 2-8 hp @ 4.00 ea.	$	Motors 100-500 hp @ 20.00 ea.	$
Motors 8-15 hp @ 5.00 ea.	$	Motors 500-1000 hp @ 30.00 ea.	$
Motors 15-50 hp @ 6.00 ea.	$	Motors over 1000 hp @ 40.00 ea.	$
		COLUMN TOTAL →	$

INVESTIGATION FEE		$
OTHER		$
BLANKET PERMIT	6.00	$
ELECTRICAL PERMIT	5.00	$ 5 00
TOTAL		$

• • • • 12 • • • 33 40 *

VALUATION OF ABOVE WORK $ 4696 00 • • 132 40 CHK

P. C. FEE AND VALIDATION $ • • • • 4 • 13 • 83 *

PERMIT FEE $ _____

INVESTIGATION FEE $ _____ TOTAL FEE $ 33 40 XX

PROCESSED BY | SPEC. COND.

PERMIT NO. 4696 | VALIDATION | DATE 4/13/83

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

INSPECTION RECORD

	DATE	APPROVED
T.P.P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL ELECTRICAL INSPECTION	12/2/83	

INSPECTOR NOTES

Underground electrical conduit diagram

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING DIVISION

PLUMBING PERMIT

department of PUBLIC WORKS

Building Address	1102 STRATFORD		
Owner	CURTIS COLE		
Mailing Address	Same		
City	S. PASADENA	Zip	Tel. 799-9446
Contractor	owner/builder		
Address			
City	Zip	Tel.	
State Lic. & Classif.		City Lic. No.	

LICENSED CONTRACTOR'S DECLARATION

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

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

☑ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

☐ I am exempt under Sec. _____, B. & P. C. for the reason: _____

Date 10-28-81 Owner X Curt Cole

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

☐ Copy is filed with the city. ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

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

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

APPLICATION FOR A PLUMBING PERMIT

BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA

TELEPHONE 799-9101

PROPOSED USE		USE ZONE	
NO. EACH FIXTURE	NO. EACH FIXTURE		NO. EACH FIXTURE
BATHTUBS	ACC. SINKS		WASHING MACHINES
STALL SHOWERS	FLOOR SINKS AND DRAINS		WATER HEATERS
LAVATORYS	"P" TRAPS		VENTS
WATER CLOSETS	GARBAGE DISPOSALS	8	WATER PIPE
URINALS	DISHWASHERS		SPRINKLER SYSTEM
KITCHEN SINKS	LAUNDRY TRAYS		DRINKING FOUNTAINS

TOTAL FOR ABOVE FIXTURES	8	@ 4.00	$ 32.00
SAND OR GREASE TRAPS		@ 5.00	$
GAS PIPE SYSTEM, 1-5 OUTLETS	471	5.00	$
+ EACH ADDITIONAL OUTLET		1.00	$ 37.00
SOIL OR VENT PIPE ALTER OR REPAIR		4.00	$
DILUTING TANK OR WATER SOFTENER		7.00	$
BUILDING DRAIN, ALTER OR REPAIR		8.00	$
SEWERS, CESSPOOLS, SEPTIC TANKS		@ 12.00	$
SWIM POOL		20.00	$
ADDITIONAL INSPECTION		@ 10.00	$
INVESTIGATION FEE			$
OTHER			$
BLANKET PERMIT		6.00	$
PLUMBING PERMIT		5.00	$ 5.00
		TOTAL FEE	$ 37.00

VALUATION OF ABOVE WORK	$		
P. C. FEE AND VALIDATION	$		
PERMIT FEE	$		
INVESTIGATION FEE	$	TOTAL FEE	$ 37.00 XX

PROCESSED BY		SPEC. COND.	
PERMIT NO.	471	VALIDATION	DATE 10-29-81

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

INSPECTOR COPY CONST. HRS. 8 AM - 7 PM ONLY

ORD NO 1582

INSPECTION RECORD

	DATE	APPROVED
GROUND WORK		
WATER LINES		
ROUGH PLUMBING		
SHOWER PAN		
SEWER, SEPTIC TANK		
HEATER VENTS		
GAS TEST		
GAS CO. NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		
FINAL PLUMBING INSPECTION	11/6/81	

INSPECTOR NOTES

SEWER/PRIV. DISP. SYSTEM DIAGRAM

CITY OF SOUTH PASADENA

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

BUILDING AND SAFETY

ELEC./MECH./PLMBG. COMBINATION PERMIT

EXPIRED

department of BUILDING & SAFETY

Building Address: 1102 STRATFORD

Lot No. / Tract / Tract

Owner: MR & MRS COLE

Mailing Address: 1102 STRATFORD

City: South PASA Zip: 91030 Tel: 799-9446

Contractor: CONNOR Air Conditioning INC

Address: 4931 N. ENCINITA (286-3157)

City: Temple City Zip: CA 91780 Tel.

State Lic. No. & Classif.: 503735-38 City Lic. No.: 26315

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).

Policy No. WCG 11221B Company: Superior NATIONAL

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 Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (*Sec. 3097, Civil Code.*)

Lender's Name _____

Lender's Address _____

LICENSED CONTRACTOR'S DECLARATION

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

Exp. Date 4-30-89 Signature of Contractor W. Connor

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (*Sec. 7031.5, Business and Professions Codes*)

☐ **I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.** (*Sec. 7044, Business & Professions Codes*).

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

☐ **I am exempt under Sec. _____, B.&P.C. for this reason** _____

Date _____ Owner _____

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

Signature of Applicant C. Ainsworth Date 4-29-88

Mailing Address 4931 N. ENCINITA

City, State, Zip Temple City, CA 91780

PERMIT NO.: 006174 | WORKERS COMP. EXP.: 1-1-89 | PROCESSED BY: JR Date 5-2-88

Proposed Construction: RESIDENTIAL FAU CHANG-out Add-on A/C

DAY & NIGHT FAU & CONDENSOR (3½ TON) 75,000 BTU FAU & 42,000 BTU COND.

	No.	Description (Additions, Commercial, Industrial)	Fee
ELECTRICAL SYSTEM		Services (Size.....)	
		Outlets (Receptacles, Lights, Switches)	
		Fixtures	
	2	Motors (HP ea. F.A.U. ½ H.P. / A/C 3½ H.P.)	17 00
		Other (Specify.....)	
		POOL / SPA	
		VALUATION: $ ~~4930~~	~~74 00~~
		Plan Chk. Fee / Issuance Fee	
		TOTAL ELECTRICAL FEES	~~91~~

	No.	Description	Fee
MECHANICAL SYSTEM		D/N FAU Change-out	
		POOL / SPA	
		VALUATION: $ 4930	
		Plan Ck. Fee / Issuance Fee	
		TOTAL MECHANICAL FEES	74 00

	No.	Description	No.	Description	Fee
PLUMBING SYSTEM		Water Closets		Gas System (No. Outlets.....)	
		Lavatories/Sinks		Water Heaters	
		Bathtubs, Showers		Private Sew. Sewer Conn.	
		POOL		SPA	
		VALUATION: $			
		Plan Chk. Fee / Issuance Fee			
		TOTAL PLUMBING FEES			

TOTAL ELEC., MECH., PLMBG. FEES 91 00

5-02-88

CASHIER USE

INSPECTOR COPY

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

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

INSPECTION RECORD

	DATE	APPROVED
T.P.P.		
GROUND WORK		
ROUGH WIRING		
FINISH		
FIXTURES		
EDISON NOTIFIED		
PARTIAL OR MISC. INSPECTIONS		

CITY OF SOUTH PASADENA

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

PLANNING & BUILDING

BUILDING PERMIT

Building Address: 1102 STRATFORD AVE.			U.B.C. Edition: 91	Type Const.: V N	Occ. Load	Occ. Group: R-3
Lot No.	Tract	Tract	USE ZONE	Variance Required	Appr.	
Owner: CURTIS COLE			Lot Size			
Mailing Address: 1102 Stratford Ave.						
City: So. Pasadena	Zip: 91030	Tel.: 799-9446	VALUATION: $ 6,000.00			
Contractor: A & S Roofing of Pasadena			FEES: BUILDING FEE		81	00
Address: 915½ W. Bonita Ave.			S.M.I. FEE			60
City: Glendora	Zip: 91740	Tel.: 915-3188	PLAN CHECKING FEE			
State Lic. & Classif.: 324573 C39		City Lic. No.: 05114	Energy Compl. Fee			
Arch., Engr., Designer			Penalty			
Address		Tel.	SPECIAL INSP.			
City	Zip	State Lic. No.			81	60

FINAL
BUILDING & SAFETY
5/24/94

PAID

PERMIT NO.:	WORKERS COMP. EXP.	PROCESSED BY:
15863	5-1-95	Date: 5-3-94

Proposed Construction: House & Garage, complete tear off, Built-up, 28,2/11#, 72# Cap sheet, hot mop.

Sq. Ft. Size	No. Stories	No. Units
3000	1	1

New ☐ Add. ☐ Alter. ☐ Repairs ☒ Demolition ☐

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. 738489-93 Company STATE FUND

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date _____ Applicant _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____

Lender's Address _____

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

Signature of Applicant [signature] Date 5-3-94

Mailing Address 915½ W. Bonita Ave.

City, State, Zip Glendora, Ca 91740

LICENSED CONTRACTOR'S DECLARATION

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

Exp. Date 2/1996 Signature of Contractor [signature]

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5. Business and Professions Codes *Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).*

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044. Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

INSPECTOR COPY

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

6 - 85

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

INSPECTION RECORD

FOUNDATION: (Gr. Certif, Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation.		
FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr.		
MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts.		
ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains.	5/12/94	
FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops.		
INSULATION: Thickness, R-Values, Piping, Sound Caulking.		
FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links.		
INTERIOR: LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf.		
EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing.		
FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear.	5/20/94	

SWIMMING POOL/SPA

EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge.		
FENCE/GATES: Height, Closers, Accessibility, Latches, Stability.		
FINAL INSPECTION		

MISCELLANEOUS

SPRAY PAINT BOOTH:		
RETAINING WALL:		
DUST COLLECTION SYSTEM:		
VENEER:		
RE-ROOF:		
SIGN(S):		
INSPECTION	DATE	INSP. SIGN.

INSPECTION NOTES

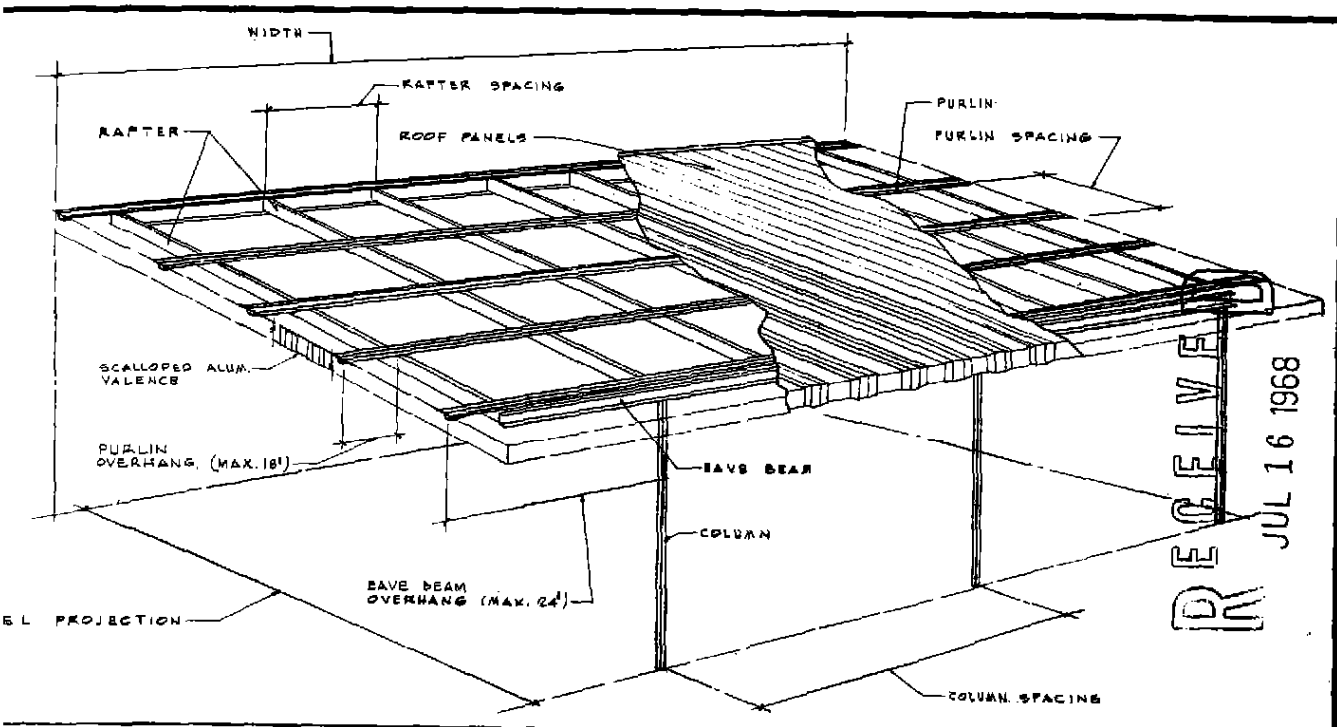
SETBACKS:

FRONT ____ SIDE ____ SIDE ____ FRONT

PLOT PLAN

STREET

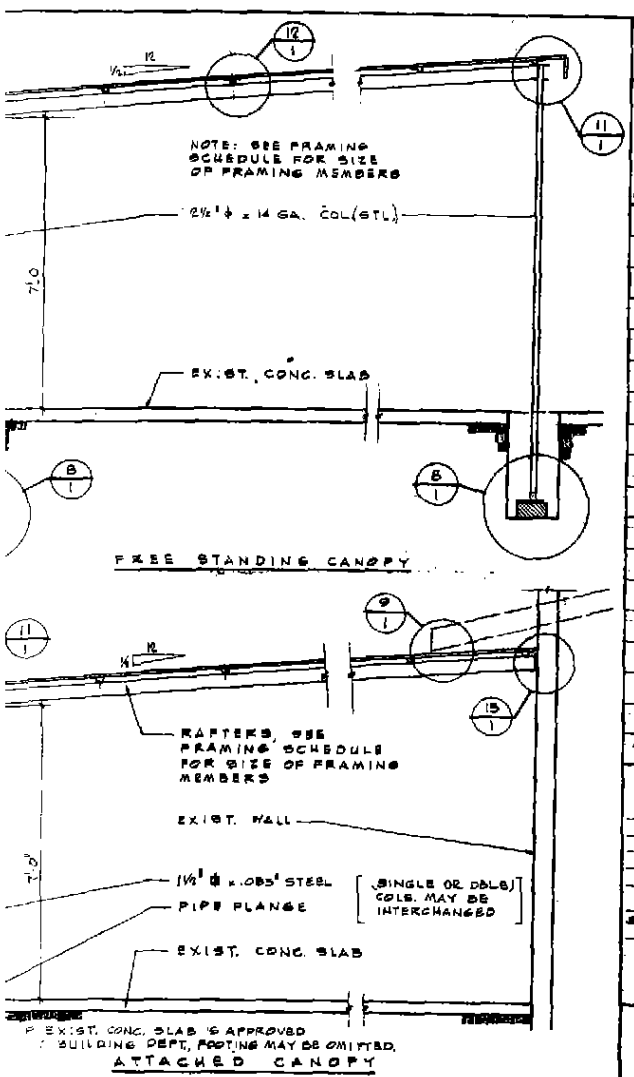
PLEASE PLAN A 1" SQ. SCALE



RECEIVED JUL 16 1968

PERSPECTIVE

15/1



SECTION

14/1

FRAMING SCHEDULE

PANEL PROJECTION (INCHES)	# COLUMNS	½" ⌀ PURLIN SPACING (INCHES)	84' COLUMN SPACING RAFTER SPACING (INCHES) 1.5¾"C	2.3¾"C	1.6"C	2.6"C	EAVE BEAM 1.5¾"C	1.6"C	108' COLUMN SPACING RAFTER SPACING (INCHES) 1.5¾"C	2.3¾"C	1.6"C	2.6"C	EAVE BEAM 1.5¾"C	2.3¾"C	1.6"C
96	1½" ⌀	48	42						54						
108		54	42						54						
120		40	42						54						
132		44	42						54						
144		48	42							54	54				
156		52		42	42					54	54				
168	14 GAGE STL	42		42	42					54	54				
180		45		42	42					54	54				
192		48		42	42							54			
204		51		42	42							54			
216		54				42						54			
228		45				42						54			
240		48				42						54			
252		50				42						54			
264		53				42						54			
276		55				42									
288		48				42									
300	1½" ⌀	50				42									

GENERAL NOTES:

- ALUMINUM FOR ROOF PANELS SHALL BE 3004-H38 ALLOY.
- ALUMINUM FOR PURLINS SHALL BE 2024-T3 ALLOY.
- LIGHT GAGE STRUCTURAL STEEL SHALL BE GRADE 'C' PER A.S.T.M. A-245.
- ALUMINUM AND STEEL TO BE PRIMED AND GIVEN A COAT OF BAKED ENAMEL.
- UPON REQUEST, PROVIDE ⅛" ϕ INSPECTION HOLE TO VERIFY STUD LOCATION.
- STRUCTURE IS DESIGNED FOR 10 P.S.F. ROOF LIVE LOAD.
- USE 2½" ϕ x 14 GA. STL. COLUMN FOR ALL FREE STANDING CANOPIES.
- ALL STL. BOLTS SHALL BE CADMIUM PLATED.

L. Paley CE #9811

STEEL

OWNER:

JOB ADDRESS:

CITY:

I.C.B.O. 1346.9 - 10 P.S.F. 1212

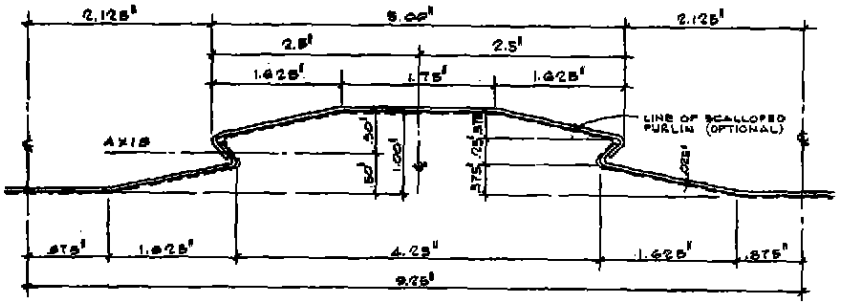
ALUMINUM ROOF STRUCTURE
ALUMINUM ROOF LAWNING CO.
3763 S. HILL STREET
LOS ANGELES, CALIFORNIA

LESTER PALEY AND ASSOCIATES
CIVIL ENGINEERS
317½ NORTH VERMONT AVENUE • LOS ANGELES 4 • NORMANDY 2-1790

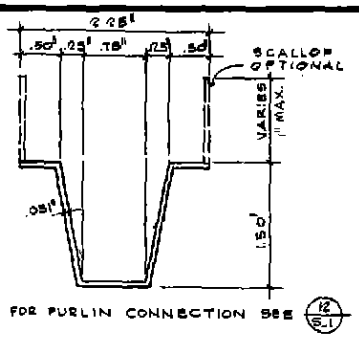
SHEET NO. 1 OF 1

JOB NO. B

APPROVED

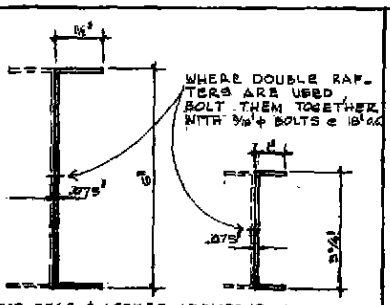


PANEL 1/1



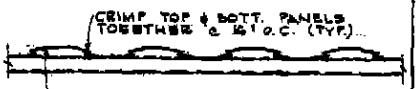
FOR PURLIN CONNECTION SEE 12/S-1

PURLIN 2/1



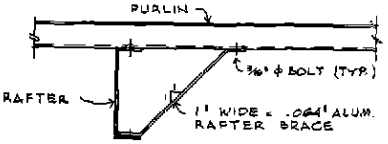
NOTE: EAVE BEAM & LEDGER ARE IDENTICAL

RAFTERS (STL.) 3/1



CONTOUR OF SCALLOPED PURLIN EDGES SUPPORTS TOP PANELS AND LOCKS THEM IN PLACE.

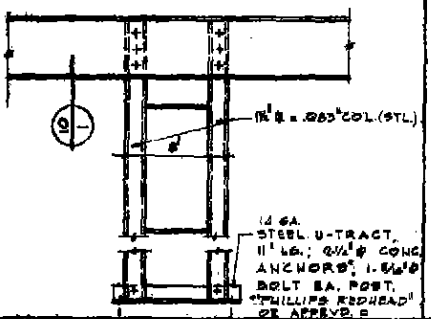
SCALLOPED PURLIN 4/1



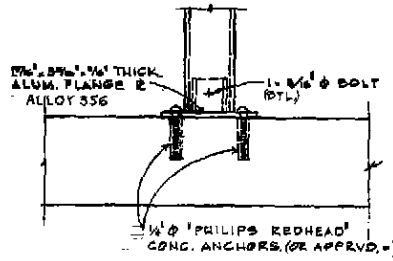
SPECIAL NOTE

SINGLE RAFTERS SHALL HAVE BRACES AS FOLLOWS :
3 1/4" ℄ : EVERY 5'-0
6" ℄ : AT MIDSPAN.

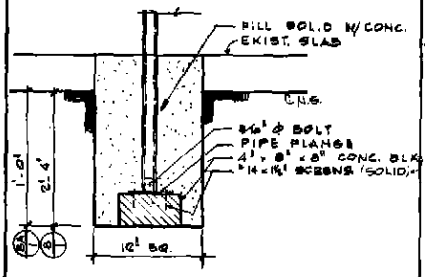
RAFTER BRACING 5/1



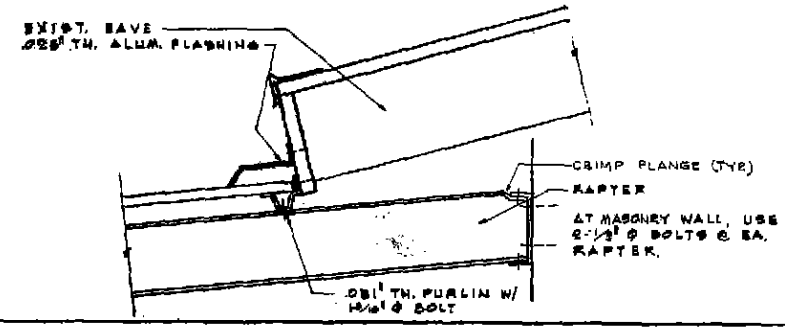
DETAIL 6/1



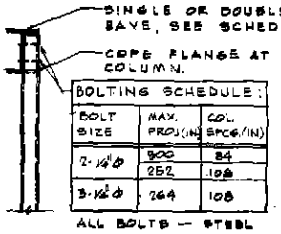
DETAIL 7/1



DETAIL 8A/1 8/1



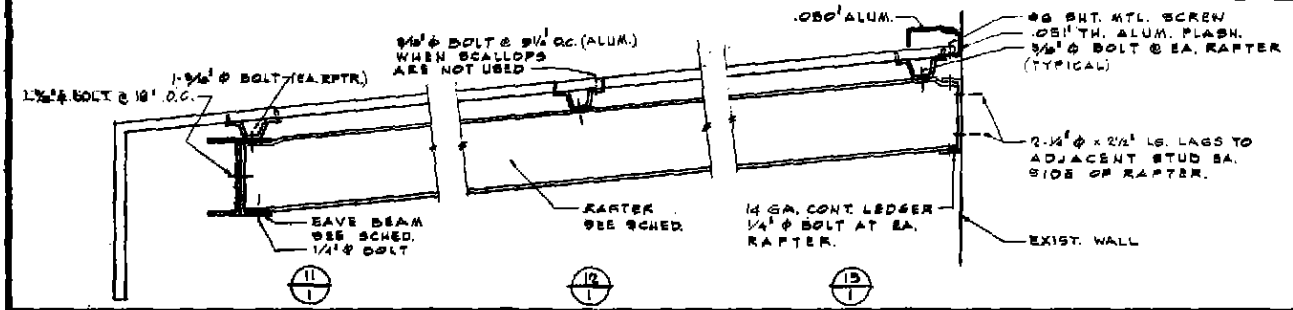
DETAIL 9/1



BOLTING SCHEDULE :		
BOLT SIZE	MAX. PROJ. (IN)	COL. SPCG. (IN)
2-1/2" ϕ	300	84
	252	108
3-1/2" ϕ	264	108

ALL BOLTS — STEEL

DETAIL 10/1



11/1 12/1 13/1

DETAIL 11/1 12/1 13/1

1102 STRATFORD

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

ELECTRICAL PERMIT APPLICATION

SITE ADDRESS: 1102 St Stratford Avenue
ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: Margaret Lindstrom
STREET ADDRESS: 1102 Stratford Avenue
CITY: South Pasadena | STATE: CA | ZIP CODE: 91030
PHONE NUMBER: (626) 799-8515

PRINCIPAL DESIGNER'S NAME | LICENSE NO.
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER

FINAL
BUILDING AND SAFETY

CONTACT PERSON
PHONE NUMBER

CONTRACTOR'S NAME
STREET ADDRESS
CITY | STATE | ZIP CODE
LICENSE CLASS | LICENSE NUMBER | EXPIRATION DATE
PHONE NUMBER
WORKER'S COMPENSATION INSURANCE COMPANY NAME
WORKER'S COMP. INSURANCE POLICY NUMBER | EXPIRATION DATE

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: [signature] Date: 11/9/15

LICENSED CONTRACTOR'S DECLARATION

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

Signature: [signature] Date: 11/9/15

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: [signature] Date: 11/9/15

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name: John W. Lindstrom
Signature: [signature] Date: 11/9/15

QTY.	ITEM	FEE
	New residential construction	
	Less than 3 units: _____ sq. ft.	$
	3 or more units: _____ sq. ft.	$
	Outlet Boxes(s) for receptacles, switches, lights & similar	
	First 20	$
	21 or more	$
	Lighting Fixture(s)	
	First 20	$
	21 or more	$
	Branch circuit(s) (in lieu of Outlet Box fees above)	
	First 10 branch circuits	$
	11 to 40 branch circuits	$
	Residential appliances	$
	Nonresidential appliances	$
	Power apparatus (size in HP, KW, or kVA)	
	Over 1 but not over 10	$
	Over 10 but not over 50	$
	Over 50 but not over 100	$
	Signs, outline lighting, and marquees	
	Supplied from one branch circuit	$
	Additional circuits within the same sign	$
	Service New___ Change___ Size: _____	$
1	**Switchboards, subpanels, motor control centers**	
	0 to 399A	$ 40.30
	400A to 1,000A	$
	Over 1,000A	$
	Misc. apparatus, conduit, and conductors	$
	Temporary power pole(s)	$
	Temporary distribution system	$
		$
	Subtotal	$ 40.30
	Plan Checking Fee	$
	Additional Plan Checking Fee	$
	Plan Maintenance Fee	$
	Permit Issuance Fee	$ 28.70
	Total Permit Fee	$ 69.00

PLAN CHECK NUMBER	INITIALS	DATE

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
#381641		

PERMIT NUMBER	INITIALS	DATE
036094	K.V.	11/09/15

DATE OF FINAL	FINAL BY
11/10/2015	

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED ELECTRICAL INSPECTIONS AND APPROVALS		
E1	Temporary Power Pole		
E2	System Ground ☐ Ground Rod ☐ UFER ☐ Water Pipe ☐ _____		
E3	Underground Electrical		
E4	Rough Wiring		
E5	Rough Conduit		
E6	Bonding Water and Gas		
E7	Service		
E8	Final Electrical Inspection		
	Utility Released		

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

City of South Pasadena

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

PLUMBING PERMIT APPLICATION

1102 STRATFORD AVENUE

SITE ADDRESS: 1102 Stratford Ave.
ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION: Margaret
OWNER'S NAME: ~~John~~ Lindstrom
STREET ADDRESS: 1102 Stratford Ave.
CITY: So. Pas. | STATE: Ca. | ZIP CODE: 91030
PHONE NUMBER: (626) 524-4673
PRINCIPAL DESIGNER'S NAME | LICENSE NO
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER
CONTACT PERSON: Marc Van Cleave
PHONE NUMBER: (626) 353-0216
CONTRACTOR'S NAME: GEM Plumbing Inc.
STREET ADDRESS: 140 E. Montecito Ave.
CITY: Sierra Madre | STATE: Ca. | ZIP CODE: 91024
LICENSE CLASS: C-20/C-36 | LICENSE NUMBER: 111308 | EXPIRATION DATE: 8/31/19
PHONE NUMBER: (626) 355-3496
WORKER'S COMPENSATION INSURANCE COMPANY NAME: Ins. Co. of the West
WORKER'S COMP. INSURANCE POLICY NUMBER: WVES03416701 | EXPIRATION DATE: 7-1-18

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature _____ Date _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature [signature] Date: 2-7-18

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature [signature] Date 2-7-18

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name Marc N. Van Cleave

Signature [signature] Date 2-7-18

QTY.	ITEM	FEE
	Plumbing fixtures: ___ water closets ___ tubs ___ lavatories ___ sinks ___ floor drains ___ floor sinks ___ showers ___ trap primers ___ clothes washers ___ dishwashers	$
	Repair or alteration of drainage and/or vent piping per fixture	$
	Interceptor(s), clarifier(s) and grease trap(s)	$
	Water pressure regulator(s)	$
	Water heater(s) including vent	$
	Water treatment equipment	$
1	Gas piping system(s) with 5 or less outlets	$ 17.60
	Additional gas outlet(s) per system	$
	Drains in a rain water system	$
	Lawn sprinkler system(s)	$
	Hose bibs (first 5)	$
	Backflow / sewer backwater valve(s)	$
	Water service: ___ 1½ inch and smaller ___ 2 inch to 3 inch ___ Over 3 inches	$
	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device	$
	Solar water heating system	$
	Connection of new sewer to existing sewer	$
	Disconnection, abandonment or repair of sewer	$
	Installation of grey water system	$
	Public or private spa	$
	Public or private swimming pool	$
		$
		$
		$
		$
		$
		$
		$
		$
	Subtotal	$ 17.60
	Plan Checking Fee	$
	Additional Plan Checking Fee	$
	Plan Maintenance Fee	$
	Permit Issuance Fee	$ 30.00
	Total Permit Fee	$ 47.60

PLAN CHECK NUMBER	INITIALS	DATE
ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
PERMIT NUMBER	INITIALS	DATE
#399249 041161	PUBLIC WORKS AND SAFETY	2/7/18
DATE OF FINAL	FINAL BY	
2/12/18	RA	

FINAL

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED PLUMBING INSPECTIONS AND APPROVALS		
P1	Underground/Floor Plumbing		
P2	Water Service ☐ Plastic ☐ Metal		
P3	Rough Plumbing/Topout		
P4	Rough Gas System		
P5	Sewer		
P6	Private Sewage Disposal System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test	2/12/18	
P10	Gas Final		
P11	Final Plumbing Inspection	2/12/18	
	Utility Released		

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

SEWER MAP

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

City of South Pasadena

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

PLUMBING PERMIT APPLICATION

1102 STRATFORD AVE.

SITE ADDRESS: 1102 STRATFORD AVE
ASSESSOR PARCEL NUMBER
BOOK | PAGE | PARCEL
ADDITIONAL INFORMATION / LEGAL DESCRIPTION

OWNER'S NAME: BILL LINDSTROM
STREET ADDRESS
CITY | STATE | ZIP CODE: 91030
PHONE NUMBER: 626 524 4673

PRINCIPAL DESIGNER'S NAME | LICENSE NO
STREET ADDRESS
CITY | STATE | ZIP CODE
PHONE NUMBER

CONTACT PERSON
PHONE NUMBER

CONTRACTOR'S NAME: Affordable Water Heaters
STREET ADDRESS: 28358 Constellation Rd.
CITY: Valencia | STATE: CA. | ZIP CODE: 91355
LICENSE CLASS: C36 | LICENSE NUMBER: 627368 | EXPIRATION DATE: 9-30-20
PHONE NUMBER: 855 345 9048
WORKER'S COMPENSATION INSURANCE COMPANY NAME: Ins. of The West
WORKER'S COMP. INSURANCE POLICY NUMBER | EXPIRATION DATE

OWNER-BUILDER DECLARATION

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

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

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

☐ I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

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

Signature: Eric Conway Date: 2-5-19

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Signature: Eric Conway Date: 2-5-19

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

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

Name _____

QTY.	ITEM	FEE
	Plumbing fixtures: ___ water closets ___ tubs ___ lavatories ___ sinks ___ floor drains ___ floor sinks ___ showers ___ trap primers ___ clothes washers ___ dishwashers	$
	Repair or alteration of drainage and/or vent piping per fixture	$
	Interceptor(s), clarifier(s) and grease trap(s)	$
	Water pressure regulator(s)	$
1	Water heater(s) including vent	$ 18.30
	Water treatment equipment	$
	Gas piping system(s) with 5 or less outlets	$
	Additional gas outlet(s) per system	$
	Drains in a rain water system	$
	Lawn sprinkler system(s)	$
	Hose bibs (first 5)	$
	Backflow / sewer backwater valve(s)	$
	Water service: ___ 1½ inch and smaller ___ 2 inch to 3 inch ___ Over 3 inches	$
	Repair or alteration of water piping per fixture, or per water-using or water-dispensing device	$
	Solar water heating system	$
	Connection of new sewer to existing sewer	$
	Disconnection, abandonment or repair of sewer	$
	Installation of grey water system	$
	Public or private spa	$
	Public or private swimming pool	$
		$
		$
		$
		$
		$
		$
	Subtotal	$ 18.30
	Plan Checking Fee	$
	Additional Plan Checking Fee	$
	Plan Maintenance Fee	$
	Permit Issuance Fee	$ 31.10
	Total Permit Fee	$ 49.40

PLAN CHECK NUMBER	INITIALS	DATE

ADDITIONAL PLAN CHECK NUMBER	INITIALS	DATE
#405442		

PERMIT NUMBER	INITIALS	DATE
043614	J R.	2/5/19

DATE OF FINAL | FINAL BY

NO.	INSPECTION	DATE	INSPECTOR
	REQUIRED PLUMBING INSPECTIONS AND APPROVALS		
P1	Underground/Floor Plumbing		
P2	Water Service ☐ Plastic ☐ Metal		
P3	Rough Plumbing/Topout		
P4	Rough Gas System		
P5	Sewer		
P6	Private Sewage Disposal System		
P7	Water Heater		
P8	Lawn Sprinklers		
P9	Gas Test		
P10	Gas Final		
P11	Final Plumbing Inspection		
	Utility Released		

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

SEWER MAP

INSPECTION NOTES

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

ITEM NO. 7

Cultural Heritage Commission Agenda Report

DATE: December 18, 2025

FROM: Erika Ramirez, Community Development Director

PREPARED BY: Jasmin Kim, Planning Manager

SUBJECT: **Approve and Receive 2026 Cultural Heritage Commission Meeting Schedule, Resolution, and City Council Memo**

RECOMMENDATION

It is recommended that the Cultural Heritage Commission approve, receive, and file the 2026 Cultural Heritage Commission Meeting Schedule (Attachment No. 1); receive the November 18, 2025 memo to the City Council from the City Manager regarding Item No. 15 – Ordinance on Commissions (Attachment No. 2); and adopt the Resolution of the Cultural Heritage Commission Setting the Date, Time, and Place of Its Regular Meetings (Attachment No. 3).

EXECUTIVE SUMMARY

The South Pasadena Cultural Heritage Commission (CHC) adheres to a monthly meeting schedule, typically on the third Thursday of each month, with provisions for schedule adjustments as needed. For 2026, the June meeting has been moved to Thursday, June 25, 2026, to avoid conflict with the Juneteenth holiday. Other meetings may be adjusted as necessary to accommodate City holidays, or other significant events, with special sessions arranged if required.

On November 18, 2025, the City Manager provided a memo to the City Council regarding proposed updates to South Pasadena Municipal Code (SPMC) provisions governing City Boards and Commissions. These updates address irregularities in appointment terms, procedural inconsistencies, and commission membership requirements. While the proposed ordinance affects the size for some commissions and standardizes meeting requirements, no changes were proposed to the size, structure, or meeting location and frequencies of the Cultural Heritage Commission. Staff would like to inform the Commission that the revision to SPMC Chapter 2, Article IV, 2.30 establishes a quorum as a majority of the total membership, superseding the previous commission-specific quorum counts. Additional details are provided in the attached memo (Attachment No. 3).

BACKGROUND

The South Pasadena Municipal Code Chapter 2, Articles IV through IV.L (2.23 through 2.79-11) establish and govern City Boards and Commissions. These Articles provide the legal authority, membership, role and operations for each commission and, in certain cases, establish standards and minimum requirements for serving on a commission or board.

At the regular City Council meeting on January 15 ,2025, the City Attorney's office brought forward a discussion item for City Council direction related to (1) certain irregularities in terms of appointment of members to various commissions; and (2) other inconsistencies in Municipal Code related to maximum length of terms, vacancies and other procedural matters related to commissions.

On November 19, 2025, the City Council reviewed and discussed the staff report provided by the City Attorney regarding the various amendments to SPMC related to amendment to the general provisions that pertain to all commissions and individual amendments that apply to the various commissions. Council provided direction to incorporate into the proposed Ordinance.

On December 3, 2025, the City Council adopted Ordinance No. 2406 amending Chapter 2 (Administration) of the South Pasadena Municipal Code related to boards and commissions. This ordinance takes into effect on January 3, 2026.

The CHC Commission typically meets on the third Thursday of each month at 6:30 p.m. in the South Pasadena City Council Chamber, with an option for participation via Zoom.

ANALYSIS

Looking ahead to 2026, the new CHC meeting schedule includes the following adjustment:

- June 25, 2026: The meeting will be held on the fourth Thursday rather than the regular third Thursday to avoid conflict with other City meetings and events.

- Meetings may be adjusted as necessary to accommodate City holidays, recesses, and other significant or special events. Special sessions may also be arranged if required as necessary.

These proposed adjustments ensure efficient city operations while honoring key local events, recesses, observances, and commission direction. Any schedule adjustments will be communicated promptly to the public.

In addition, the proposed ordinance establishes meeting requirements for all commissions and adjusts the size of certain commissions. For the Cultural Heritage Commission, staff

would like to highlight the revised attendance requirements. SPMC Chapter 2, Article IV, Section 2.27 has been updated to eliminate the concept of an “excused absence.” Under the new Ordinance No. 2406, adopted by the City Council on December 3, 2025, a commissioner may be absent for no more than three consecutive meetings or for no more than one-third (1/3) of all regular meetings within a 12-months.

This replaces the current six-month attendance window. In addition, new language has been added to address quorum issues, such that, if a meeting agenda has been posted but the meeting must be cancelled due to lack of quorum, any members who do not attend will still be counted as absent for purposes of Section 2.27. Staff would like to notify the commission of these adjustments, as they have substantial implications for CHC attendance expectations.

The language regarding quorums in Section 2.30 was further simplified to remove specific quorum counts for each individual commission and has defined a quorum as a majority of the total membership regardless of commission size, which applies to all commissions, including the Cultural Heritage Commission. Further details are included in the attached memo (Attachment No. 3).

ENVIRONMENTAL ANALYSIS

The proposed amendment to the SPMC regarding commission and board membership does not constitute a “project” under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15378(b)(5), because the action involves only administrative and organizational changes to the City’s advisory bodies and will not result in a direct or reasonably foreseeable indirect physical changes in the environment.

Furthermore, even if the amendment were to be considered a "project," it has no potential to cause a physical environmental impact. Therefore, the proposed action qualifies for the “common sense” exemption under CEQA Guidelines Section 15061(b)(3), as there is no possibility that the modifications to commission and board membership requirements will result in a significant effect on the environment.

ATTACHMENTS

Attachment No. 1 – 2026 Cultural Heritage Commission Meeting Schedule
Attachment No. 2 – November 18, 2025, Memo to the City Council from City Manager regarding Item No. 15 – Ordinance on Commissions
Attachment No. 3 – Resolution of the Cultural Heritage Commission Setting the Date and Time and Place of its regular meetings

ATTACHMENT NO. 1 – 2026 Cultural Heritage Commission Meeting Schedule

2026 Cultural Heritage Commission Meeting Schedule

Location: South Pasadena City Council Chamber
1424 Mission Street, South Pasadena
Via
Zoom: https://us02web.zoom.us/j/82268359053
Zoom Meeting ID: 822 6835 9053

Time: 6:30 PM (on the 3rd Thursday of each month)

Cultural Heritage Commission Meeting Date	Notes
January 15, 2026	

February 19, 2026	
March 19, 2026	
April 16, 2026	
May 21, 2026	
June 25, 2026 (4th Thursday)**	
July 16, 2026	
August 20, 2026	
September 17, 2026	
October 15, 2026	
November 19, 2026	
December 17, 2026	

*Meetings scheduled on or near a holiday may be rescheduled.

**The June meeting will be held on the fourth Wednesday instead of the regular third Thursday to avoid scheduling conflicts.

ATTACHMENT NO. 2 - November 18, 2025, Memo to the City Council from City Manager regarding Item No. 15 – Ordinance on Commissions

City of South Pasadena
City Manager's Office

Memo

Date: November 18, 2025

To: The Honorable City Council

Via: Todd Hileman, City Manager

From: Roxanne Diaz, City Attorney

Subject: November 19, 2025, City Council Meeting Item No. 15 - Ordinance on Commissions

Attached is a revised agenda report for the discussion on the Ordinance related to the City's Commissions. Text that was added is shown in "red." Text that was eliminated is shown in strikethrough and is also in "red."

City Council Agenda Report

ITEM NO. 15

DATE: November 19, 2025

FROM: Todd Hileman, City Manager

PREPARED BY: Roxanne Diaz, City Attorney

SUBJECT: **DISCUSSION AND DIRECTION REGARDING THE MUNICIPAL CODE PROVISIONS RELATED TO CITY COMMISSIONS AND CONSIDERATION OF AN ORDINANCE NO. 2406 OF THE CITY COUNCIL OF THE CITY OF SOUTH PASADENA, CALIFORNIA, AMENDING CHAPTER 2 (ADMINISTRATION) AND REVISING THE GENERAL PROVISIONS APPLICABLE TO ALL COMMISSIONS AND AMENDING CERTAIN SECTIONS OF THE VARIOUS ARTICLES FOR INDIVIDUAL COMMISSIONS AND AMENDING THE SOUTH PASADENA MUNICIPAL CODE**

Recommendation

It is recommended the City Council introduce and waive full reading of Ordinance No. 2406 amending various articles of Chapter 2 of the South Pasadena Municipal Code related to commissions and boards of the City.

Background

South Pasadena Municipal Code Chapter 2, Articles IV through IV.L (2.23 through 2.79-11) establish and govern City Boards and Commissions. These Articles provide the legal authority, membership, role, and operations for each commission and, in certain cases, establish standards and minimum requirements for serving on a commission or board.

At the January 15, 2025 City Council meeting, the City Attorney's office brought forward a discussion item for City Council direction related to (i) certain irregularities in the terms of appointment of members to various commissions; and (ii) other inconsistencies in Municipal Code related to maximum length of term, vacancies and other procedural matters related to commissions. These inconsistencies were discovered when providing support to Mayor Braun related to the annual appointment of members to the various commissions for open positions. The City Attorney's office has drafted the proposed ordinance to address the inconsistencies and other procedural matters. In addition, proposed are additional revisions to establish the number of meetings for each commission and to reconfigure the numerical composition of several commissions to reduce the number of members from 7 members to 5 members. The details of the ordinance is discussed further below.

Analysis

City commissions are established by the South Pasadena Municipal Code to provide structured opportunities for community participation, subject-matter expertise, and advisory input on key policy areas. It is important to maintain consistency in the composition, duties,

and operations of these bodies to ensure that all boards and commissions function under a unified framework. By codifying a unified framework, commissions enhance public engagement, informed decision-making, and effective governance across a range of municipal functions.

Term of Office. The first area that was discussed by the City Council related to a commissioners maximum term of office. In researching this matter, it was discovered that there was a code change in 2019, which resulted in internal inconsistencies regarding the maximum term of office for commissioners. One section of the code provides that a commissioner is allowed to serve a full term (commencing January 1 and ending December 31) and two partial terms of varying lengths consecutively, as long as the total years of consecutive service on one commission does not exceed six years. However, another section of the code states that a commissioner may serve for not more than two consecutive full terms.

There is no alignment between these provisions that allow two full terms but yet also states that a commissioner can serve one full term and two partial terms not to exceed six years. Also, there is no provision in the code as to how to treat partial terms such as when an individual is appointed to fill a vacancy or when a full term of three years actually begins later than January 1st.

This resulted in appointments of commissioners for terms that extended beyond six years. If not revised, it could also result in the appointment of commissioners that have served more than six years on the same commission but can technically still be appointed because their six years of service was not consecutive. While the City Council strives to make appointments in December for the following January, this has not always been the case and there are full term appointments, which began in the middle of the year and no guidance as to how to treat a term of 2 years and 6 months with respect to the six-year cap.

The City Council's direction was to keep the maximum term of six years primarily because the City receives applications from many qualified individuals that desire to serve on the various commissions and in order to provide as opportunities for residents to serve.

Term of Office - Proposed Solution. A new Section 2.25A and revised Section 2.26 is proposed to address the term of office and the treatment of partial terms on the cap of six years on one commission as follows:

- A commissioner may now be appointed to a full term of three years or a lesser term of one or two years. An individual can also be appointed to what is now referred to as an unscheduled vacancy.
- An unscheduled vacancy occurs when a commissioner leaves office sometime during their term.
- In calculating the six-year cap, the six years will include any combination of an appointment to full term of three years or a lesser term of one or two years and an appointment of any length to fill an unscheduled vacancy.
- The six-year cap will now be calculated not as six consecutive years, but as six years in an eight-year period. This will help right-size some of the current appointments where a commissioner has been on the same commission for more than six years because of a break in service or because they were inadvertently appointed to a partial term which caused them to exceed the six year cap. This change will also help address those

appointments for unscheduled vacancies when the term may be just a few months. As we move forward and with the proposed changes, this will ensure that commissioners will not serve more than six years on one commission.

- Terms will continue to start on January 1 and end on December 31 for the three-year, two year or one year term. However, if a commissioner is appointed in April for a three-year term, the code will treat that commissioner's term to have started in January. Otherwise, it renders the start date of January meaningless.
- If an individual is appointed to serve because of an unscheduled vacancy (See, Section 2.26), the person will serve the remaining portion of the previous commissioner's term. This will mean that an individual will likely serve a term that is calculated in months and not years. With respect to the six-year cap, whatever the term is (two years and three months), the remaining portion of the term is calculated towards the six-year term limit. For example, an individual has served 2 years and 6 months and is reappointed for a full term of three years, will not be eligible for reappointment. Any new appointment of three, two or one year will cause that individual to exceed six years.
- There is now a waiting period of 12 months before a commissioner can be appointed to the same commission if they have reached their six-year cap. The 12 months is counted from the date the commissioner terminated their service on that commission.

Youth Commissioners. The general provisions of the code provide that the Mayor may appoint one nonvoting youth member to any board or commission of the City. This is in addition to the youth commissioner required to be appointed to the Community Services Commission. A youth member is between the ages of 14 and 18.

Irregularities were found with youth commissioner appointments in that they were being appointed to a full three year term to the Community Services Commission when the code provides that the term for a youth commissioner shall be for one school year, commencing on September 2 and ending on June 30 and youth commissioners are limited to two one-year terms. The code also provides that youth commissioners are nonvoting, however the practice has been to allow youth commissioners on the Community Services Commission to vote as well as serve as chair or vice-chair. The result of these appointments through no fault of the commissioner, has been to limit the intent of the code to provide for limited terms and have more youth members involved because of the shorter one- year or school-year terms, whether the appointment is to the Community Services Commission or other commissions of the City.

Youth Commissioners - Proposed Solution. Taking into consideration that the youth member is nonvoting, the proposed revision is to treat all youth commissioners the same and remove the designated youth commissioner position from the Community Services Commission. The Mayor and City Council can encourage more participation from the city's youth community and utilize the general provision allowing a resident between the ages of 14-18 to serve on a commission that may interest them. In addition, there may be students at South Pasadena High School that may not be residents but are active in their school community and the opportunity to serve on a City commission should also extend to those individuals as well.

- A revision was made to the application process to require that a parent or guardian provide consent in order for the individual to apply for a youth member position on a commission.
- A revision was made to Section 2.23 to make clear that youth members serve in an advisory capacity.

- Language was added to Section 2.24 to make clear that a youth member is a nonvoting member on all boards and commissions.
- Language was added to Section 2.24 to allow current students at South Pasadena High School (SPHS) to apply to be a youth commissioner even if they are not a resident of the City. The individual must be a student at SPHS at the time of their appointment and continuously during their term. Their membership would terminate if they cease being a current student at SPHS.
- A new Section 2.25B was added to address the term of office for a youth member. The term will now commence on January 1 and end on December 31 and will be for one calendar year. If there is an appointment to fill an unscheduled vacancy, that partial term will end on December 31 and will be considered a full one calendar year regardless of the date of appointment. A youth may be appointed for two one-year calendar terms so there is an opportunity for that person to fill a full one-year term.
- ~~Since youth commissioners are students and may have other obligations during the summer months, the vacancy provisions in Section 2.27 was revised to provide that the absence of a youth commissioner on the Community Services Commission during the months of July and August shall not be considered an absence. Under Section 2.27, commissioners that are absent without excuse for three consecutive meetings or misses one-third or more of all regular meetings within any six-month period, vacates their seat.~~

Commission Meeting Schedules. Staff is a key participant in working with our commissions. Various departments oversee several commissions, which includes not only staffing the meetings, but also preparing the agendas, drafting staff reports, attending the meetings and working with various commissioners from time to time on certain tasks. There are occasions when a commission agenda may not have substantive matters for discussion, but a meeting is nevertheless held, for example, to provide updates that can be transmitted in a different form. Rather than requiring staff to hold a meeting, it is proposed that the meeting frequency for various commissions be revised. In addition, revisions are proposed to make the language regarding meeting frequency more consistent among all commissions. The ordinance proposes the following:

- A new or revised provision was added to each Article for every commission (except the Library Board of Trustees) to inform the reader of the frequency of commission meetings. This language of this section in the code has been standardized for every commission. As for the Library Board, they have a meeting frequency set by the California Education Code, which is is monthly.
- The Finance Commission and Public Works Infrastructure Commission will continue to meeting monthly. The Planning Commission meets monthly even though the code provides that no regular meetings are held in November and December. Section 2.37 has been revised to establish monthly meetings for the Planning Commission.
- The meeting frequency for the Community Services and Public Safety Commissions has been revised to every other month (6 meetings a year) . As with all commissions, special meetings can be called if needed. The Natural Resources and Environmental Commission already meets every other month.
- The Public Arts Commission will continue to meet once every quarter. ~~and will continue to meeting monthly.~~

Commission Member Composition. Absences on commissions vary but it has been noticed that there are more absences or that a meeting already posted needs to be cancelled because there is not a quorum. For some of the commissions with 7 member bodies, this can be difficult because 4 members are required to have a quorum. Commissions of 5 members tend

to be more manageable and a quorum can be reached with only 3 members. The ordinance proposes the following revisions:

- A change from 7 members to 5 members on the Public Safety, Public Works Infrastructure and Natural Resources and Environmental Commissions. This year the Public Works Infrastructure Commission (PWIC) was created when the City Council disbanded the Mobility and Transportation Infrastructure Commission and the Public Works Commission. At the time, a 7 member body was created. There were several vacancies this year on PWIC, including one vacancy currently, and the proposal is to take reduce the size to 5. This year, PWIC has not always had all members present. With the new tree ordinance, the workload for the Natural Resources and Environmental Commission will likely be reduced so it is proposed that its composition also be reduced to 5 members. This change is also recommended for public safety as well.
- With respect to the Community Services Commission, it is proposed that the commission remain at 7 members, but that there not be a designated senior or youth commission seat. The concept of designated seats was made when the youth commission and senior commissions were disbanded many years ago. Since community services looks at all recreational services across all resident constituencies, there would be more flexibility in appointing residents interested in that commission.
- As it relates to the Planning Commission, the City Council may recall that when the Design Review Commission (DRC) was eliminated, the City Council adopted an uncodified ordinance temporarily expanding the Planning Commission from 5 members to 7 members by adding the two remaining members of the DRC to the Planning Commission. The term of the two former DRC members automatically ends on December 31, 2025, and it should be noted that only one of the two former design review commissioners ultimately joined the Planning Commission.

  Section 2.36 creates the planning commission. However, the zoning code also provides for the establishment of the planning commission. Section 36.600.040(B) in the zoning code, however, provides more detail regarding the composition of the membership. Specifically, it states that "to the greatest extent feasible, members shall represent the following professions/occupations: (1) Two who are state-licensed architects or retired from that status. (2) Two who are urban planners, historic preservation professionals, urban designers, landscape architects or retire from that status. (3) One who has demonstrated special interest, competence, experience, or knowledge in planning, community development and/or urban design."

  At the Planning Commission meeting of November 18, 2025, the Community Development Director has asked the Commissioners to provide feedback on having a 7-member Planning Commission. Staff, along with Mayor Pro Tem Rossi, who serves as the liaison, will be providing the City Council with an update on the Planning Commission's discussion regarding a 7 member body during our presentation of this item. The proposed ordinance has a placeholder for the number of members at 7 (in brackets) pending the City Council's discussion.

Other Revisions or Deletions. In reviewing the general and specific provisions related to Commissions, there were several areas that warranted clarification and/or general clean-up, and those revisions are as follows:

- The current code provides that all commissioners must be citizens of the City and must maintain their status as a resident of the city. Section 2.24(a) was revised to state that all members of a board or commission shall be residents of the City when appointed and continuously during their term of office. Also, if they cease to be a resident of the city, their membership on the commission terminates automatically. The same revisions were made to the provisions for youth members.
- The language regarding quorums in Section 2.30 was simplified to remove the specific quorum counts for each separate commission. A quorum, regardless of the size of a commission, is a majority of the total membership.
- Section 2.38 related to the planning commission provides that the planning commission has authority to contract for services and assistance and can enter into contracts with planning consultants if first approved by the City Council. That section has been deleted. The planning commission is not a "legal entity" that can enter into contracts with third parties and only the City Council or the City Manager under his authority delegated to him by the City Council, can enter into contracts on behalf of the City.
- There is a school district representative on the Community Services Commission. A new Section 2.45B has been added to clarify that if a representative is appointed, the position is considered advisory and not part of the seven-member commission.
- Section 2.72 related to the Finance Commission provided for the initial composition of that commission. Since the Finance Commission has been fully functioning for several years, that section has been deleted.
- Section 2.27 regarding absences has been revised to eliminate the concept of an "excused absence." Instead, a commissioner may be absent for three consecutive meetings or up to 1/3 or more of all regular meetings within 12 months (not 6 months as in the current code). With the frequency of meetings being reduced for some commissions, this may help curb absences. Also, language has been added to address the quorum issue that sometimes arises. If a meeting agenda has posted and the meeting is cancelled for lack of a quorum, the members not attending shall be considered absent for purposes of Section 2.27.

In addition to the revisions above, the ordinance contains two "uncodified provisions" to address how this ordinance will apply to those commissioners currently in office, in particular because of the six-year cap on serving on the same commission. In reviewing all the current commissioner terms, the ordinance provides that certain sections of the ordinance (those sections regarding eligibility for membership, term of office, filling vacancies) will apply to those commissioners in office as of January 1, 2025. Also if the compositions of several commissions are reduced from 7 to 5, an uncodified provision is included to allow current commissioners to serve their term notwithstanding the reduction in the body. The Mayor and City Council, however, could not make an appointment until there is vacancy and when filled, will not cause the membership to exceed 5 members.

In addition to the proposed ordinance, attached is a "legislative digest" which shows the above revisions in a redline format so that the City Council can review the language in the context of the current code.

Fiscal Impact
There is no fiscal impact if the City Council adopts the proposed ordinance.

Attachment:
Attachment No. 1 - Proposed Ordinance
Attachment No. 2 - Legislative Digest

ATTACHMENT NO. 3 – Resolution of the Cultural Heritage Commission Setting the Date and Time and Place of its Regular Meetings

RESOLUTION

A RESOLUTION OF THE CULTURAL HERITAGE COMMISSION OF THE CITY OF SOUTH PASADENA SETTING THE DATE AND TIME AND PLACE OF ITS REGULAR MEETINGS

WHEREAS, the City Council of the City of South Pasadena has created the Cultural Heritage Commission pursuant to Section 2.60 of Chapter 2 of the South Pasadena Municipal Code;

WHEREAS, Government Code Section 54954 provides that each legislative body of a local agency shall provide by ordinance or resolution the time and place for holding regular meetings; and

WHEREAS, the Cultural Heritage Commission of the City of South Pasadena desires to set the time and place of its regular meetings;

NOW, THEREFORE, THE CULTURAL HERITAGE COMMISSION OF THE CITY OF SOUTH PASADENA HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Cultural Heritage Commission hereby finds that the above recitals are true and correct and are incorporated herein as if set forth in full.

Section 2. Regular Meetings. The regular meetings of the Cultural Heritage Commission of the South Pasadena ("Commission") shall be held on third Thursday of each month at 6:30 p.m. The regular meeting location shall be in the Amedee O. "Dick" Richards Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, California.

Section 3. Circumstances Under Which Regular Meeting Is Cancelled. In the event an agenda for a regular meeting of the Commission is not posted timely in accordance with the provisions of Section 54954.2 of the Government Code, such regular meeting is cancelled without any further action of the Commission, except as may be required by the Ralph M. Brown Act.

Section 4. Special and Adjourned Meetings. The Commission may hold special meetings or adjourn its regular meeting to other dates and times and locations as may be necessary subject to compliance with the noticing requirements of the Ralph M. Brown Act, Government Code Section 54950 et. seq.

Section 5. Effective Date. This Resolution shall be in full force and effect immediately upon its passage and adoption thereof. To the extent there is any

inconsistency between this Resolution and any other resolution previously adopted on the same matter, this Resolution shall prevail, and the portions of the previously adopted resolution shall be automatically repealed and have no further force or effect.

Section 6. CEQA Finding. The Commission finds that this action is not a 'project' under California Environmental Quality Act (CEQA) and is therefore exempt from environmental review pursuant to CEQA Guidelines Sections 15378 (b)(5) and 15061(b)(3).

PASSED, APPROVED AND ADOPTED ON this 18th day of December, 2025.

_____
Conrado Lopez
Chair

ATTEST:

_____
Jasmin Kim, AICP
Planning Manager

Cultural Heritage Commission Agenda Report

ITEM NO. 8

DATE: December 18, 2025

FROM: Julian Lee, Public Works Director

PREPARED BY: Bassam AL-Beitawi, Transportation Program Manager

SUBJECT: **Fair Oaks North South ITS Project Update**

APPLICANT: City of South Pasadena

RECOMMENDATION

It is recommended that the Cultural Heritage Commission:

1. Receive and file the following staff report.

EXECUTIVE SUMMARY/BACKGROUND

The purpose of this report is to provide the Cultural Heritage Commission with a status update on the Fair Oaks North South ITS Project.

Project Timeline:

- In 2021, the City Council awarded a Professional Services Agreement (Agreement) to KOA (now known as Lochner) for design engineering services for the Fair Oaks North-South Corridor Intelligent Transportation Systems (ITS) Deployment Project No. 2020-02 (now referred to as Project No. 002002).

- On August 15, 2025, 50% complete design plans were submitted to the City.

- On August 27, 2025, the 50% complete design plans were presented to the City's Public Works and Infrastructure Commission.

- On October 1, 2025, City Council selected a bulb-out design for the Project.

- On October 22, 2025, a Notice of Exemption under CEQA Guidelines Section 15301 for Class 1, Existing Facilities, was filed by City staff, and was

subsequently posted by the State Clearinghouse on October 23, 2025 and filed with the Los Angeles County Registrar-Recorder's Office on October 30, 2025.

This Project is subject to federal funding, therefore, the City is working with California Department of Transportation (Caltrans) and the Federal Highways Administration (FHWA) to ensure National Environmental Policy Act (NEPA) clearance is completed as well as compliance with the National Historic Preservation Act (NHPA). As part of the NEPA and NHPA review, Caltrans has requested concurrence from the City's Cultural Heritage Commission that no historic properties will be affected by the Project.

PROJECT DESCRIPTION

The Project includes upgrade of the City's entire traffic signal system along Fair Oaks Avenue to accommodate new ITS elements, including the installation of new traffic signal poles, mast arms, 12-inch signal heads, Internally Illuminated Street Name Signs (IISNS), vehicular, pedestrian and bicycle Video Detection Systems (VDS), interconnect cable, signal controllers and cabinets, Emergency Vehicle Preemption (EVP) and Transit Priority Systems.

In addition to the ITS installation, the Project includes reconstruction of curb ramps and crosswalks to satisfy ADA compliance requirements and increase pedestrian safety at intersections, as well as reconstruction of some landscape medians at several locations to increase visibility of oncoming traffic for left-turning vehicles.

The Project includes installing a fiber optic connectivity line between City Hall (located at 1414 Mission Street) and the Water Distribution Facility Yard (located along Garfield Avenue, approximately 3,916 feet). From the City Hall, the fiber optic line would run east along Mission Street to Garfield Park, just east of Park Avenue, and north along the western edge of Garfield Park to Grevelia Street/Clark Place. It would then extend east along Clark Place to Garfield Avenue and continue north to the Water Distribution Facility Yard (3,916 feet). The fiber optic line will enable Public Works staff to better utilize the proposed technology that would be installed at City Hall under the Project.

No work is proposed on historic properties; however, the curb ramps, sidewalks, and street intersections where most of the work will take place are adjacent to several historic properties.

Site Characteristics

Because the Project is limited to improvements within the City's right-of-way (roadways), land use or zoning designation do not apply. However, the City has identified Fair Oaks Avenue as an arterial street, and Mission Street and Monterey Road as collector streets. Due to the linear nature of the Project, a variety of land uses are adjacent to Fair Oaks Avenue and the proposed improvements. Land use designations adjacent to the Project area generally include General Commercial, High Density Residential, Parks & Open Space, and Community Facilities. Similarly, the

surrounding areas include a variety of zoning types, such as Commercial General, Residential High Density, Open Space, and Community Facilities.

Image 1: Street View of the Project Area



PROJECT ANALYSIS

Staff has determined that the project does not affect neighboring properties within the Project limits.

The City's environmental consulting team including ASM Affiliates. ASM's Architectural Historians, who meet Professionally Qualified Staff (PQS) standards for that discipline as defined in Appendix A of Caltrans' Section 106 Programmatic Agreement with the California State Historic Preservation Office (SHPO), reviewed the project and its potential for to effect historic properties for Caltrans. After reviewing reports prepared by ASM, Caltrans has determined that no historic properties are affected by the proposed undertaking.

Properties that were analyzed are as follows:

Under Historic Property Type 1, the following properties were exempt from evaluation:

- Railroad grades converted to other uses, such as roads, levees, or bike paths
- Bus shelters and benches
- City streets, alleys, and park strips
    - This exempts the Fair Oaks Avenue Median (APN 5319-001-902), within the APE, from evaluation.
- Sidewalks, curbs, berms, and gutters
- Parking lots and driveways
- Curbs, gutters, and walkways
- Roadside and medial landscaping and associated irrigation systems
- Street furniture and decorations
- Signs and reflectors
- Parking meters
- Street lighting and controls
- Traffic lights and controls
- Highway operation control, maintenance, and monitoring equipment
- Telecommunication services, including towers, poles, dishes antennas, lines, cables, transformers, and transmission facilities
- Utility services, including towers, poles, boxes, pipes, lines, cables, and transformers
- Telephone booths, call boxes, mailboxes, and newspaper receptables
- Fire hydrants and alarms
- Signs and billboards

Under Property Type 2, the following properties less than 30 years old do not require evaluation:

- 454 Fair Oaks Avenue (Constructed 1999)
- 1612 Spruce Street (Constructed 2022)

Under Property Type 4, the following properties 30 to 50 years old do not require evaluation:

- 700 Fair Oaks Avenue (Constructed 1984)
- 900 Fair Oaks (Constructed 1981) 1105 Fair Oaks (Constructed 1988)
- 1600 Huntington Drive (Constructed 1981)
- 1305 Fair Oaks Avenue (Constructed 1983)
- 1315 Fair Oaks Avenue (Constructed 1986)

The following properties were evaluated for the Project and are eligible for inclusion in the National Register of Historic Places (NRHP):

- 601 Fair Oaks Avenue
    - Eligible individually under NRHP Criteria A & C at the local level with a period

of significance of 1964-1965
- 824 Fair Oaks Avenue
  - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1922-1929
- 901 Fair Oaks Avenue
  - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1975
- 1510 Huntington Drive
  - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1971-1972
- 1138 Fair Oaks Avenue
  - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1936-1944; also eligible as a contributing resource
- Raymond Hill Waiting Station
  - Determined individually eligible by SHPO on February 26, 2015; also eligible as a contributor to a NRHP-eligible Historic District
- 1602 Raymond Hill Road
  - Eligible as a contributor to a NRHP-eligible Historic District
- 1609 Raymond Hill Road
  - Eligible as a contributor to a NRHP-eligible Historic District
- 505 Fair Oaks Avenue
  - Eligible as a contributor to a NRHP-eligible Historic District
- 509 Fair Oaks Avenue
  - Eligible as a contributor to a NRHP-eligible Historic District
- 513 Fair Oaks Avenue
  - Eligible as a contributor to a NRHP-eligible Historic District
- 1100 Fair Oaks Avenue
  - Eligible as a contributor to a NRHP-eligible Historic District
- 1600 Fair Oaks Avenue
  - Eligible as a contributor to a NRHP-eligible Historic District
- 1520 Mission Street
  - Eligible as a contributor to a NRHP-eligible Historic District

Caltrans has determined that the following cultural resources within the APE are not eligible for inclusion in the NRHP:

- 606 Fair Oaks Ave
- 718 Fair Oaks Avenue
- 809 Fair Oaks Avenue
- 1001 Fair Oaks Avenue

- 1141 Fair Oaks Avenue
- 1200 Fair Oaks Ave
- 1213 Fair Oaks Ave
- 1300 Fair Oaks Avenue
- 1326 Fair Oaks Avenue
- 1515 Oak Ave

Caltrans, in accordance with Section 106 PA Stipulation VIII.C.5 has determined that the following properties within the APE were previously determined eligible for inclusion in the NRHP, and those determinations remain valid:

- Raymond Hill Waiting Station (SHPO concurrence received 2/26/2015)
- 1019 Fair Oaks Avenue, listed in the NRHP 5/24/1978
- 800 Fair Oaks (SHPO concurrence received 2/26/2015)
- 1414 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1500 Fair Oaks Ave (SHPO concurrence received 2/26/2015)

The following properties were previously evaluated and determined as not eligible for inclusion in the NRHP with SHPO concurrence, and those determinations remain valid:

- 725 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 923 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1000 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1020/1022 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1220 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1401 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1425 Fair Oaks Ave (SHPO concurrence received 2/26/2015)
- 1505 Fair Oaks Ave (SHPO concurrence received 2/26/2015)
- 1525 Fair Oaks Ave
- 1616 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1700 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1800 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1801 Fair Oaks Avenue (SHPO concurrence received 2/26/2015)
- 1509 Laurel Street (SHPO concurrence received 2/26/2015)
- 1540 Laurel Street (SHPO concurrence received 2/26/2015)
- 1520 Spruce Street (SHPO concurrence received 2/26/2015)
- 1499 Huntington Drive (SHPO concurrence received 2/26/2015)

Environmental Analysis

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378, this item does not qualify as a “project” subject to CEQA review, as it is limited to a discussion and status update with no potential result in a direct or reasonably foreseeable physical change in the environment.

Staff Recommendation

Staff recommends the Cultural Heritage Commission:

1. Receive and file the staff report.

Attachments

1. Historic Property Survey Report

HISTORIC PROPERTY SURVEY REPORT

1. UNDERTAKING DESCRIPTION AND LOCATION

District	*County*	*Federal Project. Number. (Prefix, Agency Code, Project No.)*	*Location*
7	Los Angeles	RABA01-5071(024)	City of South Pasadena

The environmental review, consultation, and any other actions required by applicable Federal environmental laws for this project are being, or have been, carried out by Caltrans pursuant to 23 U.S.C. 327 and the Memorandum of Understanding dated May 27, 2022 and executed by FHWA and Caltrans.

The studies for this undertaking were carried out in a manner consistent with Caltrans' regulatory responsibilities under Section 106 of the National Historic Preservation Act (36 CFR Part 800) and pursuant to the 2024 *Programmatic Agreement among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, the United States Army Corps of Engineers' Sacramento District, San Francisco District, and Los Angeles District, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act as it Pertains to the Administration of the Federal-Aid Highway Program in California*(Section 106 PA).

Project Description:

The City of South Pasadena proposes a North-South Corridor Intelligent Transportation System Deployment Project (Undertaking) (Federal Aid Project No. RABA01 5071(024) located in the City of South Pasadena on Fair Oaks Avenue between Columbia Street and Huntington Drive. The Undertaking comprises a set of advanced traffic management technologies that together would reduce congestion and improve traffic flow along Fair Oaks Avenue. It would establish a fiber-optic backbone communication system connection between the City Hall (located at 1414 Mission Street) and the Water Distribution Facility Yard (located along Garfield Avenue, approximately 3,916 feet). The Undertaking would also upgrade traffic signals along Fair Oaks Avenue from Huntington Drive to Columbia Street (7,400 feet) by implementing a state-of-the-art Intelligent Transportation System (ITS). Median island noses would be modified at several intersections on Fair Oaks Avenue between Monterey Road and Spruce Avenue to improve sight distance. The Undertaking is limited to improvements within the existing rights-of-way (ROW) along Fair Oaks Avenue from Columbia Street to Huntington Drive; and from South Pasadena City Hall to the South Pasadena Water Distribution Facility via a route along Mission Street, the Southern California Edison easement adjacent to Garfield Park, Grevelia Street, Clark Place, and Garfield Avenue (within the northeastern corner of the City) for a total of approximately 9,239 feet.

Refer to Attachment A, the Historic Resources Evaluation Report, for full description of the Undertaking and location and vicinity maps.

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2. AREA OF POTENTIAL EFFECTS

In accordance with Section 106 PA Stipulation VIII.A, the Area of Potential Effects (APE) for the Undertaking was established in consultation with Claudia Harbert PQS-Principal Architectural Historian on November 23, 2025, and Steve Novotny Caltrans Local Assistance Engineer, on November 24, 2025. The APE maps are located in the Archaeological Survey Report, Figures 3-10.

The APE was established to include all proposed areas of construction, demolition, and/or physical impacts (specific locations for traffic signals, CCTV, bulb-outs, landscaping, and fiber are identified on the map and map legend). The APE also includes potential areas of visual effects, following guidance in Volume 2, Chapter 4 of Caltrans Standard Environmental Reference (Section 4.3.2 Indirect APE/PA, Revised 2020), to allow for the potential for effects to adjacent built environment resources. The maximum depth of ground disturbance is anticipated to be 14 feet, and as such that is the extent of the vertical boundary of the APE.

3. CONSULTING PARTIES / PUBLIC PARTICIPATION

☒ Local Government

The City of South Pasadena is the proponent of the Undertaking and lead agency.

In compliance with Section 106, a request for review and file by the City of South Pasadena Cultural Heritage was submitted and will be discussed when the commission next convenes on December 18, 2025.

☒ Local Historical Society/Historic Preservation Group

South Pasadena Preservation, a non-profit preservation advocacy organization, was contacted on April 2, 2025, to solicit input on the Undertaking. They provided a list of historic resources in the area of the Undertaking and requested further details. Updated reports were submitted to South Pasadena Preservation on November 5, 2025, but to date no further comments have been provided.

☒ Native American Heritage Commission

A Sacred Land Files from the Native American Heritage Commission (NAHC) was requested on January 18, 2024. The NAHC responded on February 14, 2024, stating that the search was positive and providing a list of 12 tribal contacts.

☒ Native American Tribes, Groups and Individuals

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Outreach letters were sent to tribal organizations on the NAHC contact list on February 21, 2024. Each of the tribal contacts was contacted again by telephone on November 24, 2025. Responses to date:

- Anthony Morales (Gabrieleno/Tongva San Gabriel Band of Mission Indians), November 24, 2025, via telephone – requests archaeological and Native American monitoring and involvement
- Sam Dunlap (Gabrieleno Tongva Tribe), November 24, 2025, via telephone – requests archaeological and Native American monitoring and involvement
- Jessica Valdez (Soboba Band of Luiseno Indians), November 24, 2025, via telephone – no comment, defer to Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Sarah Brunzell (Fernandeno Tataviam Band of Mission Indians), November 26, 2025, via email – no comment, will not be requesting consultation

4. SUMMARY OF IDENTIFICATION EFFORTS

☒ National Register of Historic Places (NRHP)

☒ California Register of Historical Resources (CRHR)

☒ National Historic Landmark (NHL)

☒ California Historical Landmarks (CHL)

☒ Other Sources consulted: Built Environment Resource Directory (BERD)

☒ California Points of Historical Interest

☒ California Historical Resources Information System (CHRIS)

☐ Caltrans Historic Bridge Inventory

☒ Caltrans Cultural Resources Database (CCRD)

☒ Results:

In order to determine whether the Project APE had been previously surveyed for cultural resources and/or whether any such resources were known to exist within or near to it, an archival records search was conducted at the SCCIC staff in February and December 2024. The records search was completed to determine: (i) if pre-contact or historic-era cultural resources had previously been recorded within the Project APE; (ii) if the Project APE had been systematically surveyed by archaeologists prior to the initiation of this fieldwork; and/or (iii) whether the area surrounding the proposed Project was known to contain archaeological sites or built environment resources and to thereby be culturally sensitive. Records examined included archaeological site files and maps, the National Register of Historic Places, Historic Property Data File, California Inventory of Historic Resources, and the California Points of Historic Interest. The records search included the Project APE and a 0.25-mile buffer.

According to the SCCIC, six previous studies have included portions of the Project APE, and 16 previous studies were identified within the 0.25-mi buffer. In addition, a total

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of 58 built-environment resources were identified, five of which are at least partially within the APE. No archaeological resources were identified.

54 built-environment resources were identified within the APE. ASM referenced previous city-wide historic surveys to aid in identifying historical resources within the project APE. ASM consulted the *South Pasadena Citywide Historic Context Statement,* prepared by Historic Resources Group in 2014, and the *City of South Pasadena Inventory of Historic Resources* which contains the results of city-wide survey efforts from 1991, 2002/2003, and 2017, to identify which properties within the APE have previously been recommended to be historically significant. The results revealed that one resource within the APE, 1019 Fair Oaks Avenue, is listed in the NRHP. SHPO concurred on the eligibility of four resources, 800 Fair Oaks Avenue (**M12**), 1414 Fair Oaks Avenue (**M37**), 1500 Fair Oaks Avenue (**M40**), and the Raymond Hill Waiting Station. SHPO concurred that 24 resources were individually ineligible. Additionally, nine properties were exempt from evaluation under Section 106 PA Appendix 4. More details about these resources are available in Attachment A (HRER).

Of the remaining 16 resources, four were determined to be individually eligible by Caltrans.

Caltrans also identified five eligible historic districts within the APE: the Raymond Hills Apartments District with three contributors, the Spanish Apartment Cluster District with three contributors, the 1100 Block Fair Oaks District with two contributors, the 1500 Block Mission Street District with one contributor, and the Oneonta Park Historic District with one contributor.

More details about these resources and the historic districts are available in Attachment A (HRER).

In conclusion, Caltrans identified one historic resource listed on the NRHP, four NRHP individually eligible historic resources that have received SHPO concurrence, five historic resources individually eligible for the NRHP determined to be by Caltrans, and eight historic resources eligible for the NRHP as contributor to one of five NRHP eligible historic districts.

An intensive Class III inventory/Phase I survey of the Project APE was conducted by ASM Senior Archaeologist Sherri Andrews, M.A., R.P.A. and ASM Architectural Historian Madeline Gonzalez, M.A. on 20 November 2024, August 2025, and November 2025. The field methods employed included intensive pedestrian examination of the ground surface for evidence of archaeological sites in the form of artifacts, surface features (such as bedrock mortars, historical mining equipment), and archaeological indicators (e.g., organically enriched midden soil, burnt animal bone); the identification and location of any discovered sites, should they be present; tabulation and recording of surface diagnostic artifacts; site sketch mapping; preliminary evaluation of site integrity; and site recording, following the California Office of Historic Preservation Instructions for Recording Historic Resources.

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5. PROPERTIES IDENTIFIED

☒ Madeline Gonzalez, M.A., who meets the Professionally Qualified Staff (PQS) Standards in Section 106 PA Appendix 1 as an Architectural Historian, has determined that the other properties present within the APE meet the criteria for Section 106 PA Appendix 4 (**Properties Exempt from Evaluation**).

Under Historic Property Type 1, the following properties will be exempted from evaluation:

- Railroad grades converted to other uses, such as roads, levees, or bike paths
- Bus shelters and benches
- City streets, alleys, and park strips
    - This exempts the Fair Oaks Avenue Median (**M28**) (APN 5319-001-902), within the APE, from evaluation.
- Sidewalks, curbs, berms, and gutters
- Parking lots and driveways
- Curbs, gutters, and walkways
- Roadside and medial landscaping and associated irrigation systems
- Street furniture and decorations
- Signs and reflectors
- Parking meters
- Street lighting and controls
- Traffic lights and controls
- Highway operation control, maintenance, and monitoring equipment
- Telecommunication services, including towers, poles, dishes antennas, lines, cables, transformers, and transmission facilities
- Utility services, including towers, poles, boxes, pipes, lines, cables, and transformers
- Telephone booths, call boxes, mailboxes, and newspaper receptables
- Fire hydrants and alarms
- Signs and billboards

Under Property Type 2, the following property less than 30 years old will not require evaluation:

- 454 Fair Oaks Avenue (**M04**) (Constructed 1999)
- 1612 Spruce Street (**M49**) (Constructed 2022)

Under Property Type 4, the following properties 30 to 50 years old will not require evaluation:

- 700 Fair Oaks (**M10**) (Constructed 1984)

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- 900 Fair Oaks (**M18**) (Constructed 1981)
- 1105 Fair Oaks (**M24**) (Constructed 1988)
- 1305 Fair Oaks Avenue (**M32**) (Constructed 1983)
- 1315 Fair Oaks Avenue (**M34**) (Constructed 1986)
- 1600 Huntington Drive (**M53**) (Constructed 1981)

☒ Caltrans has determined there are properties within the APE that were evaluated as a result of this undertaking and are **eligible** for inclusion in the NRHP. Under Section 106 PA Stipulation VIII.C.6, Caltrans requests SHPO's concurrence in this determination.

- 601 Fair Oaks Avenue (**M08**)
  - Eligible individually under NRHP Criteria A &C at the local level with a period of significance of 1964-1965
- 824 Fair Oaks Avenue (**M16**)
  - Eligible individually under NRHP Criteria A &C at the local level with a period of significance of 1922-1929
- 901 Fair Oaks Avenue (**M17**)
  - Eligible individually under NRHP Criteria A &C at the local level with a period of significance of 1975
- 1138 Fair Oaks Avenue (**M27**)
  - Eligible individually under NRHP Criteria A & C at the local level with a period of significance of 1936-1944; also eligible as a contributing resource
- 1510 Huntington Drive (**M52**)
  - Eligible individually under NRHP Criteria A &C at the local level with a period of significance of 1971-1972
- Raymond Hills Apartment District
  - Raymond Hill Waiting Station (**M02**), eligible as a contributor to a NRHP-eligible Historic District
  - 1602 Raymond Hill Road (**M01**), eligible as a contributor to a NRHP-eligible Historic District
  - 1609 Raymond Hill Road (**M03**), eligible as a contributor to a NRHP-eligible Historic District
- Spanish Apartment Cluster District
  - 505 Fair Oaks Avenue (**M05**), eligible as a contributor to a NRHP-eligible Historic District
  - 509 Fair Oaks Avenue (**M06**), eligible as a contributor to a NRHP-eligible Historic District

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  - 513 Fair Oaks Avenue (**M07**), eligible as a contributor to a NRHP-eligible Historic District
- 1100 Block Fair Oaks District
  - 1100 Fair Oaks Avenue (**M25**), eligible as a contributor to a NRHP-eligible Historic District
  - 1138 Fair Oaks Avenue (**M27**), eligible as a contributor to a NRHP-eligible Historic District
- 1500 Block Mission Street Historic District
  - 1520 Mission Street (**M15**), eligible as a contributor to a NRHP-eligible Historic District
- Oneonta Park Historic District
  - 1600 Fair Oaks Avenue (**M43**), eligible as a contributor to a NRHP-eligible Historic District

☐ Caltrans has determined there are cultural resources within the APE that were evaluated as a result of this project and are **not eligible** for inclusion in the NRHP. Under Section 106 PA Stipulation VIII.C.6, Caltrans requests SHPO's concurrence in this determination

- 1602 Raymond Hill Road (**M01**) (Individually)
- 718 Fair Oaks Avenue (**M12**)
- 809 Fair Oaks Avenue (**M14**)
- 1001 Fair Oaks Avenue (**M20**)
- 1141 Fair Oaks Avenue (**M26**)
- 1213 Fair Oaks Avenue (**M29**)
- 1200 Fair Oaks Avenue (**M30**)
- 1300 Fair Oaks Avenue (**M33**)
- 1326 Fair Oaks Avenue (**M35**)
- 1515 Oak Street (**M42**)

☒ Caltrans, in accordance with Section 106 PA Stipulation VIII.C.5 has determined there are properties within the APE that were **previously determined eligible** for inclusion in the NRHP and those determinations remain valid. Copy of SHPO/Keeper correspondence is attached.

- 1019 Fair Oaks Avenue, (**M22**) listed in the NRHP 5/24/1978
- Raymond Hill Waiting Station (**M02**) (SHPO concurrence received 2/26/2015)
- 800 Fair Oaks (**M12**) (SHPO concurrence received 2/26/2015)
- 1414 Fair Oaks Avenue (**M37**) (SHPO concurrence received 2/26/2015)
- 1500 Fair Oaks Avenue (**M40**) (SHPO concurrence received 2/26/2015)

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☐ Caltrans, in accordance with Section 106 PA Stipulation VIII.C.5 has determined there are cultural resources within the APE that were **previously determined not eligible** for inclusion in the NRHP with SHPO concurrence and those determinations remain valid. Copy of SHPO/Keeper correspondence is attached.

- 1609 Raymond Hill Road (**M03**) (SHPO concurrence received 2/26/2015) (Individually)
- 505 Fair Oaks Avenue (**M05**) (SHPO concurrence received 2/26/2015) (Individually)
- 509 Fair Oaks Avenue (**M06**) (SHPO concurrence received 2/26/2015) (Individually)
- 513 Fair Oaks Avenue (**M07**) (SHPO concurrence received 2/26/2015) (Individually)
- 725 Fair Oaks Avenue (**M11**) (SHPO concurrence received 2/26/2015)
- 1520 Mission Street (**M15**) (SHPO concurrence received 2/26/2015) (Individually)
- 923 Fair Oaks Avenue (**M19**) (SHPO concurrence received 2/26/2015)
- 1000 Fair Oaks Avenue (**M21**) (SHPO concurrence received 2/26/2015)
- 1020/1022 Fair Oaks Avenue (**M23**) (SHPO concurrence received 2/26/2015)
- 1220 Fair Oaks Avenue (**M31**) (SHPO concurrence received 2/26/2015)
- 1401 Fair Oaks Avenue (**M36**) (SHPO concurrence received 2/26/2015)
- 1425 Fair Oaks Avenue **(M38)** (SHPO concurrence received 2/26/2015)
- 1505 Fair Oaks Avenue **(M39**) (SHPO concurrence received 2/26/2015)
- 1525 Fair Oaks Avenue (**M41**) (SHPO concurrence received 2/26/2015)
- 1600 Fair Oaks Avenue (**M43**) (SHPO concurrence received 2/26/2015)
- 1616 Fair Oaks Avenue (**M44**) (SHPO concurrence received 2/26/2015)
- 1540 Laurel Street (**M45**) (SHPO concurrence received 2/26/2015)
- 1509 Laurel Street (**M46**) (SHPO concurrence received 2/26/2015)
- 1700 Fair Oaks Avenue (**M47**) (SHPO concurrence received 2/26/2015)
- 1520 Spruce Street (**M48**) (SHPO concurrence received 2/26/2015)
- 1801 Fair Oaks Avenue (**M50**) (SHPO concurrence received 2/26/2015)
- 1600 Huntington Drive (**M53**) (SHPO concurrence received 2/26/2015)
- 1499 Huntington Drive (**M54**) (SHPO concurrence received 2/26/2015)

6. FINDING FOR THE UNDERTAKING

☒Caltrans, pursuant to Section 106 PA Stipulation IX.A, has determined a Finding of **No Historic Properties Affected** is appropriate for this undertaking because the following historic properties will not be affected.

The proposed Undertaking will result in potential areas of indirect effects of properties within the API that are listed in the NRHP, previously determined eligible for the NRHP with concurrence from SHPO, or determined eligible for the NRHP by Caltrans as a result of this Undertaking, and thus includes: 601, 718, 800, 824, 901, 1019, 1414, and 1500 Fair Oaks Avenue; 1510 Huntington Drive; the Raymond Hill Waiting Station; the Raymond Hill Apartments Historic District and 1602 Raymond Hill

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Road and 1609 Raymond Hill Road (two contributing resources to this district within the API); the Spanish Apartment Cluster Historic District and 505, 509, and 513 Fair Oaks Avenue (three contributing resources to this district within the API); the 1100 Block Fair Oaks Historic District and 1100 and 1138 Fair Oaks Avenue (two contributing resources to this district within the API); the 1500 Block Mission Street Historic District and 1520 Mission Street (a contributing resource to this district within the API); and the Oneonta Park District and 1600 Fair Oaks Avenue (a contributing resource to this district within the API).

The Undertaking will require the construction of curb ramps along Fair Oaks Avenue which will occur directly adjacent to the parcel boundaries defined by the Los Angeles County Assessor map. Curb ramps will be constructed directly adjacent to the parcel boundaries of 505, 509, and 1414 Fair Oaks Avenue and the district boundaries of the Raymond Hill Apartments Historic District, the Spanish Apartment Cluster district, and the Oneonta Park District. Curb ramps will be constructed within the near vicinity of the Raymond Hill Waiting Station, 513 Fair Oaks Avenue, 1602 and 1609 Raymond Hill Road, as the associated buildings are not directly adjacent to the proposed curb ramp construction location.

Additionally, sidewalk bulb-outs will be modified or removed entirely, occurring directly adjacent to the parcel boundaries of: 601, 718, 800, 901, 1019, 1100, and 1138 Fair Oaks Avenue; 1510 Huntington Drive; 1520 Mission Street; and along the district boundaries of the 1100 Block Fair Oaks District and the 1500 Block Mission Street Historic District. This includes the replacement or modification of the sidewalk bulb-outs in order to accommodate for the inclusion of landscaping elements, which will occur within or adjacent to the parcel boundaries of 800, 1019, and 1138 Fair Oaks Avenue and 1520 Mission Street and along the boundaries of the 1100 Block Fair Oaks District and the 1500 Block Mission Street District.

The addition of traffic signals and the removal of median noses will take place within the Project Area API in near proximity to parcel boundaries. Traffic signals will be constructed in the vicinity of 505, 509, 513, 601, 718, 800, 824, 901, 1019, 1100, 1138, 1414, 1500, and 1600 Fair Oaks Avenue; 1602 and 1609 Raymond Hill Road; 1520 Mission Street; the Raymond Hill Waiting Station; and the Raymond Hill Apartments Historic District, the Spanish Apartment Cluster Historic District, 1100 Block Fair Oaks Historic District, the 1500 Block Mission Street Historic District, and the Oneonta Park Historic District. Median nose removal will occur in the vicinity of 1414 Fair Oaks Avenue, 1500 Fair Oaks Avenue, and 1600 Fair Oaks Avenue.

None of the above proposed modifications will result in the removal of properties from their historic location, result in the neglect of properties, or result in a transfer, lease, or sale of property outside of Federal ownership. The type of construction and/or demolition work proposed for the Undertaking does not have the potential to result in ground vibration strong enough to cause structural damage to directly adjacent buildings. Buildings closest to the source of the vibration are the most likely to experience damage. For this Undertaking, sources of construction vibration that

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could result in those vibrations include jackhammering to demolish the existing curb in order to allow construction for the new curb ramps or the construction of sidewalk bulb-outs. Vibration thresholds for potential building damage are measured in peak particle velocity (PPV). Jackhammering typically creates PVV that will damage buildings only if they are located immediately adjacent to the jack hammering (Bowers and Lovenstein 2022)[1].

Caltrans considered the effects of curb ramp construction on the historic resources. 1414 Fair Oaks Avenue is set-back in its lot, and has a parking lot in the areas immediately adjacent to where the jackhammering would occur. 1499 Huntington Drive was not constructed up to the sidewalk, as there is a plaza between the sidewalk and beginning of the building façade. Similarly, 1600 Fair Oaks Avenue, and 1602 and 1609 Raymond Hill Road were not constructed up to the sidewalk; 1609 Raymond Hill Road and 1600 Fair Oaks Avenue features landscaping elements that provide adequate distance between the property and the curb, and 1609 Raymond Hill Road features landscaping elements as well as a large retaining wall that distance the property from the curb where jackhammering would occur. 513 Fair Oaks Avenue, although constructed up to the sidewalk, is not considered immediately adjacent to the location of where the jackhammering would occur, as it is about 50-feet away from the nearest construction location. The Raymond Hill Waiting Station (a bench shelter), 505 Fair Oaks Avenue, and 509 Fair Oaks Avenue are located closer to the areas in which jackhammering may occur. For the Raymond Hill Waiting Station, there is a distance of about 5-feet between the structure and the curb, and is therefore not considered immediately adjacent to the curb. For 505 and 509 Fair Oaks Avenue, the buildings were constructed with only a minor set-back, with the stairs, porch area and landscaping constructed up to the sidewalk. However, the Undertaking proposes construction between the two properties (as opposed to directly in front of the property), thus allowing for more distance between the property line and the proposed construction area and allowing for less visual disruption of the front porch areas. The distance between the front porch area and the area where jackhammering would occur is about 15-feet and therefore is not considered immediately adjacent.

The properties that may potentially be affected by the modification or removal of sidewalk bulb-outs are all commercial buildings, and the majority are constructed to the parcel limit, which abuts the sidewalk, facing Fair Oaks Avenue. One exception is 718 Fair Oaks Avenue which has a parking lot area adjacent to the affected corner and is set back farther in the lot. The length of the sidewalk between the end of the parcel and the beginning of Fair Oaks Avenue is approximately 12-feet. The removal or modification of the sidewalk bulb-outs will occur on the corners of the sidewalks facing the center of the intersection. Therefore, this is not considered to be immediately adjacent, and an appropriate distance will be retained between the site

[1] Sharkey Bowers, W., and Lovenstein, Andrew F. 2022. The Impact of Construction Vibration on Adjacent Structures. 2nd Edition. White PAPIr. JS Held University

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of the potential jackhammering and the historic resources, and will not adversely affect the historic properties.

Sidewalks and/or curbs were not identified as a character defining feature of any of the potential affected historic properties or the historic districts. Amid curb ramp construction, the historic character of the Raymond Hill Waiting Station, 505, 509, 513, 1414, 1500, and 1600 Fair Oaks Avenue, 1602 and 1609 Raymond Hill Road, the Raymond Hill Apartments Historic District and the Spanish Apartment Cluster Historic District will be retained and preserved. Additionally, amid sidewalk construction, the historic character of 601, 800, 901, 1019, 1100, 1138, 1500, and 1600 Fair Oaks Avenue; 1520 Mission Street; 1510 Huntington Drive; the 1100 Block Fair Oaks Historic District; the 1500 Block Mission Street Historic District; and the Oneonta Park Historic District, will be retained and preserved. The materials that may potentially be removed (sidewalk curb and curb ramp) are not historic, have not been identified as character-defining features, and the extant identified character-defining features of the properties and historic districts will be retained.

The construction of curb ramps, sidewalk bulb-outs, and the median nose removal within or near the parcel boundaries of the properties and the historic districts will not change the character related to the properties' use or physical features within the setting of the properties or historic districts that contribute to their historic significance. The historic significance of the properties and the historic districts are tied to various architectural styles and as representations of the commercial, residential, and institutional development of South Pasadena through various decades of the twentieth century. The construction of curb ramps, sidewalk bulb-outs, and the median nose removal will not affect the properties' use, as alteration of curb ramps, sidewalk bulb-outs, or median noses will not impede the ability of the properties to be a residence or operate business (or in the case of the Raymond Hill Waiting Station, to provide shelter). The construction of curb ramps, sidewalk bulb-outs, and the removal of median noses will also not change any physical features of the properties or the historic districts that contribute to their historic significance. Sidewalks, sidewalk curbs, and medians were not identified as physical features that contribute to architectural significance and significant physical features of the properties or the historic districts. Particularly in the case of the Raymond Hill Waiting Station, the curb and the curb ramp are contemporary features of the Fair Oaks Avenue sidewalk, and the removal of the existing curb or construction of a new curb ramps will not change physical features that contribute to the property's significance.

The Undertaking would have no permanent impact on the atmospheric or auditory quality of the properties or historic districts. Potential changes to the air quality and noise levels associated with construction of curb ramps, sidewalk bulb-outs, or demolition of the existing curb would be temporary. The functions proposed for the Undertaking are not anticipated to create any substantial changes to air quality or noise levels beyond existing conditions. Additionally, the construction of curb ramps

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within or near the parcel boundaries of the properties and the district boundaries does not have the potential to introduce visual elements that diminish the integrity of the significant historic features of the properties or the historic districts. The character-defining features of each property (its significant historic features) are tied to the architectural details and decorations on the exterior cladding of the properties. The character-defining features of the districts are primarily associated with the architectural details, the historic planning and placement of the properties, and (in the case of the Raymond Hill Apartments Historic District and the Oneonta Park District) the general landscaping in the area. The demolition of the existing curb and construction of curb ramps, sidewalk bulb-outs, or median nose removal will not obscure the view of any of the historic features of the properties or the historic districts. The removal of sidewalk bulb-outs will not obscure the view of any of the historic features of the properties or the historic districts. The new traffic signals proposed to replace extant traffic signals will not further disrupt any extant viewsheds of the historic resources, and any new additions to the traffic signals will be minimal. It is not expected that new additions to traffic signals will compete with the views of the historic resources. Finally, the proposed median removal will not impact the visual quality of 1414 Fair Oaks Avenue, a historic property, as the median was not noted to be an important aspect of the viewshed of the property.

Additionally, the modifications to the curb-outs may result in the implementation of landscaping elements in the near vicinity of 800, 1019, and 1138 Fair Oaks Avenue. Landscaping along the parcel boundaries of 1019 Fair Oaks Avenue may result in visual impacts. 1019 Fair Oaks Avenue (the Rialto Theater) retains a historic marquee facing Fair Oaks Avenue that has been identified as a character-defining feature of the historic resource. Should trees or other large landscaping elements be placed on the corner of Fair Oaks Avenue and Oxley Street, the view of the marquee and theater from Fair Oaks Avenue would be obstructed and would result in impacts to the historic viewsheds. Should only vegetation that remains close to the ground and does not rise to the viewshed of the historic marquee be planted, the visual quality of the historic resource would not be affected. While landscaping may be implemented along the parcel boundaries of 800 and 1138 Fair Oaks Avenue, it is not anticipated that any landscaping would disrupt views or cause visual impacts to these buildings.

7. CEQA CONSIDERATIONS

☒ Not applicable; **Caltrans is not the lead agency under CEQA**.

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8. LIST OF ATTACHED DOCUMENTATION

☒ Project Vicinity, Location, and APE Maps (Attachment C and ASR Figures 1-10)

☒ Historical Resources Evaluation Report (HRER) (Attachment A)

☒ Archaeological Survey Report (ASR) (Attachment B)

☒ Other: 1019 Fair Oaks Avenue NRHP Nomination forms (Attachment D), SHPO Concurrence Letter (Attachment E); Copy of email correspondence with South Pasadena Preservation (Attachment F).

9. HPSR PREPARATION AND CALTRANS APPROVAL

Prepared by: _____

Madeline Gonzalez/Architectural Historian Date: December 10, 2025
SOI Qualified Architectural Historian
ASM Affiliates, Inc.
20 N. Raymond Avenue, Suite 220
Pasadena, California

Reviewed for
Approval by: _____

District 7 Caltrans PQS Principal Architectural Historian Date

Approval by: _____

District 7 Heritage Resource Coordinator Date

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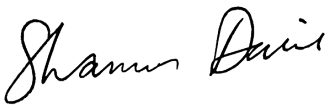
ATTACHMENT A
Historical Resources Evaluation Report

Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California

Federal Aid Project No. RABA01-5071(024)
DLA Locator: 07-LA-O-SPAS

Prepared by:



December 10, 2025

Shannon Davis and Madeline Gonzalez — Date
SOI Qualified Architectural Historians
ASM Affiliates, Inc.
20 N. Raymond Avenue, Suite 220
Pasadena, California 91103

Reviewed by:

_____ Date
PQS Principal Architectural Historian
Caltrans District 7, Los Angeles

Reviewed and Approved by:

_____
Branch Chief Date
Caltrans District 7 Region Environmental

USGS 7.5-minute Quadrangle(s): Los Angeles and Pasadena, California

December 2025
PN 42240

SUMMARY OF FINDINGS

The proposed North-South Corridor Intelligent Transportation System Deployment Project (Undertaking) (Federal Aid Project No. RABA01 5071(024) is located in the City of South Pasadena on Fair Oaks Avenue between Columbia Street and Huntington Drive. The Undertaking comprises a set of advanced traffic management technologies that together would reduce congestion and improve traffic flow along Fair Oaks Avenue. It would establish a fiber-optic backbone communication system connection between the City Hall (located at 1414 Mission Street) and the Water Distribution Facility Yard (located along Garfield Avenue, approximately 3,916 feet). The Undertaking would also upgrade traffic signals along Fair Oaks Avenue from Huntington Drive to Columbia Street (7,400 feet) by implementing a state-of-the-art Intelligent Transportation System (ITS). Median island noses would be modified at several intersections on Fair Oaks Avenue between Monterey Road and Spruce Avenue to improve sight distance. The Undertaking is limited to improvements within the existing rights-of-way (ROW) along Fair Oaks Avenue from Columbia Street to Huntington Drive; and from South Pasadena City Hall to the South Pasadena Water Distribution Facility via a route along Mission Street, the Southern California Edison easement adjacent to Garfield Park, Grevelia Street, Clark Place, and Garfield Avenue (within the northeastern corner of the City) for a total of approximately 9,239 feet.

This Historic Resource Evaluation Report (HRER) was prepared by ASM Affiliates (ASM) in compliance with the National Historic Preservation Act (NHPA) and Public Resources Code (PRC) 5024, to determine whether historical resources are present within the Project Area of Potential Effects (APE).

The Project site is shown on the USGS Los Angeles, California 7.5-minute topographic quadrangle within Township 1 South, Range 12 West, San Bernadino Meridian. The APE is located along Fair Oaks Avenue in South Pasadena, beginning at the intersection of State Street and Fair Oaks Avenue and concluding at the intersection of Huntington Drive and Fair Oaks Avenue. The APE is also located along Mission Street between 1414 Mission Street and Garfield Park/Clark Place, and between Calrk Place and the Water Distribution Facility Yard. The APE includes 53 parcels in the City of South Pasadena and 54 built environment resources: 1602 and 1609 Raymond Hill Road; 1520 Mission Street; 1510, 1600, and 1499 Huntington Drive; 454, 505, 509, 513, 601, 606, 700, 718, 725, 800, 809, 824, 900, 901, 923, 1000, 1001, 1019, 1020/1022, 1100, 1105, 1138, 1141, 1200, 1213, 1220, 1300, 1305, 1315, 1326, 1401, 1414, 1425, 1500, 1505, 1525, 1600, 1616, 1700, and 1801 Fair Oaks Avenue; 1509 and 1549 Laurel Street; 1520 and 1612 Spruce Street; 1515 Oak Street; the Raymond Hill Waiting Station located at the southeast corner of Fair Oaks Avene and Raymond Hill Road; and the median located within Fair Oaks Avenue between Monterey Road and the end of Fair Oaks Avenue at Huntington Drive. Additionally, six previously identified districts were identified within the APE: 1100 Block Fair Oaks District, 1000 Block Fair Oaks District, Raymond Hill Apartments Historic District, Spanish Apartments Cluster, 1500 Block Mission Street, and the Oneonta Park Historic District. The report was prepared following guidance provided in Caltrans Standard Environmental Reference (SER), Volume 2 Cultural Resources, Exhibit 6.5: *Historical Resources Evaluating Report Format and Content Guide*, updated June 18, 2025.

This report utilizes prior findings of eligibility, concurred by the State Historic Preservation Officer (SHPO), for listing in the National Register of Historic Places (NRHP) and also makes determinations of eligibility for listing in the NRHP.

Caltrans identified 54 individual built environment resources and portions of six historic districts within the APE. Of the 54 individual resources, one is listed in the NRHP and 28 were previously determined either eligible (4) or ineligible (24) for the NRHP with SHPO concurrence. Nine resources are exempt from evaluation as they meet the criteria for Section 106 PA Appendix 4 (Properties Exempt from Evaluation) and thus were not considered historical resources.

Caltrans evaluated the remaining 16 resources, eleven (11) of which are determined not individually eligible, and five (5) of which are determined individually eligible for the NRHP.

Caltrans identified six potential historic districts within the APE, of which five are eligible. Ten of the identified 54 built environment resources are contributing resources to one of the five eligible historic districts.

NRHP Listed Resource

The one (1) resource listed in the NRHP is the Rialto Theater, located at 1019 Fair Oaks Avenue (**M22**). The Rialto Theater is a good example of a 1920s-era movie palace and a good example of Moorish Revival Style architecture, listed in the NRHP under Criterion A and Criterion C at the local level of significance with a period of significance of 1924-1925.

Eligible Resources with SHPO Concurrence

Four (4) resources were previously determined eligible for the NRHP by SHPO concurrence. SHPO concurred with these findings in February of 2015.

Address	Alternate Name	Year Built	NRHP Criteria	Map Reference Number
N/A	Raymond Hill Waiting Station	1902	A, C	**M02**
800 Fair Oaks Avenue	Fair Hope Building	1911	A, C	**M12**
1414 Fair Oaks Avenue		1958	C	**M37**
1500 Fair Oaks Avenue	South Pasadena Middle School	1924	C	**M40**

Not Eligible Resources with SHPO Concurrence

Twenty-four (24) resources were previously determined individually ineligible for the NRHP by SHPO concurrence. SHPO concurred with these findings in February of 2015.

Address	Alternative Name	Year Built	Eligibility	Map Ref. #
1609 Raymond Hill Road		1946	Not Eligible	**M03**
505 Fair Oaks Avenue		1928	Not Eligible	**M05**
509 Fair Oaks Avenue		1927	Not Eligible	**M06**
513 Fair Oaks Avenue		1928	Not Eligible	**M07**
725 Fair Oaks Avenue	Alderman Building	1962	Not Eligible	**M11**
1520 Mission Street	Fair Oaks Pharmacy	1913	Not Eligible	**M15**
923 Fair Oaks Avenue	Bank of America	1969	Not Eligible	**M19**

Address	Alternative Name	Year Built	Eligibility	Map Ref. #
1000 Fair Oaks Avenue		1926	Not Eligible	**M21**
1020/1022 Fair Oaks Avenue		1917	Not Eligible	**M23**
1100 Fair Oaks Avenue		1937	Not Eligible	**M25**
1220 Fair Oaks Avenue		1928	Not Eligible	**M31**
1401 Fair Oaks Avenue	Medico-Dental Building	1933	Not Eligible	**M36**
1425 Fair Oaks Avenue		1923	Not Eligible	**M38**
1505 Fair Oaks Avenue		1950	Not Eligible	**M39**
1525 Fair Oaks Avenue		1940	Not Eligible	**M41**
1600 Fair Oaks Avenue		1924	Not Eligible	**M43**
1616 Fair Oaks Avenue		1940	Not Eligible	**M44**
1540 Laurel Street		1961	Not Eligible	**M45**
1509 Laurel Street		1948	Not Eligible	**M46**
1700 Fair Oaks Avenue		1939	Not Eligible	**M47**
1520 Spruce Street		1962	Not Eligible	**M48**
1801 Fair Oaks Avenue		1953	Not Eligible	**M50**
1600 Huntington Drive		1948	Not Eligible	**M53**
1499 Huntington Drive	Wells Fargo Building	1967	Not Eligible	**M54**

Individual Resources Evaluated by Caltrans

Caltrans evaluated 16 resources individually for the NRHP. Five (5) are determined individually eligible, and 11 are determined not eligible for the NRHP.

Address	Alternative Name	Year Built	Individual NRHP Criteria	Map Ref. #
1602 Raymond Hill Road		1946	Not Eligible	**M01**
601 Fair Oaks Avenue	Shakers Restaurant	1964	A, C	**M08**
606 Fair Oaks Avenue	Bristol Farms	1958	Not Eligible	**M09**
718 Fair Oaks Avenue	Tom Rogers Union Service Station	1967	Not Eligible	**M12**
809 Fair Oaks Avenue	Canoe House Restaurant	1970	Not Eligible	**M14**
824 Fair Oaks Avenue	Security Trust and Savings Bank Building	1922	A, C	**M16**
901 Fair Oaks Avenue	Security Pacific Bank	1975	A, C	**M17**

Address	Alternative Name	Year Built	Individual NRHP Criteria	Map Ref. #
1001 Fair Oaks Avenue	East West Bank	1934	Not Eligible	**M20**
1141 Fair Oaks Avenue	U.S. Bank	1978	Not Eligible	**M26**
1138 Fair Oaks Avenue		1936	A, C	**M27**
1213 Fair Oaks Avenue	Pavilions	1979	Not Eligible	**M29**
1200 Fair Oaks Avenue	Chevron	1971	Not Eligible	**M30**
1300 Fair Oaks Avenue	Crash Champions Collision Repair	1946	Not Eligible	**M33**
1326 Fair Oaks Avenue	Hi-Life Burgers	1963	Not Eligible	**M35**
1515 Oak Street	The Oakes	1964	Not Eligible	**M42**
1510 Huntington Drive	Southwest Savings and Loan Bank	1971	A, C	**M52**

Contributing Resources Evaluated by Caltrans

Caltrans identified 10 resources that contribute to one of five (5) NRHP eligible historic districts. Of these resources, two (2) are additionally individually eligible, and eight (8) are eligible only as contributing resources to a historic district.

Address	Alternative Name	Year Built	Associated District	Map Ref. #	Individual Eligibility
1602 Raymond Hill Road		1946	Raymond Hill Apartments	**M01**	Not Eligible, determined by Caltrans 2026.
N/A	Raymond Hill Waiting Station	1902	Raymond Hill Apartments	**M02**	Eligible, concurred by SHPO 2015.
1609 Raymond Hill Road		1946	Raymond Hill Apartments	**M03**	Not Eligible, concurred by SHPO 2015.
505 Fair Oaks Avenue		1928	Spanish Apartment Cluster	**M05**	Not Eligible, concurred by SHPO 2015.
509 Fair Oaks Avenue		1927	Spanish Apartment Cluster	**M06**	Not Eligible, concurred by SHPO 2015.
513 Fair Oaks Avenue		1928	Spanish Apartment Cluster	**M07**	Not Eligible, concurred by SHPO 2015.
1520 Mission Street	Fair Oaks Pharmacy	1913	1500 Block Mission Street	**M15**	Not Eligible, concurred by SHPO 2015.
1100 Fair Oaks Avenue		1937	1100 Block Fair Oaks	**M25**	Not Eligible, concurred by SHPO 2015.
1138 Fair Oaks Avenue		1936	1100 Block Fair Oaks	**M27**	Eligible, determined by Caltrans 2026.
1600 Fair Oaks Avenue		1924	Oneonta Park	**M43**	Not Eligible, concurred by SHPO 2015.

TABLE OF CONTENTS

Chapter **Page**

SUMMARY OF FINDINGS ..... **i**

1.0 PROJECT DESCRIPTION **1**
1.1 Project Location 2
1.2 Area of Potential Effects 2
1.3 Existing Setting 2
1.3.1 Project Site 2
1.3.2 Surrounding Area 3

2.0 RESEARCH METHODS **7**

3.0 FIELD METHODS **10**

4.0 HISTORICAL OVERVIEW **10**
4.1 Early Settlement of South Pasadena 21
4.2 South Pasadena in the Twentieth Century 23
4.2.1 Fair Oaks Avenue, South Pasadena in the Twentieth Century 26

5.0 DESCRIPTION OF CULTURAL RESOURCES **28**

6.0 RESOURCE SIGNIFICANCE **55**
6.1 South Pasadena Historic Context Statement Significance Themes 55
6.2 Architectural Style 56
6.3 Route 66 Multiple Property Documentation Form ... **Error! Bookmark not defined.**
6.4 Evaluations of Historic Resources within the APE 59
6.4.1 Evaluations of Individual Buildings in the APE 59
6.4.2 Evaluation of Historic Districts in the APE 59
6.4.3 Evaluation of Route 66 in the APE ..... **Error! Bookmark not defined.**
6.5 Significance Statements 62

7.0 FINDINGS AND CONCLUSIONS **66**
7.1 Findings 66
7.2 Conclusions 69

8.0 BIBLIOGRAPHY **75**

PREPARERS' QUALIFICATIONS **79**

APPENDICES **81**
APPENDIX A 83
Confidential Records Search Results 83
APPENDIX B 84
Department of Parks and Recreation (DPR) Forms 84

LIST OF FIGURES

Page

Figure 1. Project Vicinity Map. 4
Figure 2. Project Location Map. 5
Figure 3. APE Map with location of resources M01-M03 identified. 11
Figure 4. APE Map with location of resources M04-M08 identified. 12
Figure 5. APE Map with location of resources M09-M14 identified. 13
Figure 6. APE Map with location of resources M13-M19 identified. 14
Figure 7. APE Map with location of resources M20-M25 identified. ..... **Error! Bookmark not defined.**
Figure 8. APE Map with location of resource M26-M31 identified. 16
Figure 9. APE Map with location of resources M26 and M30-M33 identified. 17
Figure 10. APE Map with location of resources M26 and M34-M39 identified. 18
Figure 11. APE Map with location of resources M26 and M40-M44 identified. 19
Figure 11. The Raymond Hill Waiting Station (**M02**), located at the southeast corner of Fair Oaks Avenue and Raymond Hill Road. View toward east. 34
Figure 12. Raymond Hill Waiting Station (**M02**); view of area of curb ramp installation. View toward north. 34
Figure 13. Raymond Hill Waiting Station (**M02**); view of area of curb ramp installation, revealing distance to resource. View toward northwest. 35
Figure 14. 505 Fair Oaks Avenue (**M05**). View toward northwest. 35
Figure 15. 509 Fair Oaks Avenue (**M06**). View toward west. 36
Figure 16. 505 and 509 Fair Oaks Avenue (**M05** & **M06**); area of curb ramp installation. View toward south. 37
Figure 17. 505 & 509 Fair Oaks Avenue (**M05** & **M06**); area of curb ramp installation. View toward east. 38
Figure 18. 601 Fair Oaks Avenue (**M08**) area of bulb out modification. 38
Figure 19. View toward 601 Fair Oaks Avenue (**M08**) and area of bulb out modification and traffic signal upgrade area. 38
Figure 20. 800 Fair Oaks Avenue (**M11**) View toward east. 39
Figure 21. Area of bulb out installation on opposite corner at 809 Fair Oaks Avenue (**M12**), looking toward 800 Fair Oaks Avenue (**M11**). 39
Figure 22. View from 800 Fair Oaks Avenue (**M11**) looking north; looking toward area of bulb out installation at 718 Fair Oaks Avenue (**M10**). 40
Figure 23. Looking northwest from 800 Fair Oaks Avenue (**M11**), looking toward area of bulb out installation at 725 Fair Oaks Avenue (**M09**). 40
Figure 24. 824 Fair Oaks Avenue (**M14**), view toward northeast. 41
Figure 25. View of area of bulb out, looking towards 824 Fair Oaks Avenue (**M14**). View toward east from 1520 Mission Street (**M13**). 41
Figure 26. 1520 Mission Street (**M13**); looking west toward area of bulb out installation from 824 Fair Oaks Avenue (**M14**). 42
Figure 27. 1520 Mission Street (**M13**); looking north toward area of bulb out installation from 901 Fair Oaks Avenue (**M15**). 42
Figure 28. 1000 Fair Oaks Avenue (**M19**), view toward southeast from 923 Fair Oaks Avenue (**M17**). 43
Figure 29. Looking northwest from 1000 Fair Oaks Avenue (**M19**) towards 923 Fair Oaks Avenue (**M17**), from area of bulb out installation. 43
Figure 30. 1020/1022 Fair Oaks Avenue (**M21**), view toward northeast from 1105 Fair Oaks Avenue (**M22**). 44
Figure 31. View from 1020/1022 Fair Oaks Avenue (**M21**) toward 1019 Fair Oaks Avenue (**M20**), west. View from bulb out area toward bulb out area, west. 44
Figure 32. View from 1020/1022 Fair Oaks Avenue (**M21**) toward 1100 Fair Oaks Avenue (**M23**). View from bulb out area toward bulb out area, south. 45

Figure 33. 1019 Fair Oaks Avenue (**M20**), view toward northwest from 1020/1022 Fair Oaks Avenue (**M21**)..... 45
Figure 34. 1019 Fair Oaks Avenue (**M20**), view north toward area of bulb out installation from 1105 Fair Oaks Avenue (**M22**),..... 46
Figure 35. 1100 Fair Oaks Avenue (**M23**), view toward east..... 46
Figure 36. 1100 Fair Oaks Avenue (**M23**), view east toward area of bulb out installation from 1105 Fair Oaks Avenue (**M22**)..... 47
Figure 37. 1401 Fair Oaks Avenue (**M32**), view toward east. Area of curb ramp installation in foreground of resource..... 49
Figure 38. View east from 1401 Fair Oaks Avenue (**M32**) toward 1414 Fair Oaks Avenue (**M33**), area of curb ramp installation in immediate foreground of image, and Fair Oaks Avenue Median (**M26**) visible in the center of the street..... 49
Figure 39. 1401 Fair Oaks Avenue (**M32**) view toward south, area of curb ramp installation in foreground of resource..... 50
Figure 40. 1414 Fair Oaks Avenue (**M33**), view toward southeast..... 50
Figure 41. 1414 Fair Oaks Avenue (**M33**), view south, view of area of curb ramp installation. 51
Figure 42. View east from 1414 Fair Oaks Avenue (**M33**) toward 1401 Fair Oaks Avenue (**M32**), with area of curb ramp installation in immediate foreground of image and foreground of 1401 Fair Oaks Avenue..... 51

LIST OF TABLES

Page

Table 1. Previously Recorded Resources within the Project APE and 0.25-Mile Records Search Radius 7

1.0 PROJECT DESCRIPTION

The intent of the Undertaking is to utilize the Rogan Funds (Bill No. HR 5394, 1999-2000) to improve traffic flow and reduce vehicle congestion along the Fair Oaks Avenue corridor in the City of South Pasadena. The Undertaking is limited to improvements within the existing right-of-way along Fair Oaks Avenue from Columbia Street to Huntington Drive; and to a fiber optic connection from South Pasadena City Hall at 1414 Mission Street to the South Pasadena Public Works Building at 416 Garfield Avenue via a route along Mission Street, Stratford Avenue, Clark Place, and Garfield Avenue.

The Undertaking is comprised of a set of advanced traffic management technologies that together would reduce congestion and improve traffic flow along Fair Oaks Avenue. The Undertaking includes these major components, where utilization of funding is prioritized in the following order:

1. The Undertaking will upgrade the traffic signals to deploy a set of advanced adaptive traffic management systems in the City of South Pasadena along the north-south Fair Oaks Avenue corridor from the north City limit to Huntington Drive (7,400 feet). Upgrades will include new mast arm poles, new signal heads, pedestrian push buttons, illuminated LED street name signs, and new upgraded cabinets and controllers. Pedestrian push buttons will be upgraded to the Accessible Pedestrian Signal (APS) system. These upgrades and improvements are necessary to accommodate the following intelligent transportation systems (ITS) technologies: advanced adaptive traffic management system; travel time and delay monitoring system; queue detection system; infrared bike, pedestrian and vehicle detection; adaptive pedestrian warning system; dilemma zone detection system; emergency vehicle detection; transportation system priority; and update of the traffic systems and controls to accommodate the ITS components. The Undertaking proposes to install a fiber optic line that would connect City Hall to the Public Works Building via conduit along Mission Street, Stratford Avenue, Clark Place, and Garfield Avenue (4,700 feet).

2. The Undertaking will upgrade intersections along Fair Oaks Avenue that need curb ramp upgrades to comply with Americans with Disabilities Act standards and intersections that need median nose reconstruction. In addition to curb ramps, sidewalk and crosswalk improvements may be needed to increase pedestrian safety at the interchange. Several existing bulb-outs on intersection corners along Fair Oaks Avenue would be modified by either reducing the protrusion of curb extensions into the adjacent roadway or by addition of landscaped areas. Median island noses would be modified at several intersections on Fair Oaks Avenue between Monterey Road and Spruce Avenue to improve sight distance for left-turning motorists. Traffic striping and markings would be modified in association with the bulb-out and median island modifications, and may include a new eastbound bike lane on Monterey Road and a new westbound bike lane on Huntington Drive where those streets cross the Fair Oaks Avenue corridor.

1.1 Project Location

The proposed Undertaking is located in the northeast part of the City of South Pasadena along Fair Oaks Avenue from Columbia Street to Huntington Drive; and from South Pasadena City Hall to the South Pasadena Water Distribution Facility via a route along Mission Street, the Southern California Edison easement adjacent to Garfield Park, Grevilia Street, Clark Place, and Garfield Avenue. The Undertaking is located in Los Angeles County within Township 1 South, Range 12 West, San Bernardino Meridian on the USGS Los Angeles, California, 7.5-minute topographic map.

A segment of the APE, at the intersection of Fair Oaks Avenue and Mission Street is approximately 500-ft. from the South Pasadena Municipal center. Two segments of the APE, the intersections of Fair Oaks Avenue and State Street and Grevelia Street, are adjacent to California State Route 110 (SR110). South Pasadena borders two large cities, Los Angeles to the south and northwest, and Pasadena to the north and northeast.

1.2 Area of Potential Effects

An Area of Potential Effects (APE) for the Undertaking was established to encompass all areas in which the Undertaking has the potential to directly or indirectly affect historic properties and includes the limits of disturbance of permanent and temporary construction activities related to the Undertaking. The APE is along Fair Oaks Avenue, between State Street and Huntington Drive, Mission Street between 1414 Mission Street and Garfield Park/Clark Place, and between Clark Place and the Water Distribution Facility Yard, and includes a one-parcel buffer surrounding the APE for ground-disturbing activities at the intersections along Fair Oaks Avenue at Columbia Street, State Street, Grevelia Street, Hope Street, Mission Street, El Centro Street, Oxley Street, Monterey Road, Lyndon Street, Bank Street, Rolling Street, Oak Street, Laurel Streeet, Spruce Street, and Huntington Drive, following Caltrans guidance for establishing an APE sufficient to consider potential indirect effects.

1.3 Existing Setting

1.3.1 Project Site

The proposed Project site is located within multiple sections of the northeast side of City of South Pasadena, with the majority of the Project site located along Fair Oaks Avenue, a major thoroughfare and the commercial center of South Pasadena. The Project site is located at the following intersections of Fair Oaks Avenue, which runs north-south through the following intersections: Columbia Street, State Street, Grevelia Street, Hope Street, Mission Street, El Centro Street, Oxley Street, Monterey Road, Lyndon Street, Bank Street, Rollin Street, Oak Street, Laurel Street, Spruce Street, and Huntington Drive; the proposed Project site additionally runs along Grevelia Street between Fair Oaks Avenue and Stratford Avenue, along Park Avenue between Mission Street and Grevelia Street, along Stratford Avenue between Mission Street and Clark Place, along Mission Street between Fair Oaks Avenue and Stratford Avenue, and along Clark Place from Stratford Avenue to the South Pasadena Water Distribution Facility. Fair Oaks Avenue is a major thoroughfare that connects South Pasadena to the nearby city of Pasadena on the north, provides on ramps and off ramps to the Arroyo Seco Parkway (California State Route 110), and terminates at Huntington Drive, a major thoroughfare for the communities northeast of the City of Los Angeles in Los Angeles County. Fair Oaks Avenue is an 80-ft. wide, multi-lane, street along commercial and high-density residential areas. The Project site additionally is located along low, medium, and high residential areas, as well as a city park, with 35-ft. wide streets.

1.3.2 Surrounding Area

The proposed Project site is located within the City of South Pasadena. Fair Oaks Avenue is the major commercial thoroughfare through the City, and intersects with the City's downtown commercial area, several high density residential areas, and community facilities. Within the immediate vicinity of the potential Project site range are high, medium, and low-density residential neighborhoods, expanded or additional community facilities, and the downtown commercial area of the city. Additionally, within the immediate vicinity of the potential Project site, along Mission Street, are the city civic buildings including City Hall, and the City Fire and Police Departments.

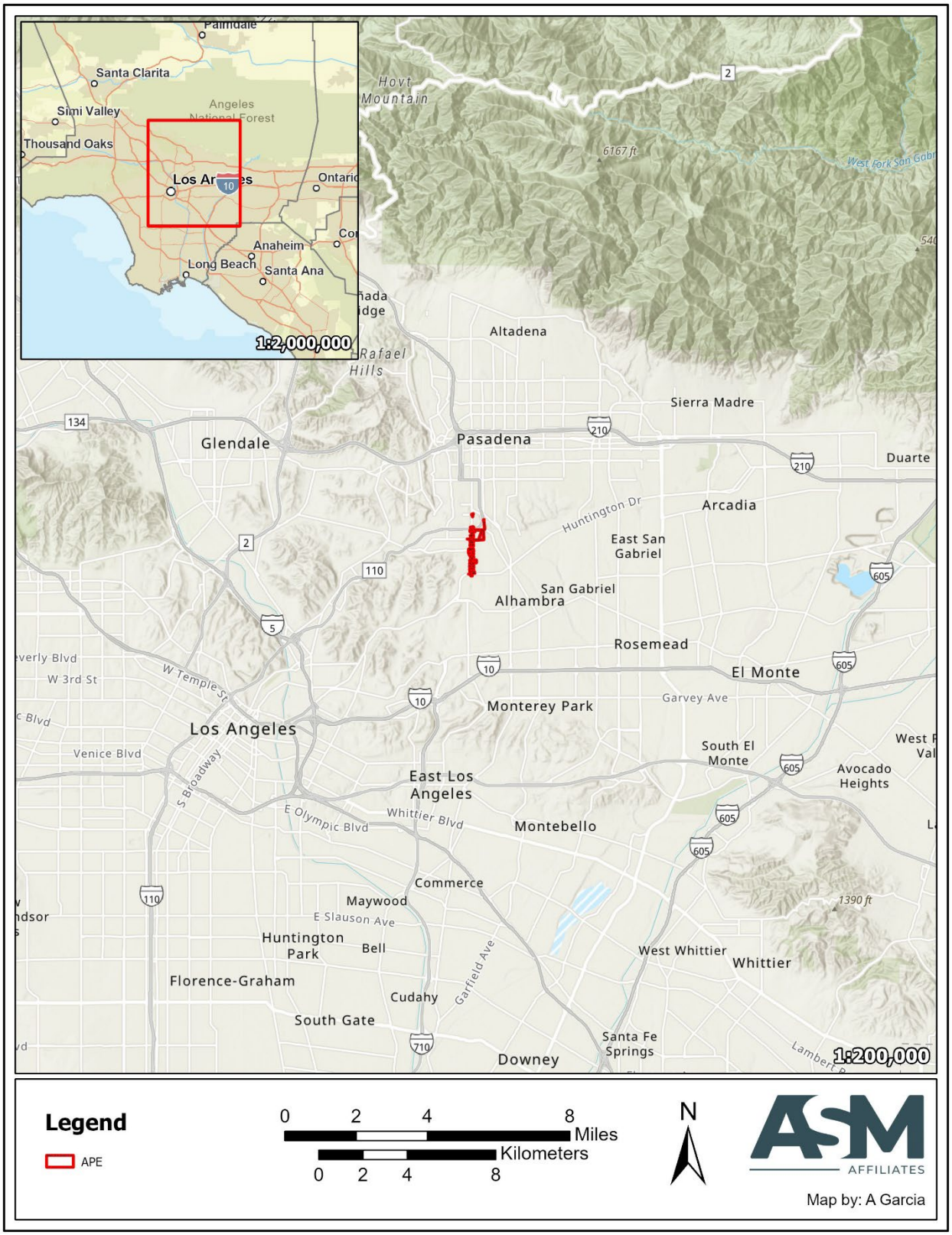


Figure 1. Project Vicinity Map.

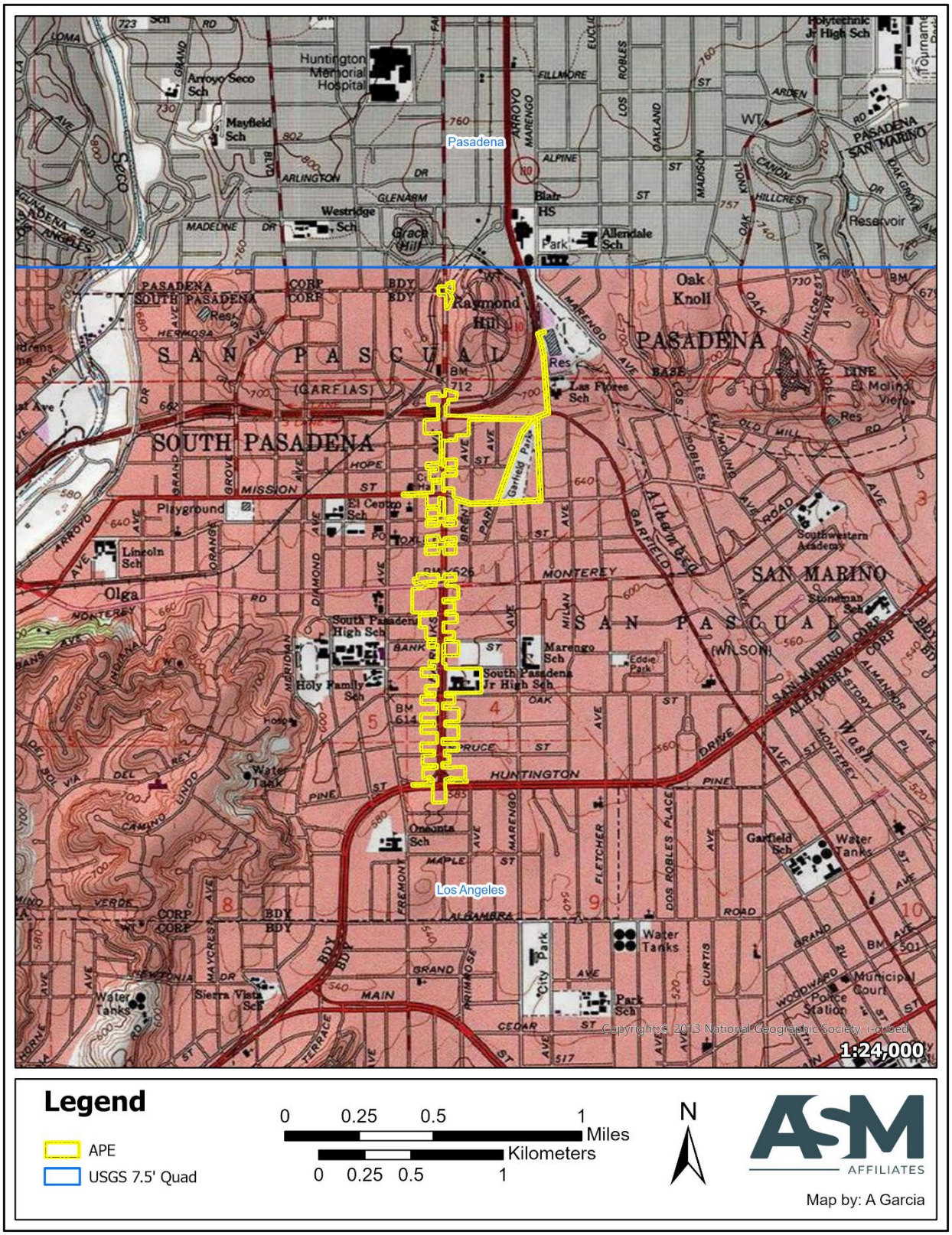


Figure 2. Project Location Map.

2.0 RESEARCH METHODS

Previous city-wide surveys conducted to identify historic resources were used in order to identify potential historic architectural resources within the APE. The first comprehensive historic resources inventory list was first commissioned in 1991 and adopted by the City Council in 1994. The list was then updated by a reconnaissance level survey in 2002, again in 2003, and again in 2017. The *City of South Pasadena Citywide Historic Context Statement*, prepared by Historic Resources Group in 2014, provided a historic overview of the City of South Pasadena as well as identified the themes utilized for evaluation in the report for properties that had not previously been evaluated for the NRHP and received concurrence from the SHPO.

Records searches were conducted at the South Central Coastal Information Center (SCCIC), part of the California Historical Resources Information System (CHRIS) and housed at the Department of Anthropology, California State University, Fullerton, in February and December 2024. The searches, which encompassed the Project APE and a 0.25-mile area surrounding it, consulted all records and documents on file with the SCCIC, as well as the Office of Historic Preservation (OHP) Historic Properties Directory.

A total of 22 previous reports were identified within the 0.25-mile search radius and a total of 58 resources have been previously documented within the 0.25-mi. records search radius, with six (P-36-179476, -179520, -179645, -190632, -190788, and -190789) within or partially within the Project area (Table 1). All of these are built environment resources and/or associated historic districts.

Table 1. Previously Recorded Resources within the Project APE and 0.25-Mile Records Search Radius

Primary # (P-19-)	Recorded by (Date)	Description	Attribute Codes*	Relation to APE
150075	D. Kane (1994)	Stimson Historic District	HP2; HP39	Outside
150077	D. Kane (1994)	Henry M. Thompson House, 203 Columbia St. (element of Stimson Historic District)	HP2	Outside
150078	A. Scheid (1993)	Stone/Brooks House, 1109 Columbia St. (element of Stimson Historic District)	HP2	Outside
150079	A. Scheid (1993)	Henry Stephen Boice House, 1127 Columbia St. (element of Stimson Historic District)	HP2	Outside
150080	A. Scheid (1993)	Frank O'Connor House, 1131 Columbia St. (element of Stimson Historic District)	HP2	Outside
150081	D. Kane (1994)	J. W. Meehan House, 181 Columbia St. (element of Stimson Historic District)	HP2	Outside
150082	D. Kane (1994)	Rose Werner House, 161 Columbia St. (element of Stimson Historic District)	HP2	Outside
150083	D. Kane (1994)	Dr. W. D. Dilworth House, 1120 S. Pasadena Av. (element of Stimson Historic District)	HP2	Outside
150089	D. Kane (1994)	Mrs. M. Werner House, 1121 Avoca Av. (element of Stimson Historic District)	HP2	Outside
150090	D. Kane (1994)	M. J. Quimby House, 1221 & 1223 Avoca Av. (element of Stimson Historic District)	HP2	Outside
150091	D. Kane (1994)	C. B. & W. Rowley House, 145 Columbia St. (element of Stimson Historic District)	HP2	Outside
150092	D. Kane (1994)	William Thum House, 123 Columbia St. (element of Stimson Historic District)	HP2	Outside

Primary # (P-19-)	Recorded by (Date)	Description	Attribute Codes*	Relation to APE
150093	D. Kane (1994)	Ferdinand Thum House, 105 Columbia St. (element of Stimson Historic District)	HP2	Outside
150094	D. Kane (1994)	Theodore F. & Regina Twinting House, 95 Columbia St. (element of Stimson Historic District)	HP2	Outside
150108	F. Smith, L. Zier (1994)	House for George & Estelle Miller, 1202 Avoca Av.	HP2	Outside
150109	F. Smith, L. Zier (1994)	House for William Mack, 1210 Avoca Av.	HP2	Outside
150122	D. Kane (1994)	Avoca Avenue Historic District, 1061-1135 Avoca Av.	HP2	Outside
179475	T. Sitton (1976)	South Pasadena Schoolhouse, 1016 Orange Grove Av.	HP15	Outside
179476	**T. Sitton (1977)**	**Raymond Hill Waiting Station**	**HP2**	**Within**
179478	T. Sitton (1977)	Kate A. White House, 1036 Brent Av.	HP2	Outside
179486	M. Fay (1972); D. Peterson (1991)	Oaklawn Bridge and Waiting Station	HP4; HP19	Outside
179499	L. Webb (1972); V. Withers (2009)	Oaklawn District	HP2	Outside
179502	T. Sitton (1977)	Alexander Block, 1001-1005 Mission St.	HP2	Outside
179503	T. Sitton (1977)	Graham Block, 1011-1017 Mission St.	HP6	Outside
179505	T. Sitton (1977)	Shapiro Block, 1002-1006 Mission St.	HP6	Outside
179506	T. Sitton (1977)	Edwards & Faw Block, 1008-1010 Mission St.	HP6	Outside
179509	T. Sitton (1977)	Herlihy Block, South Pasadena Review Building, 1024 Mission St.	HP6	Outside
179510	T. Sitton (1977)	Taylor Block, 1028-1032 Mission St.	HP6	Outside
179516	T. Sitton (1977)	Mission Hotel, 950-958 Mission	HP5	Outside
179518	T. Sitton (1977)	South Pasadena Historic District, Mission West District	HP6; HP15	Outside
179519	T. Sitton (1977)	Jacobs Block, 1128 Mission St.	HP6	Outside
179520	T. Sitton (1977)	Fremont Avenue Brethren Church, 920 Fremont Av.	HP16	Outside
179521	**R. Hatheway (1977)**	**Rialto Theater, 1023 Fair Oaks Av. (contributor to 1000 Block Fair Oaks District)**	**HP10**	**Within**
179522	T. Sitton (1977)	War Memorial Building, 435 Fair Oaks Av.	HP6	Outside
179526	T. Sitton (1977)	St. James Episcopal Church, 1325 Monterey Rd.	HP16	Outside
179529	J. Snyder (1982)	Sherry House, 221 Fremont Av.	HP2	Outside
179561	J. Snyder (1982)	North of Mission District	HP2	Outside
179610	J. Snyder (1982)	South of Mission District	HP2	Outside
179616	L. Fay (1972)	Adobe Flores, La Casa de Jose Perez, 1804 Foothill St.	HP44	Outside
179618	J. Snyder (1982)	Tanner House, Grosse House, 1133 Buena Vista St.	HP2	Outside
179645	**J. Snyder (1982)**	**Arroyo Seco Parkway District**	**HP37**	**Within**
179649	J. Triem (1986)	1100 Loma Vista Ct.	HP2	Outside
179650	J. Snyder (1986)	Swimming Pool Building (Plunge), 815 Mission St.	HP9	Outside
179656	J. Snyder (1985)	Drachann House, 623 Charter Oak	HP2	Outside
179658	J. Snyder (1985)	629 Grand Av.	HP2	Outside

Primary # (P-19-)	Recorded by (Date)	Description	Attribute Codes*	Relation to APE
184719	D. Richey (1990)	Mission Motor Service Station (Fair Oaks Auto Body / Doggone Grooming), 1039-1055 S. Fair Oaks Av.	HP6	Outside
184720	D. Richey (1990)	Pacific Electric Railway Company Substation #2, 1154 S. Fair Oaks Av.	HP6	Outside
184723	D. Richey (1990)	Gerlach's Drive-In Liquor, 1075 S. Fair Oaks Av.	HP6	Outside
184979	L. Webb (1977)	Pasadena Avenue District	HP2	Outside
187627	G. Duncan (2000)	El Centro Market, Center Market, Grand Central Market, 1040 Mission St.	HP6	Outside
188719	D. Greenwood (2003)	Pasadena Light & Power Dispatching Center, 45 E. Glenarm St.	HP11	Outside
188766	C. McAvoy (1995)	Glenarm Power Plant, Glenarm Steam Plant, 72 E. Glenarm St.	HP8; HP9	Outside
188767	L. Bricker (1996)	Broadway Steam Plant, 72 E. Glenarm St.	HP11	Outside
189441	Unknown	Marguerita Lane Historic District	HP2	Outside
190632	**K. A. Crawford (2013)**	**Medical Offices, 1499 Huntington Dr.**	**HP7**	**Within**
190788	**L. Houmann (1994)**	**1000 Block Fair Oaks District**	**HP3; HP6; HP10**	**Within**
190789	**J. Oastashay (2002)**	**1100 Block Fair Oaks District**	**HP6**	**Within**
191944	W. Becker (2015)	Garfield Substation Property, 1200 Railroad St.	HP9	Outside

*HP2. Single Family Property; HP3. Multiple Family Property; HP4. Ancillary Building; HP5. Hotel/Motel; HP6. Commercial Building, over 3 stories (any type of building dealing with management, retail sales, or marketed services; e.g., stores, banks, gas stations, office buildings, etc.); HP7. Commercial Building, over 3 stories; HP8. Industrial Building; HP9. Public Utility Building; HP10. Theater; HP11. Engineering Structure; HP15. Educational Building; HP16. Religious Building; HP19. Bridge; HP37. Highways/Trail; HP39. Other; HP44. Adobe Building/Structure

3.0 FIELD METHODS

The first field survey was conducted November 20, 2024, to document the known historical resources within the original APE and assess the potential for adverse effects on the built environment resources for the finding of effect document that will be prepared as part of this Undertaking. The field work was conducted by Project Manager and Senior ASM Architectural Historian Shannon Davis and ASM Architectural Historians Madeline Gonzalez and Jacqueline Padilla-Perez. During the survey, photographs were taken of the intersections where modifications were initially planned to occur. Each parcel located in the APE was inspected, and detailed notes and photographs were taken of the resources within the APE to be evaluated by Caltrans or considered as a potential contributor to a historic district. On August 27, 2025, after the original APE was expanded to include additional parcels, a second field survey was conducted by ASM Architectural Historian Madeline Gonzalez. During this survey, additional photographs were taken of the intersections where modifications were added to the Project area, and detailed notes and photographs were taken of the additional resources within the APE to be evaluated by Caltrans or considered as a potential contributor to a historic district. On November 12, 2025, after the APE was expanded to include additional parcels, a third field survey was conducted by ASM Architectural Historian Madeline Gonzalez. During this survey, additional photographs were taken of the intersections where modifications were added to the Project area, and detailed notes and photographs were taken of the additional resources within the APE to be evaluated by Caltrans or considered as a potential contributor to a historic district. In all three surveys, characteristics of the properties, including architectural and landscape features, condition, integrity, and relationship to other properties within the APE, were noted and recorded. Views from and towards the Project area from the historic properties were observed and considered in assessing effects (Figures 3-11).

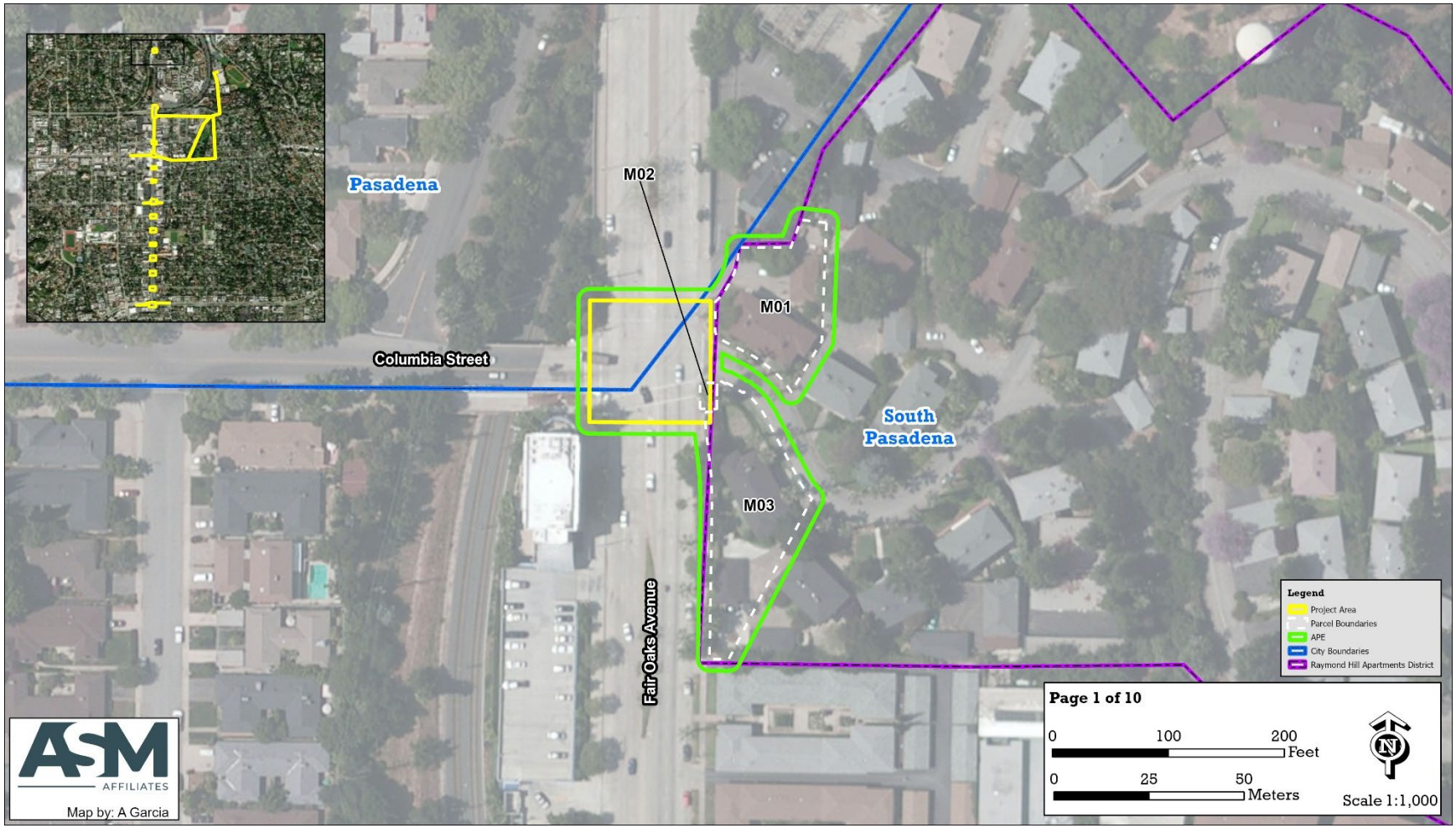


Figure 3. APE Map with location of resources M01-M03 and the Raymnd Hill Apartments District identified.

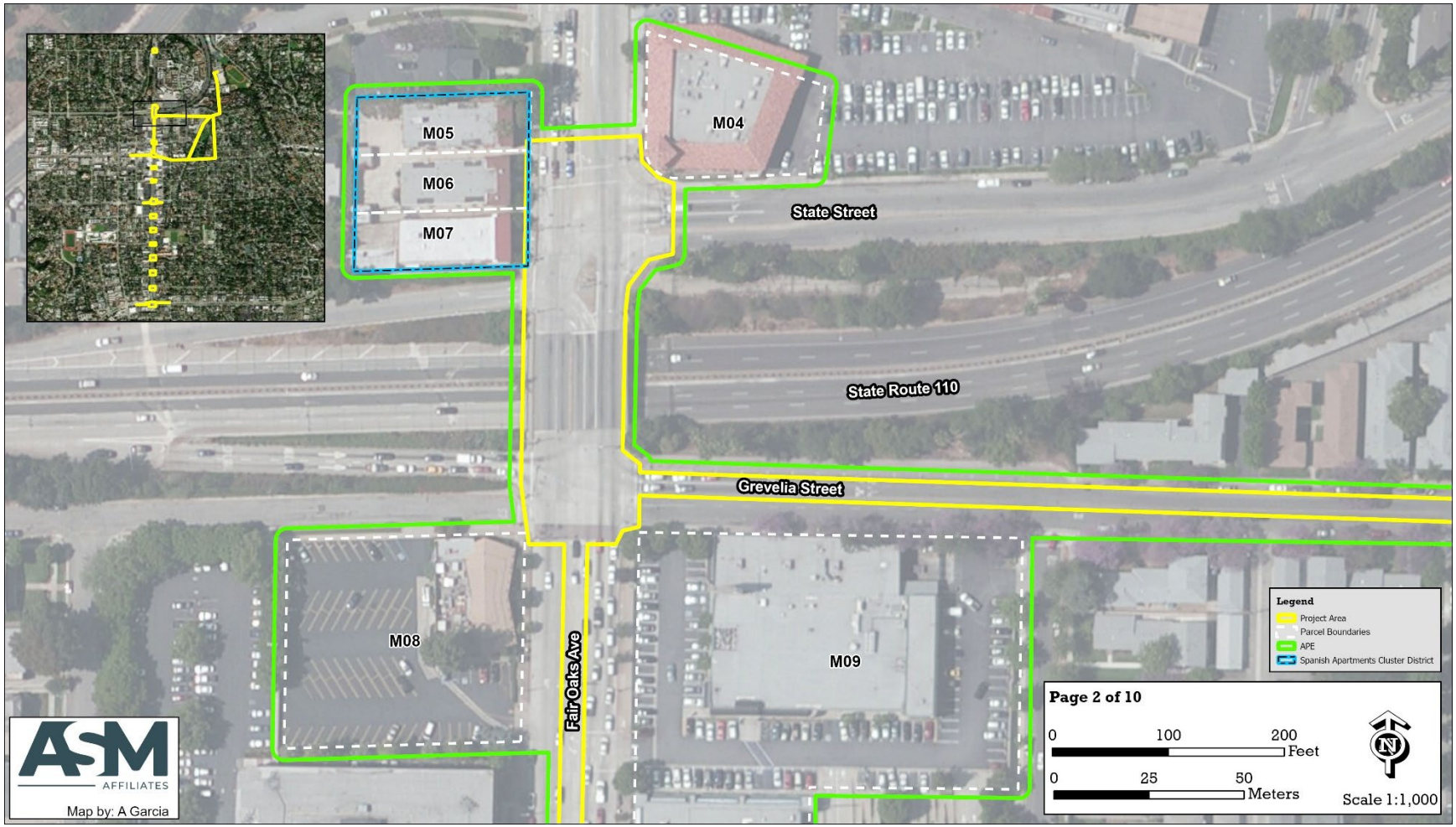


Figure 4. APE Map with location of resources M04-M09 and Spanish Apartments District identified.

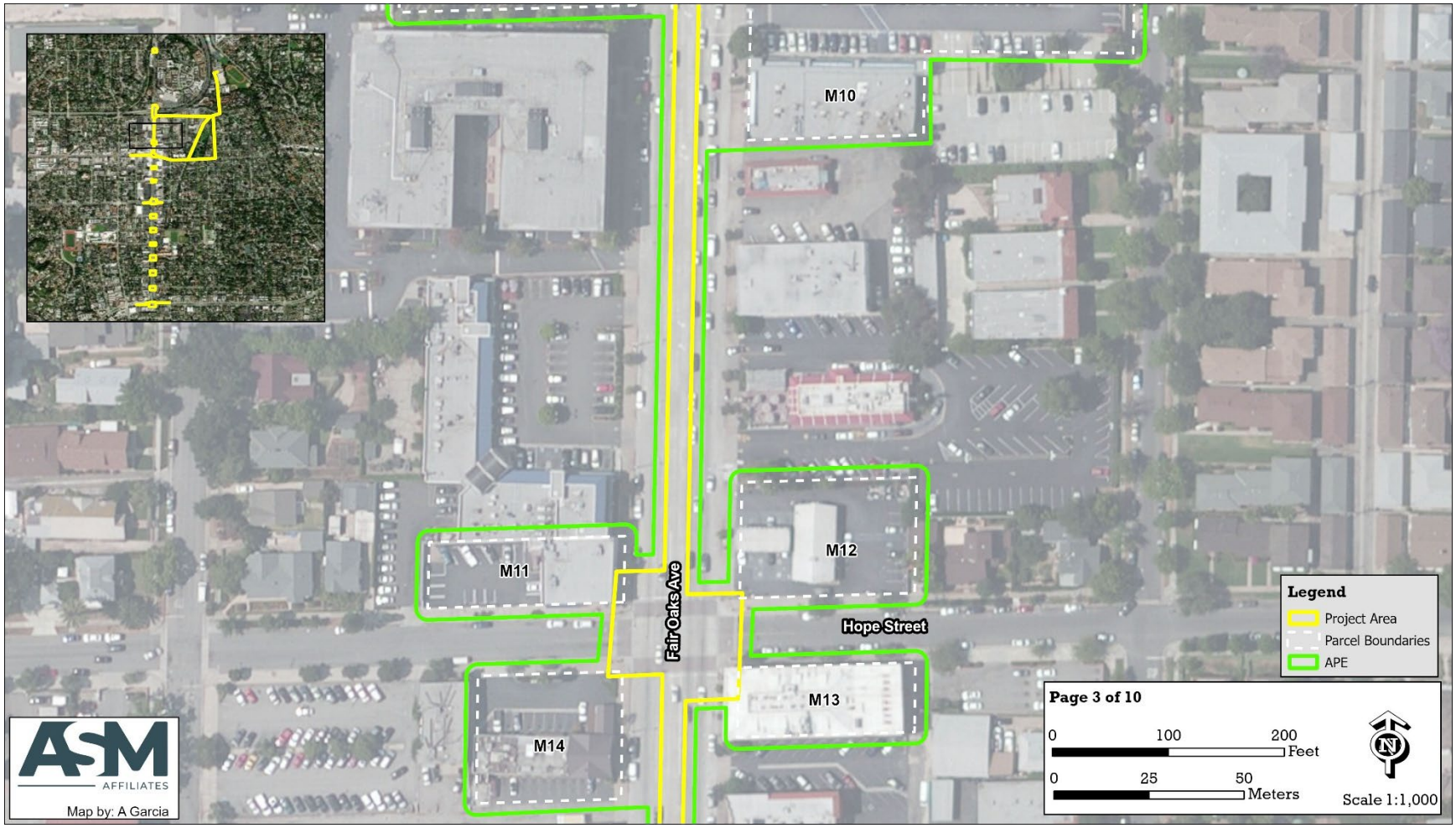


Figure 5. APE Map with location of resources M10-M14 identified.

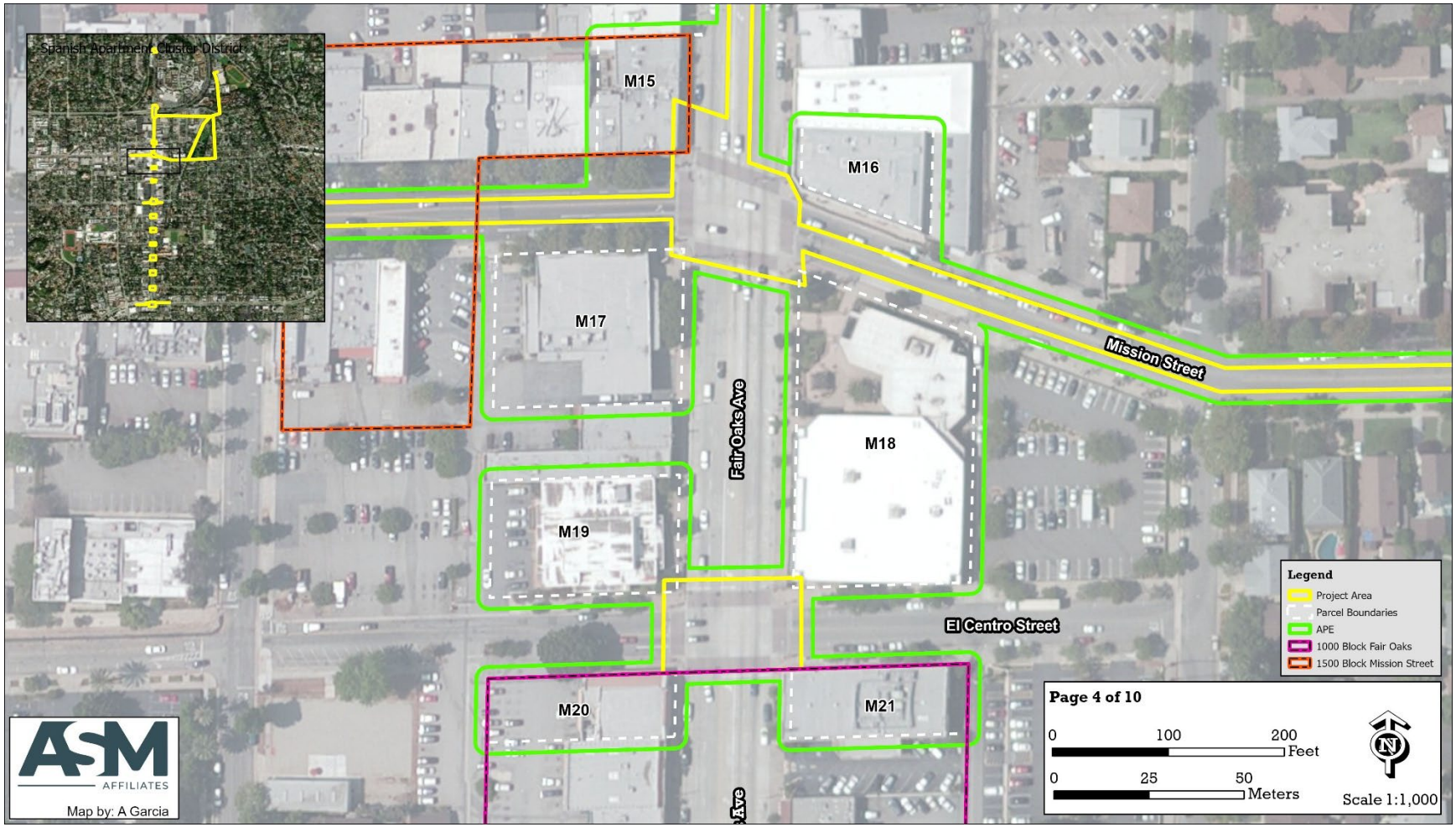


Figure 6. APE Map with location of resources M15-M21, 1500 Block Mission Street Historic District and 1000 Block Fair Oaks Historic District identified.

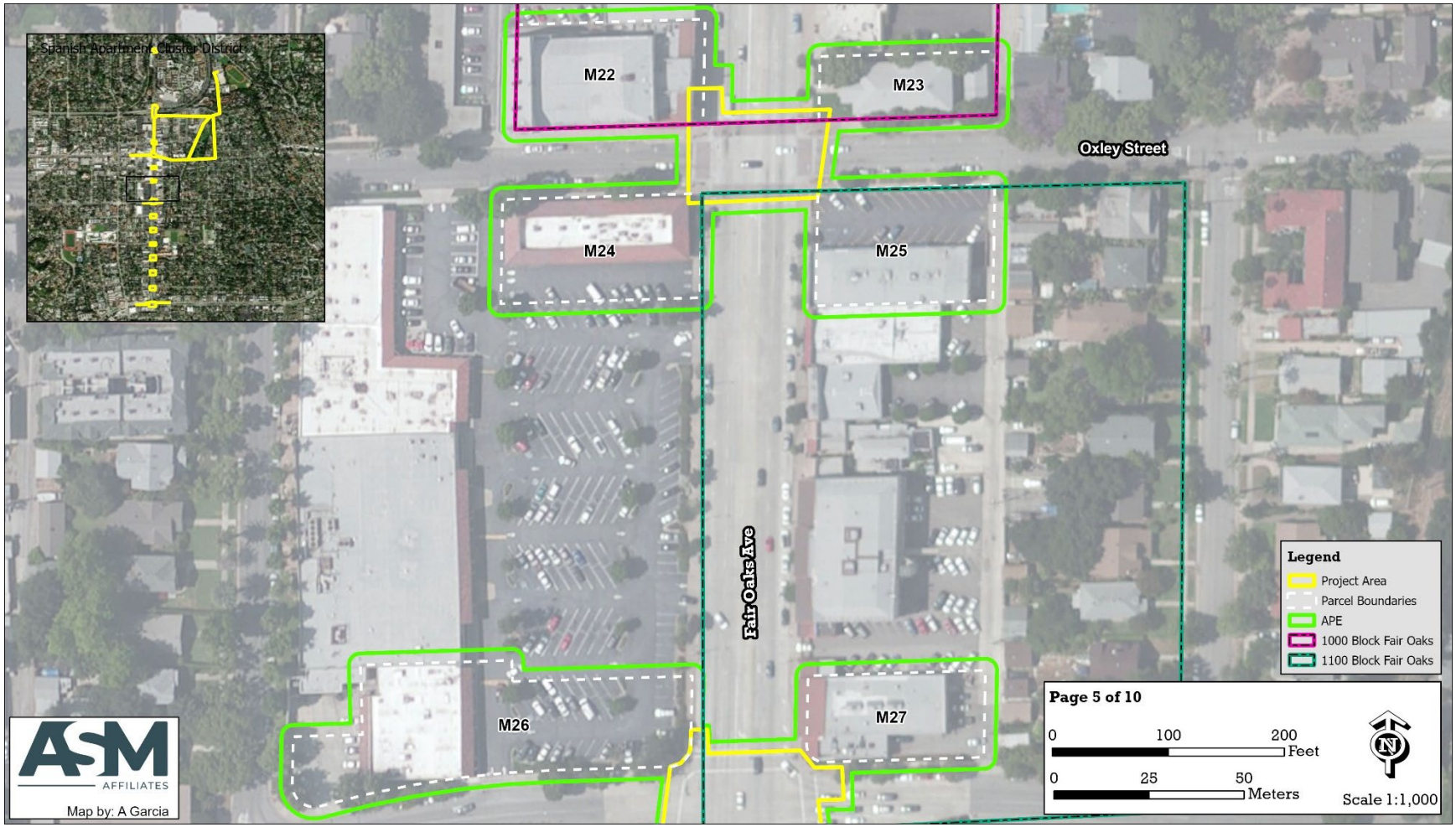


Figure 7. APE Map with location of resources M22-M27, 1000 Block Fair Oaks Historic District, and 1100 Block Fair Oaks Historic District identified.

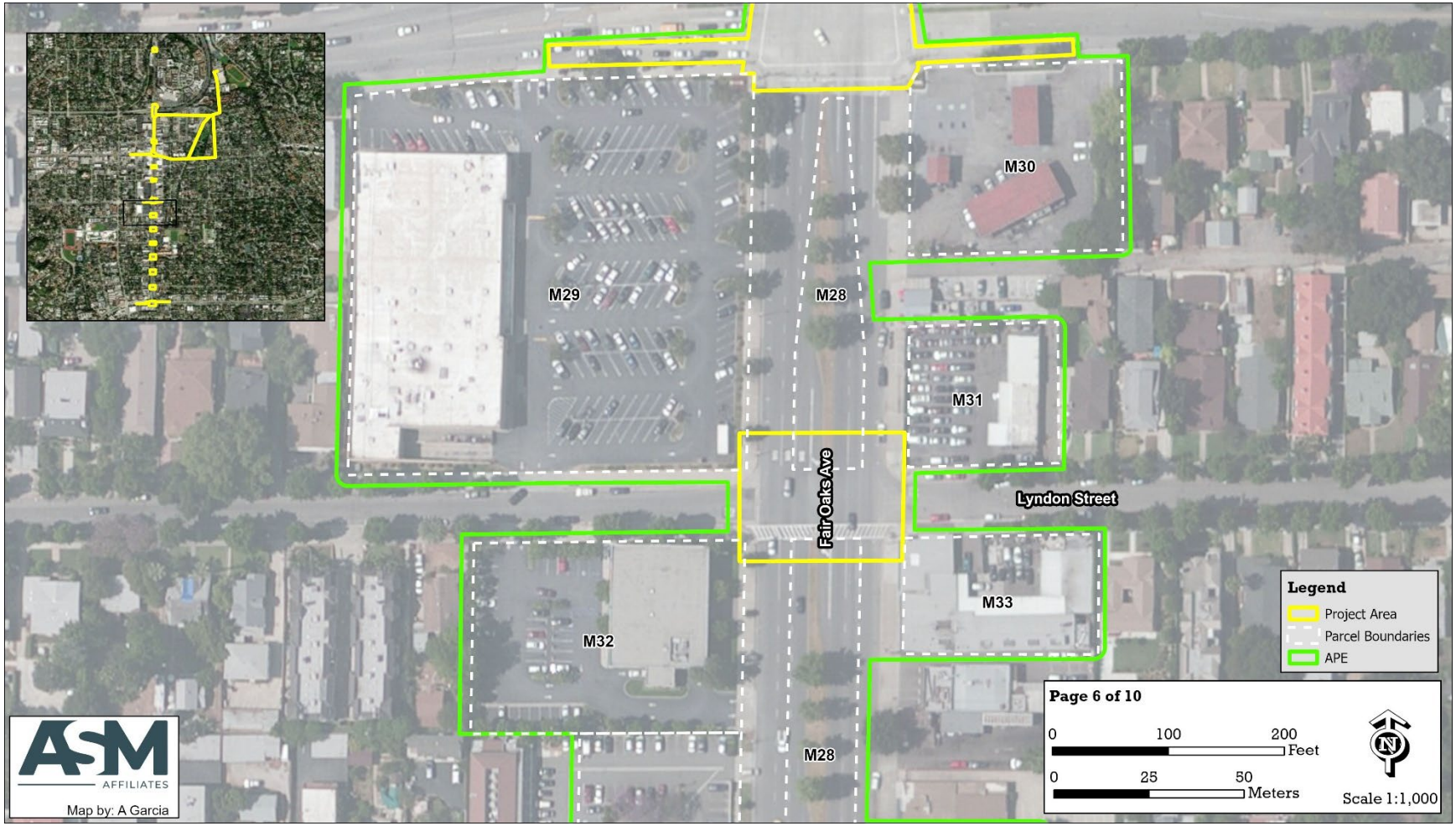


Figure 8. APE Map with location of resource M28-M33 identified.

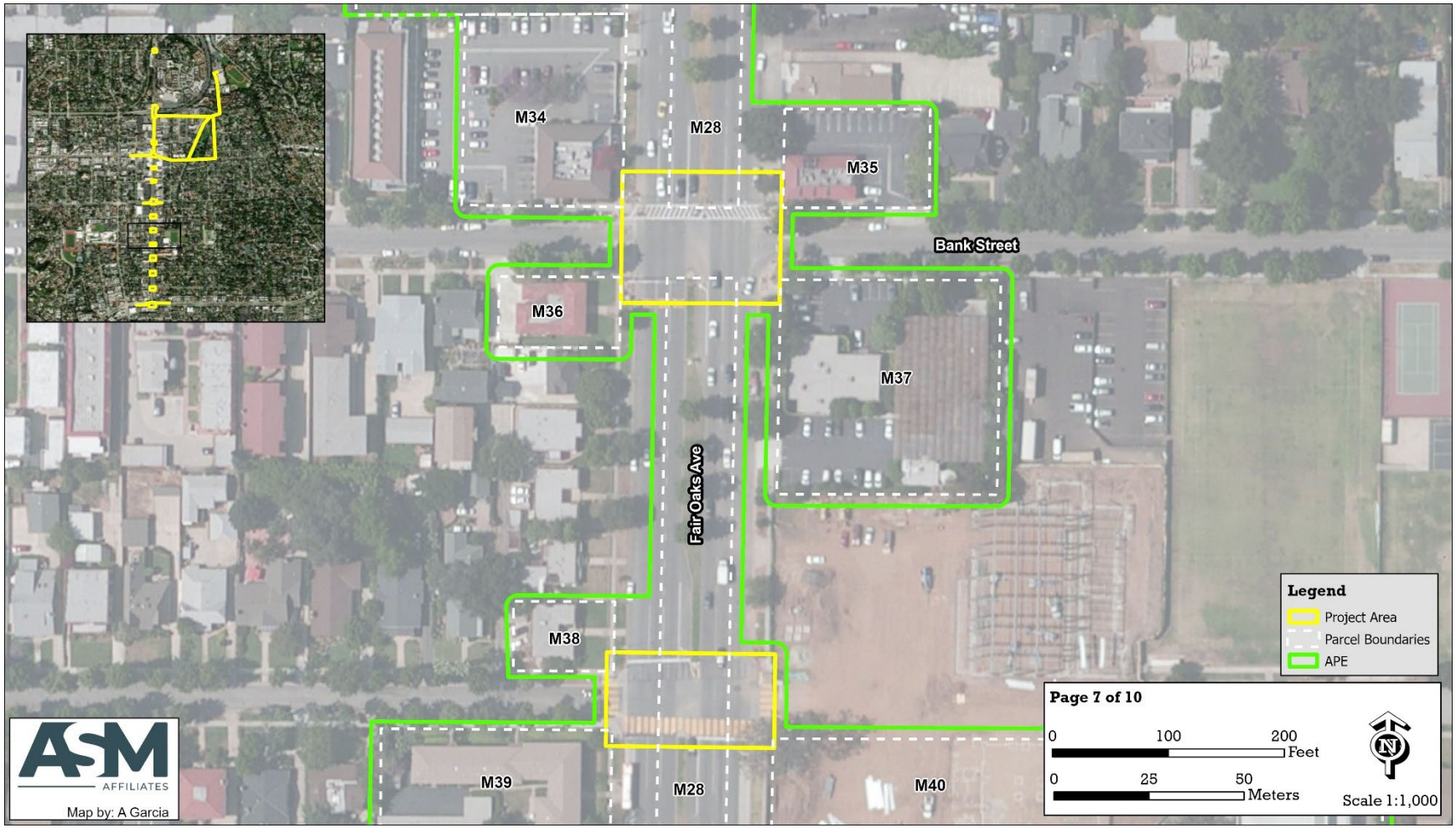


Figure 9. APE Map with location of resources M28 and M34-M40 identified.

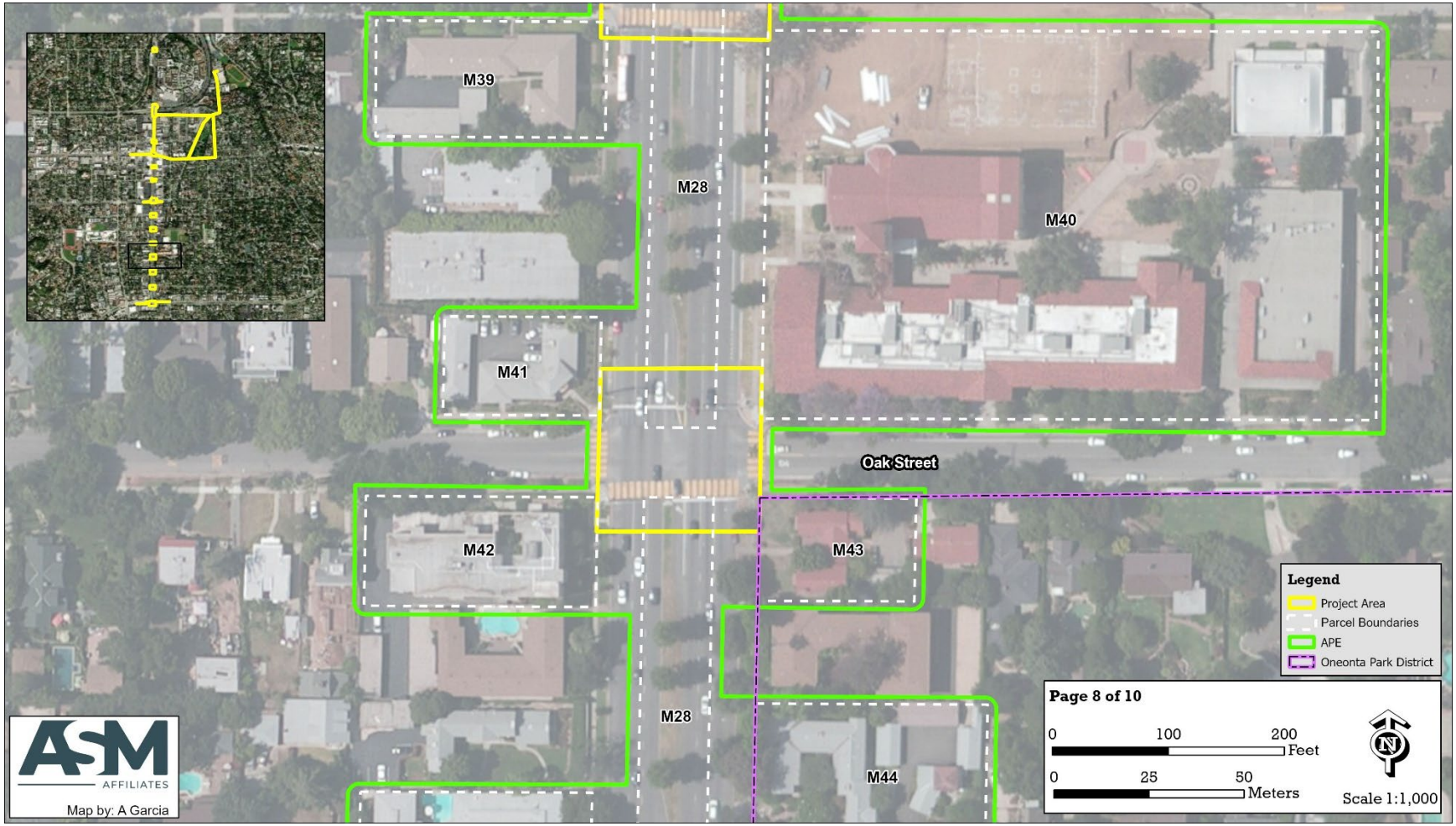


Figure 10. APE Map with location of resources M28, M39-M44, and Oneonta Park District identified.

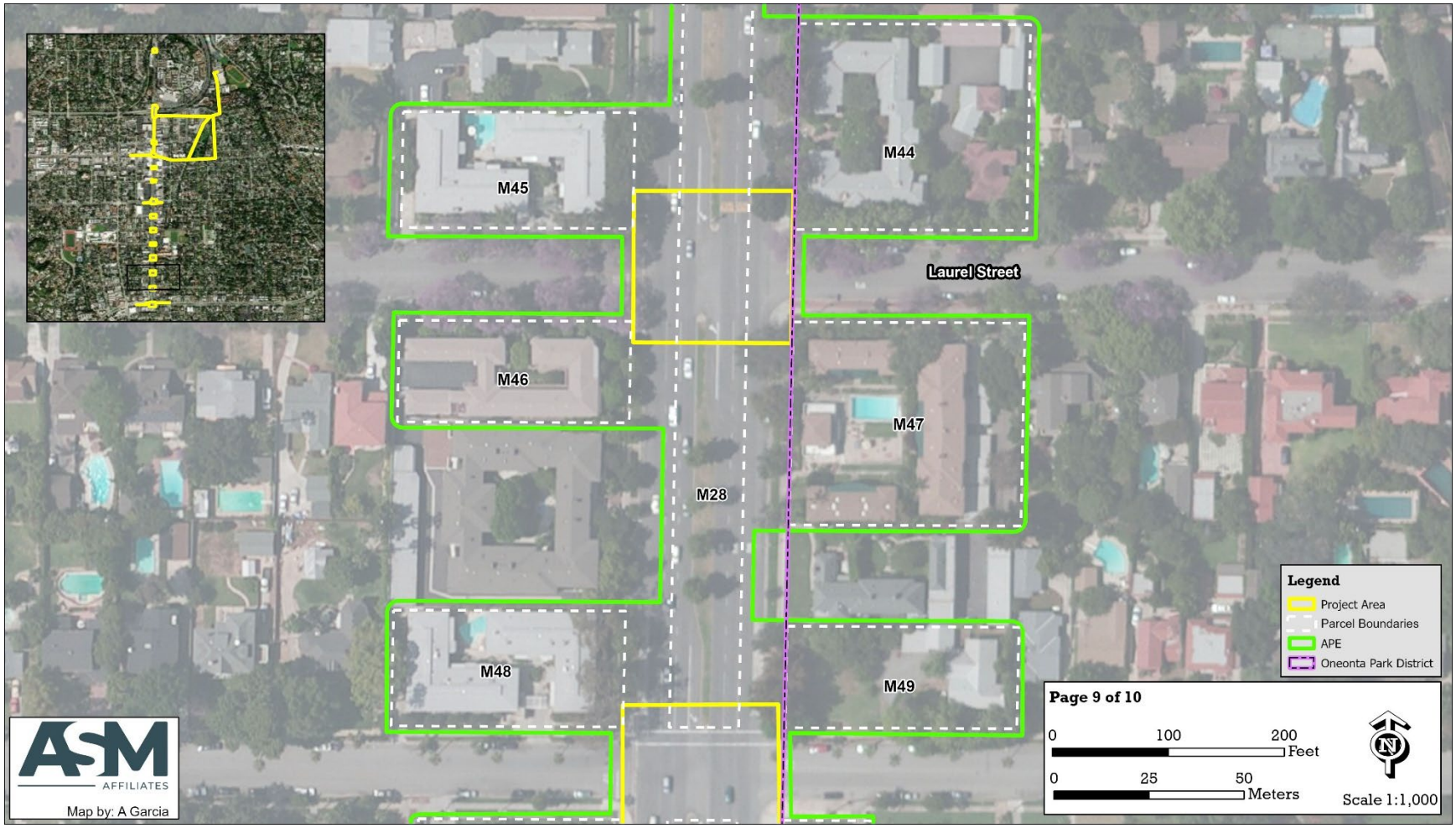


Figure 11. APE Map with location of resources M28, M44-M49, and Oneonta Park Historic District identified.

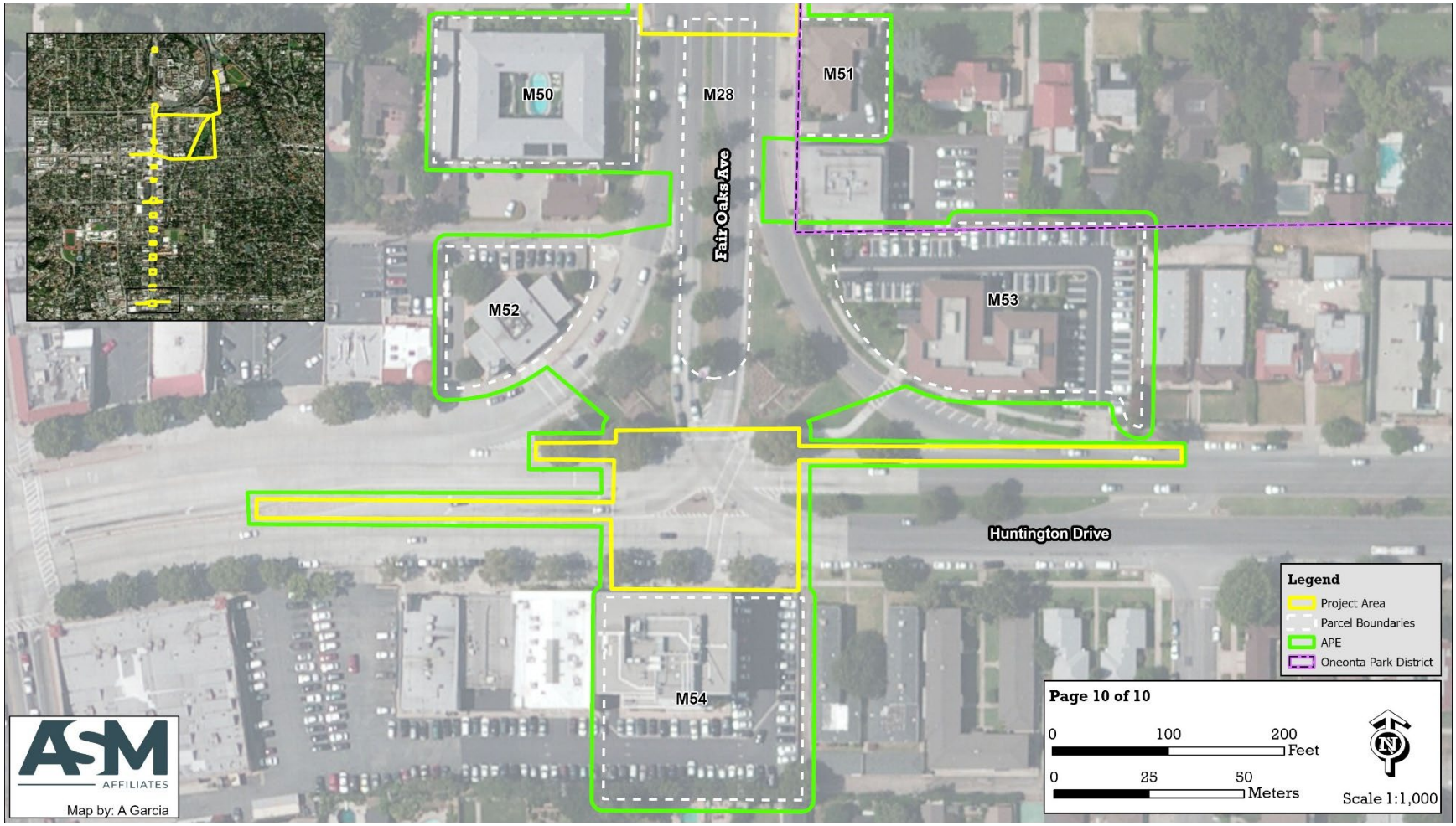


Figure 12. APE Map with location of resources M28, M50-M54, and Oneonta Park Historic District identified.

4.0 HISTORICAL OVERVIEW

The following is excerpted from the Historic Overview section of the *City of South Pasadena Citywide Historic Context Statement,* prepared by Historic Resources Group in December of 2014.

This historical overview provides a broad context in which the cultural resources within the APE were evaluated for historical significance. The built resources are almost exclusively commercial properties dating from the early twentieth century to the mid-twentieth century, constructed between 1910 and 1960, with the exception of four multi-family residential buildings constructed between 1920 and 1950.

4.1 Early Settlement of South Pasadena

The earliest development of South Pasadena was influenced by the Native American Hahamog'na tribe, a branch of the Tongva people. The Hahamog'na were drawn to the area because of the ready availability of water, drawing from both the Arroyo Seco and from a brook located east of Raymond Hill which originated from an underground reservoir. The location also afforded the Hahamog'na the opportunity to control trade and access across the San Gabriel Mountains.[1] The tribe settled in Millard Canyon along the banks of the Arroyo Seco. It was here that they met Spanish explorer Gaspar de Portola, who travelled through the area during the 1770s while undertaking several failed exploration expeditions. Travelling with Portolla was Father Junipero Serra, who was charged with establishing a network of Spanish missions along the California coast in order to spread the Christian faith.

In 1771, Serra founded the fourth outpost in the chain of missions, Mission San Gabriel Arcangel, several miles to the west along the Rio Hondo, and the Indians falling under its jurisdiction became known as Gabrielinos.[2] The Gabrielinos were absorbed into the mission community, where they worked at various enterprises, including making bricks, tanning leather, and tending vineyards. They also worked as sheep herders, tending flocks along the Arroyo Seco, or as lime burners in pits in the Arroyo.[3] Due to the fertile soil and mild climate, the Mission San Gabriel was the most agriculturally productive of all the California missions.

In 1822, Mexico successfully revolted against Spanish rule, and California land that had been vested in the name of the King of Spain now belonged to Mexico. In the 1830s there was growing pressure on the Mexican government to secularize the missions, and in 1833 the Mexican Congress passed the Act for the Secularization of the Missions of California. Mission San Gabriel Arcangel was secularized the following year, and a 14,000-acre tract of land, known as El Rincon de San Pascual, was transferred in a land grant to Juan Mariné, husband of Eulalia Pérez de Guillén, in 1835. The tract included portions of the present-day communities of Pasadena, South Pasadena, Altadena, and San Marino and eventually became known as Rancho San Pascual. José Perez, a cousin of Eulalia Pérez de Guillén constructed what later became known as the Flores Adobe on the Rancho San Pascual in 1839.[4] In 1840, José Perez and Enrique Sepulveda were granted title to the rancho.[5]

[1]Hahamog'na,"http://www.kcet.org/socal/departures/highland-park/the-highlands/hahamogna.html(accessed January 2014).
[2] Apostol, 5.
[3] Apostol, 6-7.
[4] Wood, 40-41.
[5] Apostol, 7.

Ownership of the rancho passed to Manuel Garfias in 1843. Garfias constructed an adobe home on the property and charged his enterprising mother-in-law with developing the land into a cattle ranch. However, Garfias did not find success as a rancher, and he eventually found himself unable to repay an $8,000 loan he had borrowed from Dr. John S. Griffin to help meet expenses. In 1859, Garfias deeded the property to Benjamin D. "Don Benito" Wilson, who was Griffin's business partner.

John S. Griffin subsequently purchased an undivided half-interest in Rancho San Pascual, and over the next ten years he and Wilson sold off more than half of the rancho's acreage. The earliest sale in what is now South Pasadena was to attorney Joseph Lancaster Brent, who purchased 800 acres composed primarily of land from Rancho San Pascual along with additional acreage from an adjoining ranch to form Marengo Ranch.[6]

The first significant settlement in South Pasadena after the rancho period was undertaken by David and Antonia Raab.[7] David M. Raab purchased 60 acres of undeveloped land of the former Rancho San Pasqual in 1871 from Griffin and Wilson. The property extended from what is now Buena Vista Street on the north to El Centro Street on the south, and from what is now Fremont Avenue on the east to what is now Meridian Avenue on the west. This was three years before the Indiana Colony was founded north and west of the Raab tract, along what is now Orange Grove Avenue. The Raab Family Homestead is designated as South Pasadena Landmark #53.

In 1873, the original California Colony of Indiana, led by Daniel M. Berry, and reorganized as the San Gabriel Orange Grove Association, was deeded land that would become part of Pasadena and South Pasadena. Early in 1874 the colonists met on the site to choose the land they wanted in the settlement. Calvin Fletcher, Andrew O. Porter, Perry M. Green, William J. Barcus, Ward Leavitt, and Benjamin S. Eaton all purchased land south of Columbia Street in the area now known as South Pasadena.

The Indiana Colony residents who settled south of Columbia Street viewed themselves from the beginning as a distinct settlement from Pasadena. When the school house was moved several miles to the north, residents to the south responded by petitioning for their own school district, a request which was granted in 1878. This was soon followed by a petition for a separate post office, which was established in 1882 in the Hermosa Vista, South Pasadena's first hotel. In 1884, Pasadena began working towards incorporation; however, most South Pasadenans were opposed to the idea. As businessman O. R. Dougherty explained, "All we want is to be let alone. We have a post office, a school, and want to govern them ourselves, and don't want any outside interference."[8] Supervisors took these sentiments into account during their incorporation efforts; when Pasadena was incorporated in 1886, its boundaries excluded the area south of Columbia Street. In 1888, South Pasadena incorporated with a population of 500 residents.

In 1885, the arrival of the Los Angeles & San Gabriel Valley Railroad, which linked South Pasadena to Pasadena and Los Angeles, spurred local development. The following year, rate wars between the Santa Fe and Southern Pacific Railroads sparked a land boom which brought an influx of tourists, settlers, and land speculators. By the end of 1887, the town's business district had doubled in size and the first church had been constructed, along with several additional hotels. That same year, rail service was taken over by the Santa Fe Railroad. In 1895, the Santa Fe moved its tracks to avoid a sharp curve on Meridian Avenue. South

[6] Apostol, 9.
[7] Raab family history and development of the Raab homestead from Glen Duncan, "David M. Raab Family Homestead," City of South Pasadena Landmark Application prepared for the South Pasadena Cultural Heritage Commission, April 2011.
[8] Apostol, 21.

Pasadena's second Santa Fe depot was constructed in 1895 near Glendon Way and Center Street (now El Centro), near the location where the Meridian Ironworks Museum now stands. At this time, the Santa Fe was one of four railroads that ran through South Pasadena; the others were the Southern Pacific, the Union Pacific, and the Pacific Electric.

This period marked the beginning of Southern California's grand resort era, which would have a direct influence on the development of South Pasadena in the late nineteenth and early twentieth centuries. Grand resort hotels distinguished themselves from established hotels in downtown Los Angeles as havens located in the natural splendor of Southern California, far from the gritty urban center. They presented the version of Southern California promulgated by local boosters and the romantic historicism reflected in Helen Hunt Jackson's Ramona, published in 1884. Walter Raymond began planning his own resort hotel in 1883, selecting a hilltop site in the area that would become South Pasadena. The Raymond Hotel, located at the top of Bacon (now Raymond) Hill opened in 1886. Although its remote location placed it far from the region's existing transportation infrastructure, the Los Angeles & San Gabriel Valley Railroad supported Raymond's venture by locating a depot at the base of Bacon Hill.[9] Although similar hotels opened across the region, including the nearby Hotel Green in Pasadena and the beachfront Hotel Arcadia in Santa Monica, the Raymond remained Southern California's leading resort hotel until it burned to the ground in 1895.

The Cawston Ostrich Farm was an important commercial establishment/tourist attraction that opened in South Pasadena in 1896. The Ostrich Farm was the creation of Englishman Edwin Cawston, who smuggled fifty ostriches out of South Africa and established an ostrich-breeding farm in Norwalk in 1886 with the goal of becoming the principal supplier of ostrich feathers in America. In 1896, he established the Cawston Ostrich Farm and its accompanying retail operations in South Pasadena. The farm became a popular Southern California tourist attraction in the late 19th century.[10]

4.2 South Pasadena in the Twentieth Century

By 1900, the population of South Pasadena had grown to include 1,001 residents,[11] up from 500 when the City incorporated in 1888. By 1910 that number had grown to 4,600.[12] This population growth corresponded with the burgeoning Arts and Crafts movement, and as a result, South Pasadena's residential development during this period is marked by the construction of neighborhoods of bungalows and Craftsman-style residences. Several large residential tracts were also subdivided during the early years of the twentieth century, including the Raymond Villa Tract in 1901 (bounded by Hope Street to the north, Monterey Road to the south, Mound Avenue and Fair Oaks Avenue to the west, and Park Street to the east), and the Oneonta Park Tract in 1903 (bounded by Oak Street to the north, Huntington Drive to the south, Fair Oaks Avenue to the west, and Milan Avenue to the east).

The Raymond Hotel, which had been destroyed by a fire in 1895, opened its doors again in December 1901 after a six-year rebuilding process. While tourism continued to make up a significant portion of the town's economy in the first part of the twentieth century, commercial activity began to shift away from tourism as its primary focus. Increased construction activity, including the rebuilding of the Raymond Hotel and the

[9] Nathan Masters, "Southern California's Los Resort: The Raymond Hotel of South Pasadena," LA as Subject, http://www.kcet.org/updaily/socal_focus/history/la-as-subject/socals-lost-resort-the-raymond-hotel-of-south-pasadena.html (accessed August 2014).
[10] Thomas, South Pasadena, 36.
[11] Apostol, 45.
[12] Sapphos Environmental, Inc. Historic Resources Technical Report, City of South Pasadena Downtown Revitalization Project Environmental Impact Report, prepared for RBF Consulting, June 5, 2007, page 5-4.

development of several large residential tracts, created a growing demand for building materials, and the City's first lumberyard was established in 1902 by R. H. Seay. By 1910, a light manufacturing center had also begun to develop in the area west of Meridian Avenue. Commercial development also responded to improvements in transportation, including the extension of the Los Angeles & Pasadena Railroad. As the twentieth century progressed, commercial development shifted from Mission Street toward southward expansion along Fair Oaks Avenue.

Just as the railroads stimulated the real estate boom of the 1880s, transcontinental automobile travel inspired another mass influx of people in the 1920s. Between 1920 and 1930, two million people came to California, the majority of whom settled in Southern California, creating the "first great migration of the automobile age."[13] South Pasadena experienced the boom of the 1920s, with its permanent population growing from just over 7,600 in 1920 to over 13,700 by 1930.

Between 1926 and 1931, the National Old Trails Association recommended that motorists following Route 66 from Pasadena to Downtown Los Angeles take Fair Oaks Avenue from Pasadena through South Pasadena until its terminus at Huntington Drive. Although this route was printed on many maps during this period, the recommended route from Pasadena to Los Angeles was constantly shifting. This was due to increased residential development, the problems of establishing a route through a growing and large city, and later, the construction of freeways.[14]

The alignment of Route 66 along Fair Oaks Avenue remains unofficial as it was never formally approved by the California Highway Commission. However, it does reflect the established importance of Fair Oaks Avenue at the time as an important transportation corridor. Already a thoroughfare for both passenger trains and streetcars, by the time of the introduction of the automobile it maintained its importance as a major transportation corridor connecting South Pasadena residents to Pasadena, Los Angeles, and other cities within the San Gabriel Valley. This is undoubtedly why Fair Oaks Avenue was part of the recommended route into Downtown Los Angeles until the Figueroa Street tunnels opened in 1931, and the recommended route was realigned to continue west along Colorado Boulevard (instead of South to Fair Oaks Avenue) and across the Colorado Street Bridge.[15]

By the 1920s, the character of the City resembled that of a single-family residential neighborhood, and by 1930, most residential tracts had been subdivided, with the exception of Raymond Hill and Monterey Hills.[16] Development pressures and the demand for additional housing for the growing community motivated the passage of a comprehensive zoning ordinance in 1923, which allowed for multi-family apartments and duplexes. As a result, this period saw construction of a substantial number of multi-family residences, many along major thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue.[17] After World War I, the influence of the Arts and Crafts movement had begun to wane, and Period Revival styles become the predominant architectural vocabulary for residential, commercial, and civic buildings. Prominent architects continued to work in South Pasadena during this period.

Civic improvement efforts that had begun in the early twentieth century continued throughout the 1920s, a period which was characterized by the City's growing focus on acquiring and developing public parkland. In 1920, the City purchased Garfield Park, which had previously been leased from the Southern Pacific

[13] Carey McWilliams, Southern California: An Island on the Land (Salt Lake City, Peregrine Smith, 1973), 135.
[14] Whittall, Austin. "Route 66 from Pasadena to Santa Monica California" *The Route-66*. https://www.theroute-66.com/pasadena-to-santa-monica.html; Accessed June 2025.
[15] Whitall, Austin. "Route 66 from Pasadena…"
[16] Sapphos, Historic Resources Technical Report, 5-4.
[17] Sapphos, Historic Resources Technical Report, 5-5.

Railroad. In 1922, South Pasadenans voted to approve a $100,000 bond which would finance the acquisition of one hundred acres in the Arroyo Seco to create a public park. Five years later, volunteers planted three hundred trees in the Arroyo as part of the improvement efforts.

A lush canopy of trees line the streets throughout the City, which are important features of the residential neighborhoods. South Pasadena is a designated Tree City, by the National Arbor Day Foundation, in cooperation with the U.S. Forest Service and National Association of State Foresters. To maintain the urban tree canopy, in 1991 the City adopted an ordinance which governs removal and replacement of trees.[18]

Closures of some of South Pasadena's most notable tourist attractions during the 1930s highlighted the financial effects of the Great Depression. The Raymond Hotel, the mainstay of South Pasadena's resort and tourist economy, closed its doors in 1931; three years later the hotel was torn down. The Cawston Ostrich Farm also closed in 1935 (demolished; site commemorated as South Pasadena Landmark #18).

Although construction activity in South Pasadena initially slowed during the first years of the Depression, building efforts eventually rebounded and were spurred by federal funds distributed for the construction of public works projects. WPA projects in South Pasadena included the construction of the South Pasadena High School in 1937 and the Post Office in 1936. Commercial development was limited and focused primarily on contributions to the war effort. South Pasadena became the site of 19 light manufacturing facilities engaged in war work, including Day-Ray Products, Phillips Aviation, and National Technical Laboratories and the Heliport Corporation. Within the private sector, existing companies converted their operations to the production of mechanical equipment and precision parts.[19]

Transportation continued to remain a major factor in the development of South Pasadena, although the emphasis began to shift away from the railroads and towards automobile-related development. In the 1920s, South Pasadena had a high rate of automobile ownership and there were numerous car dealerships in town. The Pacific Electric Railroad ended service along Mission Street in 1932. Buses replaced trolleys on Mission Street in 1935, and in 1938 construction commenced on the Arroyo Seco Parkway. Pedestrian-oriented commercial centers, like those along Meridian and Mission Streets, began to decline in popularity as commercial development expanded along Fair Oaks Avenue, which served as the primary vehicular thoroughfare.

In the immediate post-World War II era, California experienced a period of unprecedented growth as many who came west to participate in the war effort decided to settle permanently. In an effort to address the anticipated housing shortage, South Pasadena appointed its first planning commission in 1947, which adopted the first updates to the City's zoning laws since 1926. These updates increased the area zoned for industry and created special zoning for Raymond Hill, the site of the former Raymond Hotel, which allowed for apartments and hotels up to seven stories tall. Between 1940 and 1950, South Pasadena's population had only grown by just over 2,500 people (from 14,356 in 1940 to 16,935 in 1950), highlighting the City's limited opportunities for residential expansion. As nearly all of the land in South Pasadena had been developed prior to World War II, the two large parcels of land in Monterey Hills and on the former site of the Raymond Hotel were the only remaining resources which could be improved to accommodate the sudden influx of new residents to the area. With the development of those two subdivisions came South Pasadena's postwar population growth: the number of residents went from 16,935 in 1950 to almost 22,300 by 1970.[20] Within these two subdivisions, and in previously established neighborhoods throughout the City, are important examples of Modern architecture designed by significant architects.

[18] City of South Pasadena, "Trees," http://www.southpasadenaca.gov/index.aspx?page=135 (accessed August 2014).
[19] Apostol, 126-127.
[20] Population numbers for this period: 16,935 (1950), 19,706 (1960), 22,797 (1970).

As postwar America embraced automobile travel, rail transportation became increasingly marginalized. Automobile-related transportation developments remained a focus of the community over the coming decades, as debate began to intensify over the routing and construction of the Long Beach (710) Freeway and its effects on the character of South Pasadena. The battle over the 710 Freeway played a significant role in preservation efforts in South Pasadena for decades.

4.2.1 Fair Oaks Avenue, South Pasadena in the Twentieth Century

Fair Oaks Avenue is a north/south corridor that begins in Altadena, travels south through Pasadena, then South Pasadena, and terminates at Huntington Drive. It is an important thoroughfare that retains historic and cultural importance to South Pasadena as it displays the development of transportation and reflects the commercial development of South Pasadena from a small town to a city through the twentieth century.

By the turn of the twentieth century, Fair Oaks Avenue was already a notable thoroughfare. The commercial center of Pasadena was widely recognized as the intersection of Fair Oaks Avenue and Colorado Boulevard, the entrance to the grand resort Hotel Raymond faced Fair Oaks Avenue, and a passenger train stop for guests arriving at the Raymond Hotel was also along Fair Oaks Avenue. During this same period, South Pasadena began to expand from a town to a small city. Although at this time the South Pasadena commercial center was recognized as along Mission Street where the Southern Pacific Railroad stop was located, by the early decades of the twentieth century Fair Oaks Avenue had overtaken Mission Street as the recognized commercial center of South Pasadena.

Between 1900 and 1915, the biggest change that contributed to the establishment of Fair Oaks Avenue as an important corridor was the construction and implementation of the streetcar lines. With the streetcars, Fair Oaks Avenue was the primary route between Pasadena and South Pasadena. The first streetcars ran south from Pasadena along Fair Oaks Avenue and turned at Mission Street, bringing passengers to Highland Park and the areas of northeast Los Angeles. The line later expanded further down Fair Oaks Avenue, connecting to Huntington Boulevard and bringing passengers to Downtown Los Angeles to the west and various cities in the San Gabriel Valley to the east.[21]

The streetcars then elevated the importance of Fair Oaks Avenue and spurred the earliest commercial construction along the avenue. Extant buildings from this period were widely constructed with brick materials, were located primarily at streetcar-stop intersections, and were intended to support the local population as well as provide for passengers traveling through South Pasadena enroute to their final destination. One of the most important examples of this was the construction of the commercial building on the northwest corner of Fair Oaks Avenue and Mission Street. Recognized as an important intersection due to the streetcar route, the purchase of the corner lot and plans for construction of this building was so notable that it was reported in the *Los Angeles Times.* The purchaser of the land and owner of the building, Gertude Ozmun, immediately became a notable figure in South Pasadena as a businesswoman, and local newspapers consistently reported on her other real estate ventures in South Pasadena and in Los Angeles County, and the power she wielded through the purchase and plans for construction of an important commercial building on an important corner. Eventually, the corner building (which historically and presently is occupied by a pharmacy) became a waiting station for the streetcar lines as well, offering resting areas as well as a variety of amenities available at local pharmacies in this era.[22]

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[21] "Pasadena Local Lines." *The Electric Railway Historical Association of Southern California*. https://www.erha.org/pelines/penll.htm; Accessed June 2025.

[22] *The Los Angeles Times*, "Large Block for South Pasadena: Woman Investor to Build Fine Improvement." October 26, 1913; *South Pasadena Record*, "Will Build Soon." October 17, 1913

Although the automobile gained prominence and eventually took over as the popular means of transportation, Fair Oaks Avenue's importance as a transportation corridor was not affected. As a result of nineteenth century city planning, early passenger train and streetcar routes, and natural geologic features, Fair Oaks Avenue was still the most efficient route for those wishing to travel south from Pasadena toward South Pasadena, Highland Park, Downtown Los Angeles, or other cities in the San Gabriel Valley in the 1920s and 1930s. Because the automobile meant that passengers were no longer bound by established streetcar stops, and because the automobile made shopping easier to accomplish for the residents of South Pasadena, the commercial development along Fair Oaks Avenue greatly expanded in the 1920s and 1930s. Particularly in the areas south of Mission Avenue, single-family residences were purchased and demolished in order to expand the commercial corridor. Markets, banks, restaurants, service stations, and commercial stores were established, and with each new building, special attention was paid to parking accommodations, and parking availability was advertised heavily in local newspapers upon the announcement of each building's construction. This speaks to the centricity of Fair Oaks Avenue as the main commercial corridor for South Pasadena residents and its continued use as a primary transportation corridor.[23]

By the 1940s the Arroyo Seco Parkway opened for use, beginning in Pasadena and terminating in Downtown Los Angeles, and effectively ending the presence of streetcar lines in South Pasadena. Fair Oaks Avenue travels via a bridge over the Arroyo Seco Parkway, and offers northbound and southbound freeway entrances and exits, thus cementing the importance of South Pasadena as a destination and Fair Oaks Avenue as a central commercial corridor. In response to the Arroyo Seco Parkway's presence, restaurants were constructed along Fair Oaks Avenue throughout the 1950s and 1960s, and the first bank to be constructed in the city since the 1910s was constructed at the intersection of Fair Oaks Avenue and Huntington Drive in 1967.[24]

Commercial construction and alteration of pre-existing buildings continued along Fair Oaks Avenue through the 1970s and 1980s. It was during this period that the few strip malls and large chain grocery stores were constructed, reflecting the centricity of Fair Oaks Avenue as a destination for the local community.

Presently, Fair Oaks Avenue is a pastiche of the various eras of commercial development, and features architectural styles, signage, and other physical remnants from various eras of its history.

[23] Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, December 2014.
[24] Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, December 2014.

5.0 DESCRIPTION OF CULTURAL RESOURCES

There are no known historic archaeological resources in the APE. As such this section pertains only to the 54 built environment resources considered in this report.

Fair Oaks Avenue is a commercial strip in the city of South Pasadena. It serves as an important connection to the city of Pasadena, which neighbors to the north, and to the surrounding cities in the San Gabriel Valley through its connection to Huntington Drive, a busy six-lane artery that connects the neighborhoods and cities located to the northeast of downtown Los Angeles. Additionally, within the APE, Fair Oaks Avenue intersects with SR 110 (the Arroyo Seco Parkway) which is an important freeway that connects Pasadena to Downtown Los Angeles. The APE passes through the South Pasadena Downtown Specific Plan zoning area, which is designated as between the intersection of Fair Oaks Avenue and Grevilia Street and the intersection of Fair Oaks Avenue and Lyndon Street. Surrounding the APE in this area are mostly businesses and the City's municipal buildings. In other areas of the APE, the surrounding areas are primarily residential with single-family or multi-family housing. Fair Oaks Avenue is lined with trees on either side in most areas, however the trees have not yet reached maturity. There is a median in some areas of Fair Oaks Avenue that also features some trees and vegetation (**M26**). Although Fair Oaks Avenue connects to major transportation arteries and to other well-populated areas, it maintains an accessible small-town quality characterized by wide sidewalks, local and franchised businesses, and ample areas for parking.

5.1 Listed in the NRHP

One resource listed in the NRHP was identified in the APE: 1019 Fair Oaks Avenue (**M22**. 1019 Fair Oaks Avenue, otherwise known as the Rialto Theater, was originally designed to contain a theater, retail stores, and apartments. Constructed in a Moorish-Revival style by architect L. A. Smith, it is one of the few remaining examples of the architect's work in the city and county of Los Angeles and was the best-preserved examples at the time of the nomination. The Rialto Theater is composed of reinforced concrete, brick and steel with a painted stucco exterior, and a terra cotta tile roof. Stucco decorative elements and detailing along the exterior primary façade reveal elements of the Moorish Revival style, particularly seen along the windows and the detailing immediately above the marquee and signage for the theater. However, upon nomination, the Rialto Theater was most notable for the intact Moorish Revival interior decorative elements including statues, painted murals, and intact design motifs surrounding the stage and seating areas.

5.2 Previously Reviewed by SHPO

SHPO has previously made a determination of individual eligibility on 28 resources in the APE: four eligible resources and 24 ineligible resources. The four eligible resources are: the Raymond Hill Waiting Station, 800 Fair Oaks Avenue, 1414 Fair Oaks Avenue, and 1500 Fair Oaks Avenue.

> The Raymond Hill Waiting Station (**M02**) is a covered bench shelter that is located at the corner of Fair Oaks Avenue and Raymond Hill Road. It is eligible under Criteria A and C for its associations with early 20th century commercial development and the Raymond Hotel, and as a rare example of an Arts and Crafts (Craftsman) trolley waiting station, with a period of significance of 1903.
>
> 800 Fair Oaks Avenue (**M12)**, otherwise known as the Fair Hope Building, was constructed in 1911 near the intersection of Hope Street and Fair Oaks Avenue. It is eligible under Criteria A and C for its association with the commercial development of South Pasadena, as it is one of the largest and most significant commercial buildings constructed along what is now the Fair Oaks Avenue during

the early decades of the twentieth century, and its architecture as it was constructed in Classical Revival style, with a period of significance of 1911.

1414 Fair Oaks Avenue (**M37)**, otherwise known as the Smith and Williams Building, was constructed in 1958 and was known as the Communication Facility Planners Building for architectural firm Smith and Williams. It is eligible under Criterion C as an excellent example of the Mid-Century Modern style for which Smith and Williams were known for, with a period of significance of 1959.

1500 Fair Oaks Avenue (**M40**), the South Pasadena Middle School, was constructed primarily between 1928 and 1964 by master architectural firm Marsh, Smith and Powell. It is eligible under Criterion C for its association with master architects, as an excellent example of Romanesque architectural design, and as an excellent example of school design in the twentieth century.

Twenty-four resources in the APE were previously determined individually ineligible by the SHPO for the NRHP.

Address	Alternative Name	Year Built	Map Ref. #
1609 Raymond Hill Road		1946	**M03**
505 Fair Oaks Avenue		1928	**M05**
509 Fair Oaks Avenue		1927	**M06**
513 Fair Oaks Avenue		1928	**M07**
725 Fair Oaks Avenue	Alderman Building	1962	**M11**
1520 Mission Street	Fair Oaks Pharmacy	1913	**M15**
923 Fair Oaks Avenue	Bank of America	1969	**M19**
1000 Fair Oaks Avenue		1926	**M21**
1020/1022 Fair Oaks Avenue		1917	**M23**
1100 Fair Oaks Avenue		1937	**M25**
1220 Fair Oaks Avenue		1928	**M31**
1401 Fair Oaks Avenue	Medico-Dental Building	1933	**M36**
1425 Fair Oaks Avenue		1923	**M38**
1505 Fair Oaks Avenue		1950	**M39**
1525 Fair Oaks Avenue		1940	**M41**
1600 Fair Oaks Avenue		1928	**M43**
1616 Fair Oaks Avenue		1940	**M44**

Address	Alternative Name	Year Built	Map Ref. #
1540 Laurel Street		1961	**M45**
1509 Laurel Street		1948	**M46**
1700 Fair Oaks Avenue		1939	**M47**
1520 Spruce Street		1962	**M48**
1801 Fair Oaks Avenue		1953	**M50**
1600 Huntington Drive		1948	**M53**
1499 Huntington Drive	Wells Fargo Building	1967	**M54**

5.3 Exempt from Evaluation

Nine resources were exempt from evaluation as they meet the criteria for Section 106 PA Appendix 4 (Properties Exempt from Evaluation) and thus were not considered historical resources.

Address	Year Built	Map Ref. #	Reason for Exemption
454 Fair Oaks Avenue	1999	**M04**	Exempt due to Age
700 Fair Oaks Avenue	1984	**M10**	Exempt due to Age
900 Fair Oaks Avenue	1981	**M16**	Exempt due to Age
1105 Fair Oaks Avenue	1988	**M22**	Exempt due to Age
Fair Oaks Avenue Median	1957	**M26**	Exempt due to Property Type
1305 Fair Oaks Avenue	1983	**M28**	Exempt due to Age
1315 Fair Oaks Avenue	1986	**M30**	Exempt due to Age
1612 Spruce Street	2022	**M39**	Exempt due to Age
1600 Huntington Drive	1981	**M43**	Exempt due to Age

5.4 Resources Requiring Evaluation

5.4.1 Evaluated Individually

The remaining 16 resources have not been fully evaluated for the NRHP and require individual evaluation. Of these 16 resources, Caltrans determined 11 resources to be not eligible and five resources to be eligible under NRHP considerations. The following are descriptions of the 16 buildings within the APE that require individual evaluation:

1602 Raymond Hill Road (**M01**)is a two-story multi-family residence constructed in 1946, and is an example of Minimal Traditional style. It retains its original use, is still a good example of Minimal Traditional Style, and was constructed as one of many multi-family Minimal Traditional residences in the Raymond Hill area, within the Raymond Hills Apartments District.

601 Fair Oaks Avenue (**M08**) is a one-story commercial building, constructed in 1964, and is an example of the Googie style. It was constructed for a restaurant and still hosts a restaurant presently. It is notable for its horizontal emphasis, expansive glass windows, stone accent at the entry area, and neon signage. This resource is determined eligible by Caltrans under NRHP Criteria A and C.

606 Fair Oaks Avenue (**M09**) is a one-story commercial building constructed in 1958 and was the first major large-scale commercial grocery store in the city of South Pasadena. Initially constructed in a mid-century commercial vernacular and renovated, remodeled, and expanded in 1985, resulting in a loss of integrity.

718 Fair Oaks Avenue (**M12**) is a one-story commercial building associated with a gas station, was constructed in 1967, and is an example of the Mid-Century Modern style. It was constructed as an automobile service station and still operates as one presently. It is notable for its horizontal massing, low pitched gable roof with overhanging eaves and exposed rafter tails, and ribbon windows.

809 Fair Oaks Avenue (**M14**) is a one-story commercial building constructed in 1970, and is not a good example of any architectural style. It historically and presently acts as a restaurant space, and was notable for its Googie style architecture that has since been removed resulting in a loss of integrity.

824 Fair Oaks Avenue (**M16**) is a one-story commercial building, constructed in 1922, and is an example of Neoclassical/ Beaux Arts style. It was constructed as branch of a bank and still hosts a bank presently. It is notable for symmetrical façade, rectangular plan, exterior walls clad in masonry veneer, pilasters, lintel openings, and relief details. This resource is determined eligible by Caltrans under NRHP Criteria A and C.

901 Fair Oaks Avenue (**M17**) is a one-story commercial building, constructed in 1975, and is an example of New Formalism style. It was constructed as a bank branch, and presently hosts two commercial restaurant spaces. It is notable for its cast concrete, stylized colonnades, flat roofline with overhanging cornices, and use of earthen tile. This resource is determined eligible by Caltrans under NRHP Criteria A and C.

1001 Fair Oaks Avenue (**M20**) is a one-story commercial building constructed in 1934, and is not a good example of any architectural style. It was constructed to be used as a grocery store, and is now in use as a bank. The building's various commercial uses since its construction has diminished its integrity.

1141 Fair Oaks Avenue (**M26**) is a one-story commercial building constructed in 1978, and is not a good example of any architectural style. It was constructed as a commercial center, a use it retains in the present.

1138 Fair Oaks Avenue **(M27)** is a parcel with two commercial buildings (one one-story building and one two-story building) both constructed in Monterey Revival style. Both buildings were constructed for commercial use, and is still in use commercially. The buildings are notable for their use tile, exterior cladding, and for their association with the commercial development of South Pasadena. This resource is determined eligible by Caltrans under NRHP Criteria A and C.

1213 Fair Oaks Avenue (**M29**) is a one-story commercial building constructed in 1979 in what was originally a mid-century commercial vernacular style. In 2022, many of the design elements and styles found on the exterior cladding were removed, diminishing its integrity.

1200 Fair Oaks Avenue (**M30**) is a one-story hybrid commercial building and service garage, and was constructed in 1971 to support a service station. A service station has been extant at this corner of the intersection since the early 1920s, and the 1971 building was constructed to replace a previous, smaller, repair garage building and also allow for a commercial store.

1300 Fair Oaks Avenue (**M33**) is a one-story commercial building constructed in 1946, and is not a good example of any architectural style. It was constructed as an automobile dealership and service station, and operates as a service station presently.

1326 Fair Oaks Avenue (**M35**) is a one-story commercial building constructed in 1963, and is not a good example of any architectural style. It was originally constructed as a long "drive-up" restaurant, and is now a square-shaped counter style restaurant, diminishing its integrity.

1515 Oak Street (**M42**) is a multi-story condominium building constructed in 1964 in the Late Modern style. This development was one of many similar developments that occurred within South Pasadena during the mid-century, and prominently features stone accents, long exaggerated arches, and expanses of unadorned geometric planes.

1510 Huntington Drive (**M52**) is a one-story commercial building, constructed in 1971, and is an example of Late Modern style. It was constructed to host a bank branch, and presently hosts offices. It is notable for its bold geometric volume, uniform use of textured masonry and concrete cladding, tall glass expanses, exaggerated expression of structure, deeply set windows, and absence of ornament on the façade. This resource is determined eligible by Caltrans under NRHP Criteria A and C.

5.4.2 Evaluated as Contributing Resources to a Potential Historic District

Caltrans identified ten resources as contributors to one of six historic districts identified within the APE. Five of these historic districts were previously identified as locally eligible, but SHPO has never reviewed those determinations. Of the ten resources identified as within a historic district, SHPO has previously concurred on the eligibility of eight; 1 concurred eligible, and 7 concurred not eligible. Of the remaining two, Caltrans determined one resource to be eligible both individually and as a contributor, and one resource to be eligible only as a contributor. The following are descriptions of the districts and resources within the APE that require evaluation:

The Raymond Hill Apartments District includes the properties along the 1600 and 1700 blocks of Raymond Hill Road and the 100 and 200 blocks of Mockingbird Lane. The district is composed of modestly sized two-story apartment homes, rectangular in plan, set on irregular lots, and is laid out along curvilinear streets with mature landscaping. Three resources in the district are within the APE:

- Raymond Hill Waiting Station (**M02**) – SHPO determined individually eligible

- 1602 Raymond Hill Road (**M01**) – no prior individual evaluation, not determined eligible by Caltrans
- 1609 Raymond Hill Road (**M03**)—SHPO determined individually ineligible

The Spanish Apartment Cluster District includes three properties along the 500 block of Fair Oaks Avenue on the west side of the street between Mound Avenue on the north and the onramp to the Arroyo Seco Parkway on the south. The district is composed of three multi-family residential buildings in a predominately commercial area and represents Spanish Colonial Revival style. Three resources in the district are within the APE:

- 505 Fair Oaks Avenue (**M05**) – SHPO determined individually ineligible
- 509 Fair Oaks Avenue (**M06**) – SHPO determined individually ineligible
- 513 Fair Oaks Avenue (**M07**) – SHPO determined individually ineligible

The 1500 Block Mission Street district includes the properties along both sides of the 1500 block of Mission Street. The district is composed of a cohesive architectural character, scale, and massing of facades that reflects a unique record of period tastes unified in time but with diversity of style. Notable characteristics of the district include transom lights, flat roofs, parapets, decorative tiles within recessed entryways, and large display windows. One resource in the district is within the APE:

- 1520 Mission Street (**M15**) – SHPO determined individually ineligible.

The 1000 Block Fair Oaks District includes the properties along the 1000 block of Fair Oaks Avenue on both sides of the street between El Centro Street on the north and Oxley Street on the south. The district is composed of a cohesive representation of one- and two-story commercial buildings, and represents typical architectural styles popular during the 1920s and 1930s, particularly Spanish Colonial Revival, Colonial Revival, Spanish Baroque Revival, and several commercial vernacular examples. Four resources in the district are within the APE:

- 1001 Fair Oaks Avenue (**M20**) – no prior individual evaluation, not determined eligible by Caltrans
- 1000 Fair Oaks Avenue (**M21**) – SHPO determined individually ineligible
- 1019 Fair Oaks Avenue Rialto Theater **(M22)** – NRHP listed
- 1020/1022 Fair Oaks Avenue (**M23**) – SHPO determined individually ineligible

The 1100 Block Fair Oaks District includes the properties along the 1100 block of Fair Oaks Avenue on the east side of the street between Oxley Street on the north and Monterey Road on the south. The district is composed of a cohesive representation of one- and two-story commercial buildings and reflects typical architectural styles popular during the 1920s, particularly Spanish Colonial Revival, Colonial Revival, and Moderne. Two resources in the district are within the APE:

- 1100 Fair Oaks Avenue (**M25**) – SHPO determined individually ineligible
- 1138 Fair Oaks Avenue (**M27**) – no prior individual evaluation, determined eligible by Caltrans

The Oneonta Park Historic District includes the properties on the south side of the 1600 to 1900 blocks of Oak Street, the 1600 to 1800 blocks of Laurel and Spruce Streets, and the 1600 to 1800 blocks of Fair Oaks, Marengo, and Milan Avenues. The district is composed of modestly-sized period revival single-family residences with a period of significance from 1907-1950, encompassing the earliest residence to the latest. One resource in the district is within the APE:

- 1600 Fair Oaks Avenue (**M43**) – SHPO determined not individually eligible



Figure 13. The Raymond Hill Waiting Station (**M02**), located at the southeast corner of Fair Oaks Avenue and Raymond Hill Road. View toward east.



Figure 14. Raymond Hill Waiting Station (**M02**); view of area of curb ramp installation. View toward north.



Figure 15. Raymond Hill Waiting Station (**M02**); view of area of curb ramp installation, revealing distance to resource. View toward northwest.



Figure 16. 505 Fair Oaks Avenue (**M05**). View toward northwest.



Figure 17. 509 Fair Oaks Avenue (**M06**). View toward west.



Figure 18. 513 Fair Oaks Avenue (**M07**). View toward southwest.



Figure 19. 505, 509, and 513 Fair Oaks Avenue (**M05, M06, M07**); area of curb ramp installation. View toward south.



Figure 20. 505 & 509 Fair Oaks Avenue (**M05** & **M06**); area of curb ramp installation. View toward east.



Figure 21. 601 Fair Oaks Avenue (**M08**) area of bulb out modification.



Figure 22. View toward 601 Fair Oaks Avenue (**M08**) and area of bulb out modification and traffic signal upgrade area.



Figure 23. 800 Fair Oaks Avenue (**M13**) View toward east.



Figure 24. Area of bulb out installation on opposite corner at 809 Fair Oaks Avenue (**M14**), looking toward 800 Fair Oaks Avenue (**M13**).



Figure 25. View from 800 Fair Oaks Avenue (**M13**) looking north; looking toward area of bulb out installation at 718 Fair Oaks Avenue (**M12**).



Figure 26. Looking northwest from 800 Fair Oaks Avenue (**M13**), looking toward area of bulb out installation at 725 Fair Oaks Avenue (**M11**).



Figure 27. 824 Fair Oaks Avenue (**M16**), view toward northeast.



Figure 28. View of area of bulb out, looking towards 824 Fair Oaks Avenue (**M16**). View toward east from 1520 Mission Street (**M15**).



Figure 29. 1520 Mission Street (**M15**); looking west toward area of bulb out installation from 824 Fair Oaks Avenue (**M16**).



Figure 30. 1520 Mission Street (**M15**); looking north toward area of bulb out installation from 901 Fair Oaks Avenue (**M17**).



Figure 31. 1000 Fair Oaks Avenue (**M21**), view toward southeast from 923 Fair Oaks Avenue (**M19**).



Figure 32. Looking northwest from 1000 Fair Oaks Avenue (**M21**) towards 923 Fair Oaks Avenue (**M19**), from area of bulb out installation.



Figure 33. 1020/1022 Fair Oaks Avenue (**M23**), view toward northeast from 1105 Fair Oaks Avenue (**M24**).



Figure 34. View from 1020/1022 Fair Oaks Avenue (**M23**) toward 1019 Fair Oaks Avenue (**M22**), west. View from bulb out area toward bulb out area, west.



Figure 35. View from 1020/1022 Fair Oaks Avenue (**M23**) toward 1100 Fair Oaks Avenue (**M25**). View from bulb out area toward bulb out area, south.



Figure 36. 1019 Fair Oaks Avenue (**M22**), view toward northwest from 1020/1022 Fair Oaks Avenue (**M23**).



Figure 37. 1019 Fair Oaks Avenue (**M22**), view north toward area of bulb out installation from 1105 Fair Oaks Avenue (**M24**).



Figure 38. 1100 Fair Oaks Avenue (**M25**), view toward east.



Figure 39. 1100 Fair Oaks Avenue (**M25**), view east toward area of bulb out installation from 1105 Fair Oaks Avenue (**M24**).



Figure 40. 1153 Fair Oaks Avenue (**M26**), view north towards area of bulb out installation from 1213 Fair Oaks Avenue (**M29**).



Figure 41. 1200 Fair Oaks Avenue (**M30**). View east towards area of curb ramp installation, from 1213 Fair Oaks Avenue (**M29**).



Figure 42. View west from 1200 Fair Oas Avenue (**M30**) towards area of curb ramp in the vicinity of 1213 Fair Oaks Avenue (**M29**).



Figure 43. 1401 Fair Oaks Avenue (**M36**), view toward east. Area of curb ramp installation in foreground of resource.



Figure 44. View east from 1401 Fair Oaks Avenue (**M36**) toward 1414 Fair Oaks Avenue (**M37**), area of curb ramp installation in immediate foreground of image, and Fair Oaks Avenue Median (**M28**) visible in the center of the street.



Figure 45. 1401 Fair Oaks Avenue (**M36**) view toward south, area of curb ramp installation in foreground of resource.



Figure 46. 1414 Fair Oaks Avenue (**M37**), view toward southeast.



Figure 47. 1414 Fair Oaks Avenue (**M37**), view south, view of area of curb ramp installation.



Figure 48. View east from 1414 Fair Oaks Avenue (**M37**) toward 1401 Fair Oaks Avenue (**M36**), with area of curb ramp installation in immediate foreground of image and foreground of 1401 Fair Oaks Avenue.



Figure 49. View west from 1500 Fair Oaks Avenue (**M40**) of area of curb ramp installation, toward 1505 Fair Oaks Avenue (**M39**).



Figure 50. View north from 1600 Fair Oaks Avenue (**M43**) toward area of curb ramp installation in the vicinity of 1500 Fair Oaks Avenue (**M40**).



Figure 51. View south from 1500 Fair Oaks Avenue (**M40**) of area of curb ramp installation, looking toward 1600 Fair Oaks Avenue (**M43**).

6.0 RESOURCE SIGNIFICANCE

6.1 South Pasadena Historic Context Statement Significance Themes

Of the resources that were evaluated by Caltrans, one potential historic district was considered under the Early Twentieth Century Development (1900-1919) context under the Early Twentieth Century Commercial and Industrial Development theme.

One property and two potential historic districts were evaluated under the 1920s Growth (1920-1929) context under the 1920s Commercial and Industrial Development theme as defined in the *South Pasadena Historic Context Statement.* Additionally, under this context, a potential historic district was considered under the 1920s Residential Development theme.

Three properties and two potential historic districts were evaluated under the Great Depression and World War II (1930-1944) context under the Commercial Development 1930-1944 theme as defined in the *South Pasadena Historic Context Statement.*

Eight properties and one potential historic district were evaluated under the Mid-Twentieth Century Growth (1945-1972) context. Of these resources, two properties were evaluated under the Post-World War II Commercial and Industrial Development theme, and one property and one potential historic district was evaluated under the Post-World War II Subdivisions and Tract Development theme and Raymond Hill and Fireside Manor sub-theme. The remaining properties were evaluated under the context only and did not meet the criteria for a corresponding theme.

Theme: Early Twentieth Century Commercial and Industrial Development

Resources significant within the theme of early twentieth century commercial and industrial development might include small-scale commercial building store-fronts, characterized by a direct relationship to the street. Properties or districts evaluated under this theme may be significant under NRHP/CRHR Criteria A/1 as an excellent example of 1910s commercial development representing the growth of tourism and travel in the City.

Theme: 1920s Residential Development

Resources significant within the theme of 1920s residential development might include single-family residences, and multi-family residences including bungalow courts, apartment houses, duplexes, fourplexes, and courtyard apartments. Properties or districts evaluated under this theme may be significant under: NRHP/CRHR Criteria A/1 as an excellent example of residential development representing a known association with the growth of the City during this period; NRHP/CRHR Criteria B/2 for association with a significant person; or NRHP/CRHR Criteria C/3 as an excellent example of a particular multi-family residential property type.

Theme: 1920s Commercial and Industrial Development

Resources significant within the theme of 1920s commercial and industrial development might include one- and two-story commercial buildings and industrial buildings. Properties or districts evaluated under this theme may be significant under NRHP/CRHR Criteria A/1 as an excellent example of 1920s commercial development representing a significant period of commercial growth in the City.

Theme: Commercial Development 1930 – 1944

Resources significant within the theme of commercial development 1930 – 1944 might include one- and two-story commercial and industrial buildings. Properties or districts evaluated under this theme may be significant under NRHP/CRHR Criteria A/1 as an excellent or rare example of commercial and industrial development from the period.

Theme: Post-World War II Residential Development (1945-1965)

Resources significant under the theme of Post-World war II Residential Development might include single-family residences and multi-family residences such as apartment houses, duplexes, fourplexes, courtyard apartments and garden apartments. Properties evaluated under this theme may be significant under NRHP/CRHR Criteria A/1 as an excellent example of residential development or for its association with an important developer, representing a known association with the growth of the City during this period; or NRHP/CRHR Criteria C/3 as an excellent example of a particular multi-family residential property type.

Theme: Post-World War II Subdivisions and Tract Development: Sub-Theme: Raymond Hill and Fireside Manor (1945 – 1968)

Resources significant within the theme of Post-World War II Subdivisions and Tract Development and sub-theme of Raymond Hill and Fireside Manor (1945-1968) might include single-family residences, multi-family residences, schools, and tract features. Properties or districts evaluated under this theme may be significant under: NRHP/CRHR Criteria A/1 as an excellent and intact single- or multi-family residence representing the development of Raymond Hill and Altos De Monterey or as an excellent example of original tract features associated with Raymond Hill and Altos de Monterey; NRHP/CRHR Criteria C/3 as an excellent example of a particular multi-family residential property type.

Theme: Post-World War II Commercial and Industrial Development

Resources significant within the theme of Post-World War II Commercial and Industrial Development might include one- and two-story commercial buildings, commercial office buildings, and industrial buildings. Properties evaluated under this theme may be significant under NRHP/CRHR Criteria A/1 as an excellent example of commercial or industrial development from the post-World War II period.

6.2 Architectural Style

Additionally, all properties within the APE are related to **themes** and **sub-themes** under the Architecture and Design context. Under the Twentieth Century Period Revival theme, one property was evaluated under the Monterey Colonial Revival sub-theme, and one property was evaluated under the Neoclassical sub-theme. One property was evaluated under the Minimal Traditional theme. Under the Post-World War II Modernism/Regional Modernism theme, one property was evaluated under the Mid-Century Modern sub-theme, two were evaluated under the Googie sub-theme, and two properties were evaluated under the Late Modernism sub-theme.

Resources evaluated under each theme and sub-theme may be significant under NRHP/CRHR Criteria C/3 as an excellent or rare example of an architectural style. Additionally, a resource must retain most of the identified character-defining features for the style and continue to exhibit the resource's historic appearance; a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.

The properties within the APE were constructed in various styles including Monterey Revival style, Neoclassical style, Minimal Traditional style, Mid-Century Modern style, Googie style, and Late Modernism style, as defined in the *South Pasadena Historic Context Statement*.

Monterey Colonial Revival

The Monterey Colonial Revival style is based upon the distinctive style of residential architecture that developed in California beginning in the 1830s, as more and more Yankee merchants and settlers arrived in Alta California and adapted the Anglo building traditions of the East Coast to local Hispanic customs. As its name implies, the style developed in and around Monterey and combined vernacular adobe construction with elements of American Federal and Greek Revival architecture, including multi-light sliding sash windows, louvered shutters, paneled doors, and Classical details executed in wood. The style's most distinguishing characteristic is a second-floor covered wood balcony, often cantilevered, extending the length of the primary façade and sometimes wrapping one or two sides. The best-known example of the style, and one of the earliest, is the Thomas Larkin adobe, constructed beginning in 1834 and one of the first two-story dwellings in Monterey.
Character-defining features include:

- Usually asymmetrical façade
- Two-story height
- Rectangular or L-shaped plan
- Low-pitched hipped or side gable roofs with wood shakes or clay tiles
- Plaster veneered exterior walls devoid of surface ornament
- Secondary-floor covered wood balcony, sometimes cantilevered, across primary façade and occasionally wrapping one or more sides, with simple wood posts and wood or metal railing
- Wood-sash double-hung windows, typically with divided lights
- Louvered or paneled wood shutters
- Recessed entrances with paneled wood doors
- Detached garage at rear of property

Neoclassical

Neoclassical styles include elements of the late-eighteenth century Classical Revival and Adam (Federal) style as well as the early nineteenth-century Greek Revival style, sometimes combining them in the same building. The Classical Revival style was influenced by the work of the sixteenth century Italian architect Andrea Palladio, who adapted Roman temple forms to residential design. The style is characterized by a dominant entrance portico, usually full height, with classical columns supporting a pediment, and the frequent use of the tripartite Venetian (Palladian) window as a focal point. The Classical Revival style was championed in the United States by Thomas Jefferson, whose design for the Virginia State capitol, the University of Virginia, and his home, Monticello, are the finest examples of the style. The style is best identified by its symmetrical façade typically dominated by a full-height porch with the roof supported by classical columns. Like the Renaissance Revival, this style was widely used for imposing civic buildings, institutional buildings, and banks.
Character-defining features include:

- Symmetrical façade
- Rectangular plan, sometimes with side wings
- Low-pitched hipped or side gable roof
- Exterior walls clad in masonry veneer or horizontal wood siding
- Paneled wood entrance door with sidelights, transom light, and classical surround
- Double-hung divided light wood sash windows, sometimes with louvered wood shutters

Minimal Traditional

The Minimal Traditional style is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. Its open plan reflected the developer's desire for greater efficiency. Conventional detailing appealed to conservative homes buyers and mortgage companies. Primarily associated with the detached single family house, Minimal Traditional detailing may also be applied to apartment buildings of the same period.
Character-defining features:

- One-story configuration
- Rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Wood shutters
- Lack of decorative exterior detailing
- Detached garages, usually located at the rear of the property

Mid-Century Modern

Mid-century Modern is a term used to describe the post-World War II iteration of the International Style in both residential and commercial design. The International Style was characterized by geometric forms, smooth wall surfaces, and an absence of exterior decoration. Mid-century Modern represents the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiency-built, moderately priced homes. In Southern California, this often meant the use of wood post-and-beam construction. Mid-century Modernism of often characterized by a clear expression of structure and materials, large expanses of glass, and open interior plans.
Character-defining features include:

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

Googie

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes.
Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanse of plate glass
- Thematic ornamentation, including tiki and space age motifs
- Primacy of signage, including the pervasive use of neon

Late Modernism

Late Modern is a blanket term used to describe the evolution of Modern architecture from the mid-1950s through the 1970s. It is typically applied to commercial and institutional buildings. Unlike the straightforward, functionalist simplicity of International Style and Mid-century Modernism, Late Modern buildings exhibit a more deliberate sculptural quality with bold geometric volumes, uniform surfaces such as glass skin or concrete, and a sometimes exaggerated expression of structure and systems. Significant architects who produced works in the style include Marcel Breuer, Philip Johnson, Cesar Pelli, Piano and Rogers, and John Portman.
Character-defining features:

- Bold geometric volumes
- Large expanses of unrelieved wall surfaces
- Uniform use of cladding materials including glass, concrete, or masonry veneer
- Exaggerated expression of structure and systems
- Hooded or deeply set windows
- Little or no applied ornament

6.4 Evaluations of Historic Resources within the APE

6.4.1 Evaluations of Individual Buildings in the APE

Caltrans individually evaluated 16 buildings that had never previously been evaluated for the NRHP. Of these buildings, four are determined individually eligible for the NRHP. These buildings were determined eligible under NRHP Criteria A and C, are all commercial buildings, and are all found along various locations of Fair Oaks Avenue within the main commercial strip, with the exception of 1510 Huntington Drive, which is located in the commercial area at the Huntington Drive/Fair Oaks Avenue intersection. These buildings, with the exception of one 1920s era commercial building, are all mid-century commercial buildings that are related to the commercial development of South Pasadena. The styles of the eligible buildings include Neoclassical/Beaux Arts, Googie, New Formalism, and Late Modern styles.

6.4.2 Evaluation of Historic Districts in the APE

Caltrans additionally considered the potential for historic districts. There are six previously-identified historic districts that intersect the APE: Raymond Hill Apartments Historic District, Spanish Apartment Cluster District, 1000 Block Fair Oaks District, 1100 Block Fair Oaks District, 1500 Block Mission Street, and the Oneonta Park Historic District. The eligibility of these districts for the NRHP has not previously been reviewed by SHPO.

Fourteen of the 54 buildings and structures within the APE are located within the boundaries of one of the six previously-identified districts: one of those buildings is listed in the NRHP, one has been determined individually eligible by SHPO, nine have been determined individually ineligible by the SPHO, and three

have not previously been evaluated for the NRHP. Of the six previously-identified districts, five are recommended by Caltrans to be NRHP eligible with a total of 10 contributors: one has been determined individually eligible by the SHPO, seven have been determined individually ineligible by the SHPO, and Caltrans determined the eligibility of the remaining two. Six of these resources are multi-family residential buildings, related to the residential development of South Pasadena in various eras of its history. Five are located above the Arroyo Seco Freeway along Fair Oaks Avenue, and one is located at the intersection of Fair Oaks Avenue and Oak Street, near the intersection of Fair Oaks Avenue and Huntington Drive. Three buildings are representative of the commercial development of South Pasadena between the early 1900s and through the 1930s, primarily located close to the intersection of Fair Oaks Avenue and Mission Street. The styles of the eligible buildings include Colonial Spanish Revival, Minimal Traditional, Early Twentieth Century Commercial Vernacular, Monterey Revival, and Art Deco styles.

Caltrans evaluated whether any of the buildings in the APE that are also with boundaries of one of the historic districts are eligible for the NRHP as contributing resources:

The Raymond Hill Apartments Historic District was identified by Historic Resources Group as a result of a 2016 city-wide survey. The district was evaluated under NRHP criteria considerations A and C, and was recommended eligible for the NRHP. Caltrans concurs with this recommendation. Three resources within the APE, Raymond Hill Waiting Station **(M02)**, 1602 Raymond Hill Road (**M01**) and 1609 Raymond Hill Road (**M03**), were determined as contributors to the historic district. SHPO has previously determined that the Raymond Hill Waiting Station **(M02)** is individually eligible but that 1609 Raymond Hill Road (**M03**) is individually ineligible.

The Spanish Apartments Cluster District was initially identified by PCR Services Corporation in 2002. The district was evaluated under NRHP criteria A and C and was recommended not eligible for the NRHP. The district was instead recommended eligible for special consideration in local planning; that evaluation was carried forward by Historic Resources Group in 2017 but was not re-evaluated. SHPO previously determined that these properties are not individually eligible but there is no record that they were reviewed as a historic district. Caltrans reconsidered whether the district meets any NRHP criteria, and determined that it is eligible for the NRHP under criteria A and C, with a period of significance of 1927-1928, under the 1920s residential development theme and the Architecture and Design theme. This district is notable for its three Spanish style apartment buildings, each with a high degree of architectural integrity, with unity of site and style, representing the multi-family residential development of South Pasadena during this era. Caltrans determined that three buildings within the district and the APE are eligible for the NRHP as contributing resources: 505 Fair Oaks Avenue **(M05)**, 509 Fair Oaks Avenue **(M06)**, and 513 Fair Oaks Avenue **(M07)**.

The 1000 Block Fair Oaks District was initially identified by PCR Services Corporation in 2002. The district was evaluated under NRHP criteria A and C and was recommended not eligible due to substantial loss of integrity to most of the contributing buildings. The district was instead recommended eligible for special consideration in local planning due to the NRHP eligible Rialto Theater (**M22**) identified as a contributor to the district; that evaluation was carried forward by Historic Resources Group in 2017 but was not re-evaluated. Caltrans reconsidered whether the district meets any NRHP criteria, and determined that it does not meet NRHP under criteria A or C as there are an insufficient number of contributing resources remaining due to significant alterations to many of the building on this block, with the major exception being the Rialto Theater **(M22).**

The 1100 Block of Fair Oaks District was initially identified by PCR Services Corporation in 2002. The district was evaluated under NRHP criteria A and C and was recommended not eligible due to substantial loss of integrity to most of the contributing buildings. The district was instead recommended eligible for special consideration in local planning due to the extant commercial buildings from the 1930s; that

evaluation was carried forward by Historic Resources Group in 2017 but was not re-evaluated. Caltrans additionally concurs with this recommendation. Caltrans reconsidered whether the district meets any NRHP criteria, and determined that it is eligible for the NRHP under criteria A and C, with a period of significance of 1922-1937, under the 1920s Commercial and Industrial Development theme, the Commercial Development 1930-1944 theme, and the Architecture and Design theme. The district is notable for its representation of the commercial development of Fair Oaks Avenue during the commercial expansion of the 1920s and the 1930s, and for the one- and two-story commercial buildings constructed in the Spanish Colonial Revival and Monterey Colonial Revival styles. Caltrans determined that two buildings within the district and the APE are eligible for the NRHP as contributing resources: 1100 Fair Oaks Avenue (**M25**), and 1138 Fair Oaks Avenue (**M27**).

The 1500 Block Mission Street district was initially identified by PCR Services Corporation in 2002. The district was evaluated under NRHP criterion C and was recommended not eligible for the NRHP. The district was instead recommended eligible for special consideration in local planning; that evaluation was concurred and carried forward by Historic Resources Group in 2017 but was not re-evaluated. Caltrans reconsidered whether the district meets any NRHP criteria, and determined that it is eligible for the NRHP under criteria A and C, with a period of significance of 1913-1930, under the Early Twentieth Century Commercial Development theme, the 1920s Commercial and Industrial Development theme, and the Architecture and Design theme. The district is notable for its representations of commercial growth between 1913 and 1930, and for the diverse styles of period tastes of the area, unified by decorative tiles, recessed entranceways, multi-paned transom windows, and large display windows. One building within the district and the APE is eligible for the NRHP as a contributing resource: 1520 Mission Street (**M15**).

The Oneonta Park District was initially identified by Historic Resources Group as a result of a 2016 city-wide survey. The district was evaluated under NRHP criteria considerations A and C, and was recommended eligible for the NRHP as a local district, with a period of significance of 1907-1950 and 62% of the properties within the district boundary contributing. Caltrans concurs with this recommendation. One resource within the APE, 1600 Fair Oaks Avenue (**M43**), was determined to be a contributor to the historic district.

6.5 Significance Statements

Of the 54 properties identified within the APE, one is listed in the NRHP, and four were previously determined eligible for the NRHP by SHPO concurrence (Table 2).

Table 2. NRHP Listed and NRHP Determined Eligible Resources within the APE

Address	Alternative Name	Year Built	NRHP Criteria	Property Type	Map Ref. #	Notes
1019 Fair Oaks Avenue	Rialto Theater	1925	A, C	Theater	**M22**	Listed in the NRHP
N/A	Raymond Hill Waiting Station	1902	A, C	Waiting Station	**M02**	Concurred by SHPO in 2015
800 Fair Oaks Avenue	Fair Hope Building	1911	A, C	Commercial Building	**M12**	Concurred by SHPO in 2015.
1414 Fair Oaks Avenue		1958	C	Commercial Building	**M37**	Concurred by SHPO in 2015
1500 Fair Oaks Avenue	South Pasadena Middle School	1924	C	Institutional	**M40**	Concurred by SHPO in 2015

Twenty-four resources were previously determined not eligible for the NRHP with SHPO concurrence (Table 3).

Table 3. Resources Previously Determined Not Individually Eligible with SHPO Concurrence

Address	Alternative Name	Year Built	Eligibility	Property Type	Map Ref. #	Notes
1609 Raymond Hill Road		1946	Not Eligible	Multi-Family Residential	**M03**	Concurred by SHPO in 2015
505 Fair Oaks Avenue		1928	Not Eligible	Multi-Family Residential	**M05**	Concurred by SHPO in 2015
509 Fair Oaks Avenue		1927	Not Eligible	Multi-Family Residential	**M06**	Concurred by SHPO in 2015
513 Fair Oaks Avenue		1928	Not Eligible	Multi-Family Residential	**M07**	Concurred by SHPO in 2015
725 Fair Oaks Avenue	Alderman Building	1962	Not Eligible	Commercial Building	**M11**	Concurred by SHPO in 2015
1520 Mission Street	Fair Oaks Pharmacy	1913	Not Eligible	Commercial Building	**M15**	Concurred by SHPO in 2015
923 Fair Oaks Avenue	Bank of America	1969	Not Eligible	Commercial Building	**M19**	Concurred by SHPO in 2015
1000 Fair Oaks Avenue		1926	Not Eligible	Commercial Building	**M21**	Concurred by SHPO in 2015
1020/1022 Fair Oaks Avenue		1917	Not Eligible	Commercial Building	**M23**	Concurred by SHPO in 2015
1100 Fair Oaks Avenue		1937	Not Eligible	Commercial Building	**M25**	Concurred by SHPO in 2015.
1220 Fair Oaks Avenue		1928	Not Eligible	Commercial Building	**M31**	Concurred by SHPO in 2015
1401 Fair Oaks Avenue	Medico-Dental Building	1933	Not Eligible	Commercial Building	**M36**	Concurred by SHPO in 2015
1425 Fair Oaks Avenue		1923	Not Eligible	Multi-Family Residential	**M38**	Concurred by SHPO in 2015
1505 Fair Oaks Avenue		1950	Not Eligible	Multi-Family Residential	**M39**	Concurred by SHPO in 2015

Address	Alternative Name	Year Built	Eligibility	Property Type	Map Ref. #	Notes
1525 Fair Oaks Avenue		1940	Not Eligible	Commercial Building	**M41**	Concurred by SHPO in 2015
1600 Fair Oaks Avenue		1924	Not Eligible	Multi-Family Residential	**M43**	Concurred by SHPO in 2015
1616 Fair Oaks Avenue		1940	Not Eligible	Mult-Family Residential	**M44**	Concurred by SHPO in 2015
1540 Laurel Street		1961	Not Eligible	Multi-Family Residential	**M45**	Concurred by SHPO in 2015
1509 Laurel Street		1948	Not Eligible	Multi-Family Residential	**M46**	Concurred by SHPO in 2015
1700 Fair Oaks Avenue		1939	Not Eligible	Mult-Family Residential	**M47**	Concurred by SHPO in 2015
1520 Spruce Street		1962	Not Eligible	Condominium	**M48**	Concurred by SHPO in 2015
1801 Fair Oaks Avenue		1953	Not Eligible	Condominium	**M50**	Concurred by SHPO in 2015
1600 Huntington Drive		1948	Not Eligible	Commercial Building	**M53**	Concurred by SHPO in 2015
1499 Huntington Drive	Wells Fargo Building	1967	Not Eligible	Commercial Building	**M54**	Concurred by SPHO in 2015

Caltrans evaluated 16 resources for individual eligibility under the NRHP. Of these resources, Caltrans determined five to be eligible and eleven to be individually ineligible for the NRHP (Table 4).

Table 4. Resources Evaluated by Caltrans for individual NRHP eligibility

Address	Alternative Name	Year Built	NRHP Criteria	Property Type	Map Ref. #
1602 Raymond Hill Road		1946	Not Individually Eligible	Multi-Family Residential	**M01**
601 Fair Oaks Avenue	Shakers Restaurant	1964	A, C	Commercial Building	**M08**
606 Fair Oaks Avenue	Bristol Farms	1958	Not Eligible	Commercial Building	**M09**
718 Fair Oaks Avenue	Tom Rogers Union Service Station	1967	Not Eligible	Commercial Building	**M12**
809 Fair Oaks Avenue	Canoe House Restaurant	1970	Not Eligible	Commercial Building	**M14**
824 Fair Oaks Avenue	Security Trust and Savings Bank	1922	A, C	Commercial Building	**M16**
901 Fair Oaks Avenue	Security Pacific Bank	1975	A, C	Commercial Building	**M17**
1001 Fair Oaks Avenue	East West Bank	1934	Not Eligible	Commercial Building	**M20**
1141 Fair Oaks Avenue	U.S. Bank	1978	Not Eligible	Commercial Building	**M26**
1138 Fair Oaks Avenue		1936	A, C	Commercial Building	**M27**
1213 Fair Oaks Avenue	Pavilions	1979	Not Eligible	Commercial Building	**M29**
1200 Fair Oaks Avenue	Chevron	1971	Not Eligible	Commercial Building	**M30**
1300 Fair Oaks Avenue	Crash Champions Collision Repair	1946	Not Eligible	Commercial Building	**M33**

Address	Alternative Name	Year Built	NRHP Criteria	Property Type	Map Ref. #
1326 Fair Oaks Avenue	Hi-Life Burgers	1963	Not Eligible	Commercial Building	**M35**
1515 Oak Street	The Oakes	1964	Not Eligible	Multi-Family Residential	**M42**
1510 Huntington Drive		1971	A, C	Commercial Building	**M52**

Six previously identified historic districts were identified within the APE by Caltrans. Of these resources, only one historic district was previously determined eligible for the NRHP, and this determination was concurred by Caltrans. Caltrans additionally determined four previously identified historic districts to be eligible for the NRHP, each with buildings within the districts and the APE that Caltrans determined are eligible for the NRHP as contributing resources. One previously identified district is determined not eligible for the NRHP.

Table 5. Previously Identified NRHP Eligible Districts and District Contributors within the APE

Historic District	Address	Year Built	NRHP Criteria	Property Type	Map Ref. #	Eligibility Determination
Raymond Hill Apartments		-	A, C	Historic District	**-**	Determined Eligible for NRHP
	1602 Raymond Hill Road	1946	-	Multi-Family Residential	**M01**	Eligible as a Contributor to a Historic District
	Raymond Hill Waiting Station	1902	-	Waiting Station	**M02**	Eligible as a Contributor to a Historic District
	1609 Raymond Hill Road	1946	-	Multi-Family Residential	**M03**	Eligible as a Contributor to a Historic District
Spanish Apartment Cluster		-	A, C	Historic District	**-**	Determined Eligible for NRHP
	505 Fair Oaks Avenue	1928	-	Multi-Family Residential	**M05**	Eligible as a Contributor to a Historic District
	509 Fair Oaks Avenue	1927	-	Multi-Family Residential	**M06**	Eligible as a Contributor to a Historic District
	513 Fair Oaks Avenue	1928	-	Multi-Family Residential	**M07**	Eligible as a Contributor to a Historic District
1500 Block Mission Street		-	A, C	Historic District	**-**	Determined Eligible for NRHP
	1520 Mission Street	1913	-	Commercial Building	**M15**	Eligible as a Contributor to a Historic District
1000 Block Fair Oaks		-	A, C	Historic District	**-**	Determined Not Eligible for NRHP
1100 Block Fair Oaks		-	A, C	Historic District	**-**	Determined Eligible for NRHP
	1100 Fair Oaks Avenue	1937	-	Commercial Building	**M25**	Eligible as a Contributor to a Historic District

Historic District	Address	Year Built	NRHP Criteria	Property Type	Map Ref. #	Eligibility Determination
	1138 Fair Oaks Avenue	1936	-	Commercial Building	**M27**	Eligible as a Contributor to a Historic District
Oneonta Park		-	A, C	Historic District		Determined Eligible for NRHP
	1600 Fair Oaks Avenue	1924	-	Multi-Family Residential	**M43**	Eligible as a Contributor to a Historic District

Nine resources were exempt from evaluation as they meet the criteria for Section 106 PA Appendix 4 (Properties Exempt from Evaluation) and thus were not considered historical resources (Table 6).

Table 6. Resources Exempt from Evaluation

Address	Year Built	Property Type	Map Ref. #	Notes
454 Fair Oaks Avenue	1999	Commercial Building	**M04**	Exempt due to Age
700 Fair Oaks Avenue	1984	Commercial Building	**M10**	Exempt due to Age
900 Fair Oaks Avenue	1981	Commercial Building	**M18**	Exempt due to Age
1105 Fair Oaks Avenue	1988	Commercial Building	**M24**	Exempt due to Age
Fair Oaks Avenue Median	1957	Street Median	**M28**	Exempt due to Property Type
1305 Fair Oaks Avenue	1983	Commercial Building	**M32**	Exempt due to Age
1315 Fair Oaks Avenue	1986	Commercial Building	**M34**	Exempt due to Age
1612 Spruce Street	2022	Condominium	**M49**	Exempt due to Age
1600 Huntington Drive	1981	Commercial Building	**M53**	Exempt due to Age

7.0 FINDINGS AND CONCLUSIONS

7.1 Findings

Below is a summary of the eligible cultural resources within the APE listed by category:

- Historic properties listed in the NRHP.

  This property was listed in May of 1978.

Address	Alternate Name	APN	Community	OHP Status Code	Map Ref. #
1019 Fair Oaks Avenue	Rialto Theater	5315-003-042	South Pasadena	1S	**M20**

- Historic properties previously determined eligible for the NRHP.

  These determinations were concurred by SHPO in February of 2015.

Address	Alternate Name	APN	Community	OHP Status Code	Map Ref. #
N/A	Raymond Hill Waiting Station	N/A	South Pasadena	2S2	**M02**
800 Fair Oaks Avenue	Fair Hope Building	5318-014-009	South Pasadena	2S2	**M12**
1414 Fair Oaks Avenue		5320-005-023	South Pasadena	2S2/5S1	**M37**
1500 Fair Oaks Avenue	South Pasadena Middle School	5320-006-901	South Pasadena	2S2	**M40**

- Properties previously determined not eligible for the NRHP.

  These determinations were concurred by SHPO in February of 2015.

Address	Alternate Name	APN	Community	OHP Status Code	Map Ref. #
1609 Raymond Hill Road		5317-024-007	South Pasadena	6Y, 6Z	**M03**
505 Fair Oaks Avenue		5317-019-003	South Pasadena	6Y, 6Z	**M05**
509 Fair Oaks Avenue		5317-019-004	South Pasadena	6Y, 6Z	**M06**
513 Fair Oaks Avenue		5317-019-005	South Pasadena	6Y, 6Z	**M07**
725 Fair Oaks Avenue	Alderman Building	5315-002-049	South Pasadena	6Y, 6Z	**M11**
1520 Mission Street	Fair Oaks Pharmacy	5315-002-039	South Pasadena	6Y, 6Z	**M15**
923 Fair Oaks Avenue	Bank of America	5315-003-057	South Pasadena	6Y, 6Z	**M19**
1000 Fair Oaks Avenue		5318-015-006	South Pasadena	6Y, 6Z	**M21**
1020/1022 Fair Oaks Avenue		5318-015-001	South Pasadena	6Y, 6Z	**M23**
1100 Fair Oaks Avenue		5318-016-027	South Pasadena	6Y, 6Z	**M25**
1220 Fair Oaks Avenue		5320-001-021	South Pasadena	6Y, 6Z	**M31**

Address	Alternate Name	APN	Community	OHP Status Code	Map Ref. #
1401 Fair Oaks Avenue	Medico-Dental Building	5319-004-020	South Pasadena	6Y, 6Z	**M36**
1425 Fair Oaks Avenue		5319-004-037	South Pasadena	6Y, 6Z	**M38**
1505 Fair Oaks Avenue		5319-005-021	South Pasadena	6Y, 6Z	**M39**
1525 Fair Oaks Avenue		5319-005-024	South Pasadena	6Y, 6Z	**M41**
1600 Fair Oaks Avenue		5320-007-020	South Pasadena	6Y, 6Z	**M43**
1616 Fair Oaks Avenue		5320-007-022	South Pasadena	6Y, 6Z	**M44**
1540 Laurel Street		5319-006-025	South Pasadena	6Y, 6Z	**M45**
1509 Laurel Street		5319-007-001	South Pasadena	6Y, 6Z	**M46**
1700 Fair Oaks Avenue		5320-008-024	South Pasadena	6Y, 6Z	**M47**
1520 Spruce Street		5319-007-036 (through 047)	South Pasadena	6Y, 6Z	**M48**
1801 Fair Oaks Avenue		5319-008-018 (through 040	South Pasadena	6Y, 6Z	**M50**
1800 Fair Oaks Avenue		5320-009-024	South Pasadena	6Y, 6Z	**M53**
1499 Huntington Drive	Wells Fargo Building	5319-009-036	South Pasadena	6Y, 6Z	**M54**

- Properties determined individually eligible for the NRHP as a result of the current study.

Address/Location	Alternate Name	APN	Community	OHP Status Code	Map Ref. #
601 Fair Oaks Avenue	Shakers Restaurant	5315-001-070	South Pasadena	3S	**M08**
824 Fair Oaks Avenue	Security Trust and Savings Bank	5318-014-001	South Pasadena	3S	**M16**
901 Fair Oaks Avenue	Security Pacific Bank	5315-003-058	South Pasadena	3S	**M17**
1138 Fair Oaks Avenue		5318-016-019	South Pasadena	3S, 5D3	**M27**
1510 Huntington Drive		5319-008-008	South Pasadena	3S	**M52**

- Properties determined eligible as a contributor to a NRHP eligible district as a result of the current study.

Address/Location	Alternate Name	APN	Community	OHP Status Code	Map Ref. #
1602 Raymond Hill Road		5317-024-007	South Pasadena	6Z, 5D3	**M01**
Raymond Hill Waiting Station		N/A	South Pasadena	2S2	**M02**
1609 Raymond Hill Road		5317-024-007	South Pasadena	5D3	**M03**
505 Fair Oaks Avenue		5317-019-003	South Pasadena	5D3	**M05**
509 Fair Oaks Avenue		5317-019-004	South Pasadena	5D3	**M06**
513 Fair Oaks Avenue		5317-019-005	South Pasadena	5D3	**M07**
1520 Mission Street	Fair Oaks Pharmacy	5315-002-039	South Pasadena	5D3	**M15**
1100 Fair Oaks Avenue		5318-016-027	South Pasadena	5D3	**M25**
1138 Fair Oaks Avenue		5318-016-019	South Pasadena	3S, 5D3	**M27**
1600 Fair Oaks Avenue		5320-007-020	South Pasadena	5D3	**M43**

- Properties determined not individually eligible for the NRHP as a result of the current study.

Address/Location	Alternate Name	APN	Community	OHP Status Code	Map Ref. #
1602 Fair Oaks Avenue		5317-024-007	South Pasadena	6Z, 5D3	**M01**
606 Fair Oaks Avenue	Bristol Farms	5318-004-024	South Pasadena	6Z	**M09**
718 Fair Oaks Avenue	Tom Rogers Union Service Station	5318-004-022	South Pasadena	6Z	**M12**
809 Fair Oaks Avenue	Canoe House Restaurant	5314-002-040	South Pasadena	6Z	**M14**
1001 Fair Oaks Avenue	East West Bank	5315-003-039	South Pasadena	6Z	**M20**
1141 Fair Oaks Avenue	U.S. Bank	5315-004-085	South Pasadena	6Z	**M26**
1213 Fair Oaks Avenue	Pavilions	5319-002-034	South Pasadena	6Z	**M29**
1200 Fair Oaks Avenue	Chevron	5320-001-024	South Pasadena	6Z	**M30**
1300 Fair Oaks Avenue	Crash Champions Collision Repair	5320-003-001	South Pasadena	6Z	**M33**
1326 Fair Oaks Avenue	Hi-Life Burgers	5320-003-007	South Pasadena	6Z	**M35**
1515 Oak Street	The Oakes	5319-006-028	South Pasadena	6Z	**M42**

- Resources for which further study is needed because evaluation was not possible (e.g., archaeological sites that require a test excavation to determine eligibility).

  None

- For state-only undertakings that involve Caltrans-owned resources: Caltrans-owned resources registered as CHLs.

  None

- For state-only undertakings that involve Caltrans-owned resources: Caltrans-owned resources determined eligible for registration as CHLs as a result of the current study

  None

Madeline Gonzalez, who meets the Professionally Qualified Staff Standards in Section 106 PA Attachment 1 as an Architectural Historian, and Shannon Davis, who meets the Professionally Qualified Staff Standards in Section 106 PA Attachment 1 as an Principal Architectural Historian, have determined that the only other properties present within the APE, including state-owned resources (none), meet the criteria for Section 106 PA/5024 MOU Attachment 4 (Properties Exempt from Evaluation).

Under Historic Property Type 1, the following properties will be exempted from evaluation:

- Railroad grades converted to other uses, such as roads, levees, or bike paths
- Bus shelters and benches
- City streets, alleys, and park strips
    - This exempts the Fair Oaks Avenue Median (**M28**) from evaluation

- Sidewalks, curbs, berms, and gutters
- Parking lots and driveways
- Curbs, gutters, and walkways
- Roadside and medial landscaping and associated irrigation systems
- Street furniture and decorations
- Signs and reflectors
- Parking meters
- Street lighting and controls
- Traffic lights and controls
- Highway operation control, maintenance, and monitoring equipment
- Telecommunication services, including towers, poles, dishes antennas, lines, cables, transformers, and transmission facilities
- Utility services, including towers, poles, boxes, pipes, lines, cables, and transformers
- Telephone booths, call boxes, mailboxes, and newspaper receptables
- Fire hydrants and alarms
- Signs and billboards

Under Property Type 2, the following property less than 30 years old will not require evaluation:

- 454 Fair Oaks Avenue (**M04**) (Constructed 1999)
- 1612 Spruce Street (**M49**) (Constructed 2022)

Under Property Type 4, the following properties 30 to 50 years old will not require evaluation:

- 900 Fair Oaks Avenue (**M18**) (Constructed 1981)
- 1105 Fair Oaks Avenue (**M24**) (Constructed 1988)
- 1600 Huntington Drive (**M53**) (Constructed 1981)
- 1305 Fair Oaks Avenue (**M32**) (Constructed 1983)
- 1315 Fair Oaks Avenue (**M34**) (Constructed 1986)

7.2 Conclusions

Caltrans identified 54 individual built environment resources and portions of six historic districts within the APE. Of the 54 individual resources, one is listed in the NRHP and 28 were previously determined either eligible (4) or ineligible (24) for the NRHP with SHPO concurrence. Nine resources are exempt from evaluation as they meet the criteria for Section 106 PA Appendix 4 (Properties Exempt from Evaluation) and thus were not considered historical resources.

Caltrans evaluated the remaining 16 resources, eleven (11) of which are determined not individually eligible, and five (5) of which are determined individually eligible for the NRHP.

Caltrans identified six districts within the APE, of which five are eligible. Ten of the 54 built environment resources in the APE contribute to one of the five district.

The property listed in the NRHP is 1019 Fair Oaks Avenue (**M22**). It is listed in the NRHP under Criteria A and C as a good example of a 1920s-era Theater and a good example of Moorish Revival style of architecture with a period of significance of 1924-1925.

The four properties previously determined eligible are the Raymond Hill Waiting Station, 800 Fair Oaks Avenue, 1414 Fair Oaks Avenue, and 1500 Fair Oaks Avenue:

> The Raymond Hill Waiting Station (**M02**) was previously determined eligible for the NRHP under Criteria A and C as a good example of a structure related to the history of tourism and development of transportation in South Pasadena and a good example of Craftsman style, with a period of significance of 1902-1919.
>
> 800 Fair Oaks Avenue (**M12**) was previously determined eligible under NRHP Criteria A and C as a good example of an early twentieth century commercial building and a good example of the Commercial Vernacular style, with a period of significance of 1911-1919.
>
> 1414 Fair Oaks Avenue (**M37)** was previously determined eligible under NRHP Criterion C as a good example of Mid-Century Modern style, with a period of significance of 1958-1965.
>
> 1500 Fair Oaks Avenue (**M40**) was previously determined eligible under NRHP Criterion C as a good example of Romanesque architectural design and as an excellent example of school design, with a period of significance of 1928-1964.

Twenty-four resources in the APE were previously determined individually ineligible by the SHPO for the NRHP. SHPO concurred with these findings in February of 2015.

Address	Alternative Name	Year Built	Eligibility	Map Ref. #
1609 Raymond Hill Road		1946	Not Eligible	**M03**
505 Fair Oaks Avenue		1928	Not Eligible	**M05**
509 Fair Oaks Avenue		1927	Not Eligible	**M06**
513 Fair Oaks Avenue		1928	Not Eligible	**M07**
725 Fair Oaks Avenue	Alderman Building	1962	Not Eligible	**M11**
1520 Mission Street	Fair Oaks Pharmacy	1913	Not Eligible	**M15**
923 Fair Oaks Avenue	Bank of America	1969	Not Eligible	**M19**
1000 Fair Oaks Avenue		1926	Not Eligible	**M21**
1020/1022 Fair Oaks Avenue		1917	Not Eligible	**M23**
1100 Fair Oaks Avenue		1937	Not Eligible	**M25**
1220 Fair Oaks Avenue		1928	Not Eligible	**M31**
1401 Fair Oaks Avenue	Medico-Dental Building	1933	Not Eligible	**M36**
1425 Fair Oaks Avenue		1923	Not Eligible	**M38**

Address	Alternative Name	Year Built	Eligibility	Map Ref. #
1505 Fair Oaks Avenue		1950	Not Eligible	**M39**
1525 Fair Oaks Avenue		1940	Not Eligible	**M41**
1600 Fair Oaks Avenue		1924	Not Eligible	**M43**
1616 Fair Oaks Avenue		1940	Not Eligible	**M44**
1540 Laurel Street		1961	Not Eligible	**M45**
1509 Laurel Street		1948	Not Eligible	**M46**
1700 Fair Oaks Avenue		1939	Not Eligible	**M47**
1520 Spruce Street		1962	Not Eligible	**M48**
1801 Fair Oaks Avenue		1953	Not Eligible	**M50**
1600 Huntington Drive		1948	Not Eligible	**M53**
1499 Huntington Drive	Wells Fargo Building	1967	Not Eligible	**M54**

Nine resources were exempt from evaluation as they meet the criteria for Section 106 PA Appendix 4 (Properties Exempt from Evaluation) and thus were not considered historical resources.

Address	Year Built	Property Type	Map Ref. #	Notes
454 Fair Oaks Avenue	1999	Commercial Building	**M04**	Exempt due to Age
700 Fair Oaks Avenue	1984	Commercial Building	**M10**	Exempt due to Age
900 Fair Oaks Avenue	1981	Commercial Building	**M18**	Exempt due to Age
1105 Fair Oaks Avenue	1988	Commercial Building	**M24**	Exempt due to Age
Fair Oaks Avenue Median	1957	Street Median	**M28**	Exempt due to Property Type
1305 Fair Oaks Avenue	1983	Commercial Building	**M32**	Exempt due to Age
1315 Fair Oaks Avenue	1986	Commercial Building	**M34**	Exempt due to Age
1612 Spruce Street	2022	Condominium	**M49**	Exempt due to Age
1600 Huntington Drive	1981	Commercial Building	**M53**	Exempt due to Age

The five properties Caltrans determined individually eligible are: 601 Fair Oaks Avenue, 718 Fair Oaks Avenue, 824 Fair Oaks Avenue, 901 Fair Oaks Avenue, 1138 Fair Oaks Avenue, and 1510 Huntington Drive.

601 Fair Oaks Avenue (**M08**) is determined individually eligible for the NRHP under Criteria A and C as a good example of a mid-century commercial building related to the commercial development of South Pasadena and a good example of Googie style, with a period of significance of 1964-1965.

824 Fair Oaks Avenue (**M16**) is determined individually eligible for the NRHP under Criteria A and C as a good example of a 1920s commercial building related to the commercial development of South Pasadena and a good example of Neoclassical style, with a period of significance of 1922-1929.

901 Fair Oaks Avenue (**M17**) is determined individually eligible for the NRHP under Criteria A and C as a good example of a mid-century commercial building related to the commercial development of South Pasadena and a good example of New Formalism style, with a period of significance of 1975.

1138 Fair Oaks Avenue (**M27**) is determined individually eligible for the NRHP under Criteria A and C as a good example of two commercial buildings related to the commercial development of South Pasadena and good examples of Monterey Colonial Revival style, with a period of significance of 1936-1944.

1510 Huntington Drive (**M52**) is determined individually eligible for the NRHP under Criteria A and C as a good example of a mid-century commercial building related to the commercial development of South Pasadena and a good example of Late Modern style, with a period of significance of 1971-1972.

Caltrans determined 11 properties were individually ineligible for the NRHP.

Address	Alternative Name	Year Built	Individual NRHP Criteria	Map Ref. #
1602 Raymond Hill Road		1946	Not Eligible	**M01**
606 Fair Oaks Avenue	Bristol Farms	1958	Not Eligible	**M09**
718 Fair Oaks Avenue	Tom Rogers Union Service Station	1967	Not Eligible	**M12**
809 Fair Oaks Avenue	Canoe House Restaurant	1970	Not Eligible	**M14**
1001 Fair Oaks Avenue	East West Bank	1934	Not Eligible	**M20**
1141 Fair Oaks Avenue	U.S. Bank	1978	Not Eligible	**M26**
1213 Fair Oaks Avenue	Pavilions	1979	Not Eligible	**M29**
1200 Fair Oaks Avenue	Chevron	1971	Not Eligible	**M30**
1300 Fair Oaks Avenue	Crash Champions Collision Repair	1946	Not Eligible	**M33**
1326 Fair Oaks Avenue	Hi-Life Burgers	1963	Not Eligible	**M35**
1515 Oak Street	The Oakes	1964	Not Eligible	**M42**

Caltrans identified ten (10) resources that contribute to one of five (5) NRHP eligible historic districts. Of these resources, two (2) are additionally individually eligible, and eight (8) are eligible only as contributing resources to a historic district.

Address	Alternative Name	Year Built	Associated District	Map Ref. #	Individual Eligibility
1602 Raymond Hill Road		1946	Raymond Hill Apartments	**M01**	Not Eligible, determined by Caltrans 2026.
N/A	Raymond Hill Waiting Station	1902	Raymond Hill Apartments	**M02**	Eligible, concurred by SHPO 2015.
1609 Raymond Hill Road		1946	Raymond Hill Apartments	**M03**	Not Eligible, concurred by SHPO 2015.
505 Fair Oaks Avenue		1928	Spanish Apartment Cluster	**M05**	Not Eligible, concurred by SHPO 2015.
509 Fair Oaks Avenue		1927	Spanish Apartment Cluster	**M06**	Not Eligible, concurred by SHPO 2015.
513 Fair Oaks Avenue		1928	Spanish Apartment Cluster	**M07**	Not Eligible, concurred by SHPO 2015.
1520 Mission Street	Fair Oaks Pharmacy	1913	1500 Block Mission Street	**M15**	Not Eligible, concurred by SHPO 2015.
1100 Fair Oaks Avenue		1937	1100 Block Fair Oaks	**M25**	Not Eligible, concurred by SHPO 2015.
1138 Fair Oaks Avenue		1936	1100 Block Fair Oaks	**M27**	Eligible, determined by Caltrans 2026.
1600 Fair Oaks Avenue		1924	Oneonta Park	**M43**	Not Eligible, concurred by SHPO 2015.

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1966 "Rotary Club Elects Officers for New Year." March 16.
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PREPARERS' QUALIFICATIONS

This report was prepared by ASM Architectural Historian Madeline Gonzalez (M.A., Architectural History) and Shannon Davis, ASM Director of Architectural History (M.A., Historic Preservation). Ms. Davis exceeds the Secretary of the Interior's *Professional Qualification Standards* for Architectural Historian and Historian and is a Registered Professional Historian in the state of California and has more than 25 years of experience. Ms. Gonzalez meets the Secretary of the Interior's *Professional Qualification Standards* for Architectural Historian and has three years of professional experience.

APPENDICES

APPENDIX A

Confidential Records Search Results

APPENDIX B

Department of Parks and Recreation (DPR) Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 505 Fair Oaks Avenue
P1. Other Identifier: 5317-019-003; M05
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 505 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393887 mE / 3776036 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

505 Fair Oaks Avenue is a two-story multi-family residence constructed in the Spanish Colonial Revival style. The primary façade faces Fair Oaks Avenue, and is symmetrical, with a central main entrance and a concrete walkway and stairway leading up to the primary entrance double wood-paneled doors with glass inset. Directly above the entrance area is a narrow balcony, with shutters on either side. The other long vertical latched windows on the second floor also feature narrow balconies composed of wood slats and supported by carved wood brackets. Vegetation partially obscures the first floor windows which are flanked by shutters. A solitary light fixture is adjacent to the primary entrance. The exterior cladding of the building is smooth stucco as are the chimneys on the sides of the building. The side-gabled roof is clad in red clay tile.

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple Family Property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward east.
November 20, 2024

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1928
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 509 Fair Oaks Avenue
P1. Other Identifier: 5317-019-004; M06
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 509 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393887 mE / 3776021 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

509 Fair Oaks Avenue is a two-story multi-family residence constructed in the Spanish Colonial Revival style. The primary façade is oriented towards Fair Oaks Avenue, and is symmetrical, with a central main entrance, concrete walkway, and stairway leading up to the primary entrance double wood-paneled doors with glass inset. Directly above the entrance area is an narrow balcony, with recessed windows and metal railing. The arched window ways are present only on the second story, which each have small narrow balconies with metal railing. Vegetation obscures the first floor windows. The exterior cladding of the building is smooth stucco as are the chimneys projecting from the roofline, which appear to be alterations/additions. The side-gabled roof features red clay tile.

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple Family Property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward east.
November 20, 2024

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1927
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 513 Fair Oaks Avenue
P1. Other Identifier: 5317-019-005; M07
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 513 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393885 mE / 3776007 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

505 Fair Oaks Avenue is a two-story multi-family residence constructed in the Spanish Colonial Revival style. The primary façade is oriented to Fair Oaks Avenue, and is symmetrical, with a central main entrance, concrete walkway, and stairway leading up to the primary entrance double wood-paneled doors with glass inset. Directly above the entrance area is an narrow but wide balcony, with shutters on either side. The long vertical latched windows on the second floor feature similar narrow balconies accessed composed of wood slats, and supported by wood brackets. Vegetation obscures the first floor windows which are flanked by shutters. An solitary light fixture is adjacent to the primary entrance. The exterior cladding of the building is smooth stucco as are the chimneys on the sides of the building. The side-gabled roof features red clay tile.

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple Family Property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward east.
November 20, 2024

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1928
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 601 Fair Oaks Avenue
P1. Other Identifier: Shakers Restaurant; M08
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 601 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393888 mE / 3775917 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

601 Fair Oaks Avenue is a one-story side-gabled commercial building with a stone and stucco primary façade that is primarily characterized by expansive glass windows. The building features architectural details typical of the Googie style, notably seen in the emphasis of horizontal massing along the primary façade and the inclusion of decorative elements along the roofline of the building. The building was constructed up to the sidewalk and landscaping features included sidewalk trees.

(continued on p. 2)

***P3b. Resource Attributes:** (List attributes and codes)
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward west.
November 20, 2024

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1964
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 601 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** November 20, 2024



Photo 1. Detail of primary façade, view toward west.



Photo 2. Detail of side and primary façade, view toward west.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 601 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** November 20, 2024



Photo 3. Side façade, view toward north.



Photo 4. Side façade, view toward south.

***P3a. Description:** (continued from p. 1)

The primary entrance to the building faces Fair Oaks Avenue. The majority of the primary façade is composed of glass windows, which begin at each corner and include the primary entrance. The double entrance doors are also glass. There are two stone walls flanking the primary entrance, with one bearing the sign and name of the restaurant. The cantilever roof extends over the entrance, providing a wide and deep cover and shade for both the entrance area and a small patio to the north of the primary entrance. The exterior is clad with stucco, as are the areas beneath the expansive windows particularly on the southern corner of the primary façade.

The most distinctive features of the side façades are the cantilever roof. The roofline extends past the walls, which are clad in stucco with expansive windows. The north side of the building was once an open porch area that has since been enclosed, and similarly features expansive windows and stucco walls. The cantilever roof form is composed of stucco over these areas.

The rear façade is composed of concrete block with a fenestration pattern indicating the function of that rear of the building where the kitchen area is located. Several doors provide access into the building. As this side of the building is utilitarians, it does not exemplify the same Googie characteristics as the other facades except for lighting fixtures of the decorative geometric elements present along the roofline.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 3S

***Resource Name or #** (Assigned by recorder): 601 Fair Oaks Avenue

B1. Historic Name: Preble's Restaurant
B2. Common Name: Shaker's Restaurant
B3. Original Use: Restaurant
B4. Present Use: Restaurant
***B5. Architectural Style:** Googie Style
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1964.
Research revealed that the building interior was remodeled in 1969, where outside patio eating space was added and the neon sign was moved to another stone column.
At an unknown year, the north façade of the building was modified to accommodate more eating space.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:** N/A

B9a. Architect: Armet and Davis (firm)
b. Builder:

***B10. Significance:** **Theme:** Post World War II Commercial Development (1945-1965), Architecture
Period of Significance: 1964-1965, 1964 **Property Type:** Commercial **Applicable Criteria:** A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 601 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: Because 601 Fair Oaks Avenue was constructed in 1964 as a commercial building in South Pasadena, it was evaluated under the *City of South Pasadena Historic Context Statement* within the Post World War II Commercial and Industrial Development (1945-1965) theme, as an associated property type of a One-Story Commercial Building. 601 Fair Oaks Avenue was considered as a potentially important example of a post-war building associated with Route 66. The building was constructed as a restaurant space in 1964, replacing a previous business that appears to have been an automobile service station. The service station was sold in 1961, and the restaurant was constructed as a "Preble's Restaurant," a local Southern California restaurant chain. Approval for the restaurant was granted in the fall of 1964, and opened by the spring of 1965 (*South Pasadena Journal,* 1965). The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…[and] may represent advances in transportation, a specific association with Route 66, and continued commercial growth." 601 Fair Oaks Avenue was constructed in close proximity to the Arroyo Seco Parkway, and abuts the north-bound exit lane of the highway to Fair Oaks Avenue. The restaurant was constructed after the completion of the Arroyo Seco Highway and its integration with Route 66 through the area. Additionally, the restaurant was designed to accommodate automobiles and automobile travel, as the majority of the parcel is a parking lot, and the primary façade facing Fair Oaks Avenue was constructed to the property line and was designed primarily to attract motorists. As such, 601 Fair Oaks Avenue meets the registration requirements defined by the *City of South Pasadena Historic Context Statement* as it was constructed in 1964 within the period of significance of the theme (1945-1965) and represents a pattern of construction associated with Route 66. Thus, 601 Fair Oaks Ave meets Criterion A with a period of significance of 1964-1965, the year of construction of the building through the end of the sub-theme.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Integrity: Because 601 Fair Oaks Avenue meets NRHP Criterion A, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association. The context also notes that the replacement of original storefronts is a common and acceptable alteration.

Location: The building located at 601 Fair Oaks Avenue has not been moved from its original location. Therefore, it retains high integrity of location.

Design: The footprint of the building appears to remain unaltered. The signage and other material details around the primary façade of the building also appear to remain unaltered since the period of significance, with only the name of the business adjusted. Some details of the original storefront have been altered to adhere to contemporary requirements such as the inclusion of handrails and ramps. However, the general design of the building as related to the accommodation of automobiles and the desire to attract motorists is intact, as the primary façade still retains a commanding presence that is visible from the street and there is still an ample parking lot in the rear of the building. Therefore, the building retains moderate-to-high integrity of design.

Setting: When 601 Fair Oaks Avenue was constructed in 1964, it was constructed adjacent to a highway and sited on Fair Oaks Avenue, a major commercial artery South Pasadena. Presently, the highway and the highway off-ramp that the building was constructed adjacent to are still extant, and are still in regular usage. Additionally, the corridor in which the building was constructed has retained its commercial nature and remains an important part of the city of South Pasadena. As such, the building retains high integrity of setting.

Feeling: Minimal renovations have been made to the building since the period of significance. Notably, the primary façade appears similar to how it appeared during the period of significance. Additionally, the continued use of the rear areas of the parcel as a parking lot reflects the continued use of the property as it has been used historically—as a restaurant in continuous use under the same company since 1971. As such, the building retains high integrity of feeling.

Association: The building is directly adjacent to the Arroyo Seco Parkway, retain ample parking in the configuration of the parcel, and it Googie design are all is indicative of this property type's association with the themes for which it was significant.. The building was intended to be a stop for motorists both along the freeway and along the busy commercial corridor of Fair Oaks Avenue. As such, the building retains high integrity of association to the identified theme within the *City of South Pasadena Historic Context*.

Because the building retains moderate or high integrity of the aspects of integrity identified by the *City of South Pasadena Historic Context* and meets the integrity considerations for the one-story commercial building property type, ASM recommends 601 Fair Oaks Avenue is eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted a few businesses since its construction and has been associated with a number of business owners. No individual associated with those businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 601 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 601 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. The building was constructed in the Googie style, an architectural style and sub-theme identified within the *City of South Pasadena Historic Context* under the theme of Post-World War II Modernism/Regional Modernism. The building retains nearly all of the identified character-defining features, including: expressive butterfly rooflines and a cantilever roof, organic and parabolic shapes along the roofline of the primary façade, clear expression of materials including stone and concrete, large expanses of plate glass, and an emphasis on the primary façade signage, which utilizes neon. Because this building represents a specific architectural style, and because it retains the majority of distinct character-defining features identified by the *City of South Pasadena Historic Context*, it represents high artistic value. Additionally, there are only a few buildings of this style along the commercial corridor of Fair Oaks Avenue, making it a rare style within the city of South Pasadena. Research revealed that master architecture firm Armet and Davis were retained to design the buildings for the restaurant chain Preble's, the first company that owned the building. When this building was constructed, there were three other locations located in Pasadena, Alhambra, and Covina. Although all these buildings appear to be extant, albeit heavily modified, the Alhambra location appears to retain the most character-defining features and closely resembles the design of 601 Fair Oaks Avenue. It is likely that the architecture firm Armet and Davis created standardized plans, as another restaurant building located in the Cypress Park neighborhood of Los Angeles was constructed by the firm and also closely resembles the subject building. As such, because this building is a good example of the Googie style, ASM recommends the building meets NRHP Criterion C with a period of significance of 1964-1965, the year of construction of the building. (Continued on Page 3)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page __ of __ **Resource Name or #*** (Assigned by recorder): 601 Fair Oaks Avenue
***Date of Evaluation:** May 12, 2025

Integrity: Because 601 Fair Oaks Avenue meets NRHP Criterion C, an assessment of integrity is warranted. Although the *City of South Pasadena Historic Context Statement* does not provide guidelines for the appropriate aspects of integrity under this criterion consideration, the essential aspects of integrity for properties under Criterion C are design, workmanship and materials (NPS, NRHP, p. 48).

Design: As previously mentioned, 601 Fair Oaks Avenue was designed in Googie Style, and retains a majority of the identified character-defining features. Although there have been some alterations to the primary façade, these changes appear to have been minor and were sympathetic to the Googie style. Additions such as the ADA accessible ramp and the replacement in-kind of the original concrete walkways do not alter the original form and proportions of the building. The footprint of the building, floorplan, and interior spatial relationships have not been altered. Character-defining features such the fenestration pattern of the plate glass windows and geometric detailing along the roofline have been maintained. The northern façade of the building may have been altered to enclose an open patio space, however, this modification is not visible from the primary façade of the building/public right of way, and its construction was designed in-kind with the Googie style. Although it appears that the neon signage present along the primary façade has moved from one stone column to another at an unknown point, the general design of the neon sign was maintained, faces the same direction towards Fair Oaks Avenue, and is still visible from the road. As such, 601 Fair Oaks Avenue retains moderate integrity of design.

Workmanship: The most distinctive features of workmanship of the buildings are still extant, The detailing extant along the primary façade include the geometric massing along the roofline and the rock walls by the entrance. Because the Googie style exhibits long geometric forms, and is characterized by long visual lines and large plate-glass windows, there are minimal additional architectural details to serve as evidence of workmanship. Research revealed a sketch from the architectural firm Armet and Davis, which displays a building similar to the current appearance of 601 Fair Oaks Avenue and its emphasis on the long horizontal massing of the roof, the stone along the primary façade, and the extensive use of large plate-glass windows. As such, 601 Fair Oaks Avenue retains high integrity of workmanship.

Materials: 601 Fair Oaks Avenue retains the majority of its materials, including stucco and stone walls, roof, and plate-glass windows. As such, the building retains high integrity of materials.

The building retains moderate or high integrity under the relevant aspects of integrity, or most important, for properties eligible under Criterion C, which are design, workmanship, and materials. In addition to those essential aspects, the building retains moderate and high integrity of location, setting, feeling, and association. As such, ASM recommends 601 Fair Oaks Avenue is eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 601 Fair Oaks Avenue is not eligible under NRHP Criterion D.

In conclusion, 601 Fair Oaks Avenue is recommended eligible for the NRHP under Criteria A and C.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 606 Fair Oaks Avenue
P1. Other Identifier: Bristol Farms; Safeway (historic)
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 606 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393981 mE / 3775902 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

606 Fair Oaks Avenue Is a large commercial store that is rectangular in form. The primary façade faces Fair Oaks Avenue, and features two primary entrances. One entrance is located on the southwestern corner of the store, and features a covered area with a glass top and supporting columns. There are large store front windows along this entryway, and a space for shopping carts. The second primary entrance into the building is located on the northwestern corner. This entrance also features a much smaller covered area and retains large storefront glass windows similar to the windows found on the other entrance.

(continued on p.)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary entrance area, view toward northeast. November 12, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1958
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 12, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

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PHOTOGRAPHIC RECORD

Primary # _____
HRI # _____
Trinomial _____

Page of ***Resource Name or # (Assigned by recorder)** 606 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 1. Side façade with primary entrance, view toward northwest.



Photo 2. View of secondary façade at corner of Fair Oaks Avenue and Grevillea Street. View toward northeast.

State of California — The Resources Agency
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PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 606 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 3. Side façade with secondary entrance facing Grevillea Street. View toward east.



Photo 4. Rear façade, view toward southwest.

***P3a. Description:** (continued from p. 1)

Notable is the large sign on top of the building in the northwest corner area. The exterior cladding on all sides features concrete block, and only the rear of the building retains exterior lighting fixtures. This building is one-story, rectangular in form, and retains a large flat roof. The rear of the building is the location of the dumpster, and also provides space for the delivery of goods for the store.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 606 Fair Oaks Avenue

B1. Historic Name: Safeway Market
B2. Common Name: Bristol Farms Market
B3. Original Use: Grocery Store
B4. Present Use: Grocery Store
***B5. Architectural Style:** Late Twentieth Century Commercial Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
606 Fair Oaks Avenue was constructed in 1955.
The building was renovated in 1985, where the footprint was expanded, the exterior cladding was replaced, and the primary entrance area was expanded

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Alan Palo
b. Builder:
***B10. Significance: Theme:**
Period of Significance: 1955, 1955-1965 **Property Type:** One-Story Commercial **Applicable Criteria:** A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 606 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: Because 606 Fair Oaks Avenue was constructed in 1955 as a commercial building in South Pasadena, it was evaluated under the *City of South Pasadena Historic Context Statement* within the Post World War II Commercial and Industrial Development (1945-1965) theme, as an associated property type of a one-story commercial building. 606 Fair Oaks Avenue was originally constructed as a Safeway grocery store, replacing an older and much smaller Safeway grocery store in the near vicinity. The first example of a large, chain grocery store in South Pasadena, this building was praised upon its opening for offering "innovations in food buying never before available in this territory." This included a parking lot with lighting and a 141-car capacity, air conditioning, large interior spaces, work areas around the sides and the rear of the building, the servicing meat and bakery items from behind a counter to provide more space in the aisles, a large frozen food section, moving counter check stands, and self-opening doors, all of which were new innovations for large grocery chain buildings at the time of construction in the mid-century. In addition to these modern innovations, this Safeway was built on 75,000-squarefeet of land, and was one of the "largest and most modern" Safeway's in the country, four times as large as the former Pasadena Safeway. At the time of its construction, it was considered the "biggest improvement in South Pasadena" in recent history, and in total, represented an investment of about $500,000 (about $6,000,000 adjusted for inflation). The plans for the commercial store were prepared by Alan Palo, engineer, and construction work was executed by Malyern and Nikles, general contractor. The store remained a Safeway until 1985, when it was converted to a Bristol Farms grocery store. At this point in time, a variance was requested from the city of South Pasadena and the store was expanded, and an additional commercial building was constructed on the parcel, limiting the original expansive parking lot. This change in ownership resulted in a new design of the store, which was designed by McClellan and Associates.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…and continued commercial growth." Because the construction of this building represented a large investment, because it was the largest improvement in South Pasadena in a number of years, and because the building was constructed with modern amenities that had not yet previously been in place in South Pasadena, it represents tremendous commercial growth and therefore meets the registration requirements defined by the *City of South Pasadena Historic Context Statement.* As such, 606 Fair Oaks meets Criterion A with a period of significance (POS) of 1955 (the year the building was constructed) through 1965 (the end of the sub-theme).

Integrity: Because 606 Fair Oaks Avenue meets NRHP Criterion A, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association. The context also notes that the replacement of original storefronts is a common and acceptable alteration.

Location: The building located at 606 Fair Oaks Avenue has not been moved from its original location. Therefore, it retains high integrity of location.

Setting: When 606 Fair Oaks Avenue was first constructed it was the largest grocery chain store in the area. It was constructed along Fair Oaks Avenue, a major commercial artery for South Pasadena and Pasadena, and across from the Fair Oaks Avenue exit ramp of the Arroyo Seco Parkway. Its northern location near the city border allowed it to be accessible to both the people of South Pasadena and Pasadena, and its location near the Arroyo Seco offramp was intended to provide ease of accessibility to the commuters arriving home to South Pasadena from the Fair Oaks Avenue off-ramp. While Fair Oaks Avenue is still a major transportation artery and the Fair Oaks Avenue off-ramp of the Arroyo Seco Parkway has not been removed, the growing population of the city and the growing emphasis of the Arroyo Seco Parkway has made accessing the parking lot and the grocery store more challenging than originally intended. Additionally, during the POS, the building at 606 Fair Oaks Avenue was the only large, modern, chain grocery store in the area. Since that time, other large chain grocery stores have been constructed along Fair Oaks Avenue, diminishing the prominence, the singularity, and the novelty of the building in later decades. As such, the building retains moderate integrity of setting.

Design: The original design of the building placed 606 Fair Oaks Avenue in the center of the parcel, with parking spaces surrounding the building on all sides. Due to the construction of additional commercial stores in the vicinity and the 1980s-era additions to the building, the parking lot became "U" shaped and no longer retains the original design. Additionally, the footprint of the building was altered after additions to the northern and eastern sides, and the primary entrance area was altered. As such, the building retains low integrity of design.

Feeling: Renovations and re-designs have changed the footprint and the exterior design of the building. As such, the building no longer visually represents a mid-century chain grocery store. Additionally, commercial buildings have since been constructed in the near vicinity, occupying more visual space and diminishing the prominence of the building that was present during the POS. As such, the building retains low integrity of feeling.

Association: This building represented a key moment in the commercial growth of South Pasadena, as it was the result of an investment of about $500,000 (about $6,000,000 adjusted for inflation), and was the first large, chain-grocery store in the area, and one of a few constructed in the nation at the time. As such, it is indicative of this property type's association to the identified theme of Commercial Growth in South Pasadena in the Post-war period. As such, the building retains high integrity of association to the identified theme within the *City of South Pasadena Historic Context*.

Because 606 Fair Oaks Avenue does not retain moderate or high integrity of the aspects of integrity identified by the *City of South Pasadena Historic Context* for a one-story commercial building property type, ASM recommends 606 Fair Oaks Avenue as not eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted two businesses since its construction, and no individual associated with those businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 601 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 606 Fair Oaks Avenue embodies distinctive characteristics of a type, period or method of construction or represents the work of a master. The building was originally constructed in a mid-century commercial vernacular style, which embodies the characteristics of Mid-century Modern. Upon the opening of the building, the exterior design was described as featuring structural brick walls painted beige with windows across the front with a ceramic tile trim. A photograph of the building from the opening of the business in 1955 reveals that the windows all face west toward Fair Oaks Avenue, the primary entrance was located at the southwest corner of the building which was "L" shaped, and a large, flat, rectangular sign with the Safeway logo constructed along the northwest corner facing north and south. When the building was re-designed in 1985, it was

expanded and many of these original features were removed or replaced. The original entrance was expanded and enclosed, and the original windows were removed, and the tiling was removed as well. A covered walkway was added along the primary entrance area, and a secondary entrance area was constructed at the northwest corner of the building. Despite these changes, the large sign was retained, however it now reads “Bristol Farms.” Due to these changes, the building no longer represents a specific type, period, or method of construction, and instead is reflective of a late-twentieth century commercial vernacular. ASM then considered whether the building is the work of a master architect. The architect-engineer associated with the design of the building was identified as Alan Palo. Research revealed that Alan Palo designed a number of new expansive Safeway buildings throughout Los Angeles County, including cities such as Glendora, Pomona, and two locations in South Los Angeles that opened simultaneously. These buildings were all designed in the same general period of the early 1950s, with the 606 Fair Oaks Avenue being one of the last designed in this era. Although the effects of Alan Palo designs can be felt throughout Los Angeles County as many of these early large, chain supermarket stores were brought to various commercial areas for the first time through his design, his designs do not elevate him to the status of master architect as he is not listed in the American Institute of Architects directory and did not receive any awards or recognition for his designs. As such, ASM does not recommend 606 Fair Oaks Avenue as eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 606 Fair Oaks Avenue is not eligible under NRHP Criterion D.

In conclusion, ASM does not recommend 606 Fair Oaks Avenue eligible under any NRHP criteria.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 718 Fair Oaks Avenue
P1. Other Identifier: Tom Rogers Union Service Station; M10
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 718 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393946 mE / 3775543 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

718 Fair Oaks Avenue is a one-story commercial building. It has a single rectangular mass and is covered by a low slope side gable roof with exposed rafter tails. Its primary-west façade faces Fair Oaks Avenue with the south façade facing Hope Street. It is bound by a residence on its east side and a fast-food restaurant on its north side. The site is covered by asphalt pavement with concrete block walls on the north and east property lines. A service canopy covers the fuel pumps located in the west area of the site. (continued on p. 2)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Northeast View
June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1967
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):



Photo 1. view toward northeast



Photo 2. view toward southwest



Photo 3. East façade



Photo 4. view toward southeast

***P3a. Description:** (continued from p. 1)

The primary-west façade primary consists of full height glazing. The lower portion of the glazing panels have been replaced with contemporary panels with metal frames. The upper portion of the glazing displays a ribbon window pattern with original wood frames. The upper glazing has been painted on the interior and is partially covered by the contemporary signage which wraps from the west around the southwest corner of the building. The double storefront door entrance is centrally located on the primary façade and displays a “food mart” sign directly above it. Pony walls were added to the flank the entrance and are clad is contemporary tile. The southernmost glazing panels have also been painted on the interior. The entire length of the primary façade is fronted by a concrete walkway.

The south façade has glazing panels that wrap around, continuing from the west-primary elevation with ribbon windows above. A single storefront entry door is located on this elevation. The glazing terminates slightly more than a third of the distance of the wall. There is a transom window above the wall’s top plate located over the glazing panels. The remaining portion of the wall, including the gable space, is solid. It could be possible that these areas were also previously glazed. The wall below the top plate is clad in contemporary tile that matches that used on the primary façade. A wheelchair ramp constructed of poured concrete with metal safety railing is located on this façade. The south roof eaves extend approximately 30” out from the wall plane, with the rafter extending an additional 12” out from the roof fascia. The rafters have a notch detailing that cradles the fascia.

The east façade is the rear side of the building. Beginning from the north end, there is a garage door opening that accommodates vehicles for smog checks. The garage door itself is comprised of divided lights within a metal frame. On the south side of the garage door is a span of solid wall on which the mechanical and electrical units for the building are situated. A 6’ tall metal fence surrounds the mechanical and electrical units. A satellite dish is suffixed to the wall in the southern portion. A small, rectangular, fixed, 12 lite wood framed window is located about two thirds of the way up the wall from the ground, also in the southern portion of the wall. The entry point of the wheelchair ramp is located along the southeast corner of the building along this façade. There are four contemporary lights attached to the wall just below the roofline.

The north façade is quite plain, with a solid stucco clad wall and contemporary tile wainscoting that covers the lower portion of the wall from the ground level and is approximately 3’ in height. A single vent is centered in the gable peak just under the roofline.

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 718 Fair Oaks Avenue

B1. Historic Name: Tom Rogers Union Service Station
B2. Common Name: Arco Gas Station
B3. Original Use: Service Station
B4. Present Use: Gas and Smog Service Station
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1967.
In 2007 the mechanic's shop was absorbed to expand the food mart.

***B7. Moved?** ☒ **No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder: Tom Rogers
***B10. Significance: Theme:** Mid-Twentieth Century Growth (1945-1965); Architecture
Period of Significance: 1967-1972 **Property Type:** Commercial Building **Applicable Criteria:** A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 718 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: The building located at 718 Fair Oaks Avenue was constructed in 1967 as the Tom Rogers Union Service Station, a commercial building that served as a service station (City of South Pasadena 1967). The period of significance of the Commercial Development theme in the *City of South Pasadena Historic Context Statement* ended in 1965, however that date was chosen because it was 50 years prior to the preparation of the context, and no other reason was cited to justify that end date. As such, to be able to evaluate within the local theme of Commercial Development, ASM considered an extended period of significance for the theme through the end of the 1970s given that the history of commercial development in South Pasadena did not discernably change until there was a national recession in the 1980s caused by an 11 percent inflation rate combined with a high unemployment rate, with both peaking in June 1979 (Federal Reserve History 2013). Therefore, the period of significance considered is 1945-1980 for One-Story Commercial Buildings, a property type associated with the Commercial Development theme. The building was constructed as a service station in 1967, replacing a previous service station that belonged to the same owner, Tom Rogers (Skinner 1967). Research showed that a previous service station was extant on the property as early as 1949 and changed ownership several times, between 1951 and 1962, when it was purchased by Rogers (Snyder & Fletcher Attorneys at Law 1952; Clyde 1951; E.C. Hampton Co. 1959; *South Pasadena Review* 1962).

Continued on Pg. 2

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Rogers demolished the earlier service station to construct a new facility. Tom Rogers Union Service Station offered motorists a plethora of services such as tire repair and replacement, fuel, and lubrication (South Pasadena Review 1963). The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…[and] may represent advances in transportation, a specific association with Route 66, and continued commercial growth" (Historic Resources Group 2014). The Tom Rogers Union Service Station was constructed many years after the completion of the Arroyo Seco Highway and its integration with Route 66 through the area. While the building was clearly designed to accommodate automobiles and represents a response to the advancement of transportation and the commercial growth of the city, it was one of several service stations in the city and is not an excellent example of the city's commercial development in comparison to other examples. As such, 718 Fair Oaks Ave is not eligible under Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has always served as a service station since the date of its construction and had one owner during the entire period of significance, Tom Rogers. Although Rogers was a long-time resident of South Pasadena from childhood, research did not produce any evidence that he made any significant contributions to the city, state or nation. As such, ASM recommends 718 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 718 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. The building exhibits some elements of the Mid-Century Modern style, an architectural style and sub-theme identified within the *City of South Pasadena Historic Context* under the theme of Post-World War II Modernism/Regional Modernism (Historic Resources Group 2014). The building retains some of its original features including: horizontal mass, low-pitched gable roof with wide overhang eaves and exposed rafter tails, and flush mounted metal frame windows including ribbon windows.

The storefront/primary façade has experienced some alterations with the lower portion of the glazing that frames the entry doors covered by pony walls. The roof cladding has been replaced with contemporary composite shingles. The signage is new and not typical of the period of significance. The canopy over the fuel pumps appears to have been replaced or significantly altered. Overall, the building is not a good representation of any specific architectural style and is a common property type for which this example is not particularly distinguished. As such, ASM recommends the building is not eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 718 Fair Oaks Avenue as not eligible under NRHP Criterion D.

In conclusion, 718 Fair Oaks Avenue is recommended not eligible for the NRHP.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Jacqueline Padilla-Perez M.D.S., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 809 Fair Oaks Avenue
P1. Other Identifier: Canoe House Restaurant; M12
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 809 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393875 mE / 3775490 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

809 Fair Oaks Avenue is a one-story commercial building located at the intersection of Hope Street. It is a restaurant with a thematic design with its primary façade facing Hope Street. The building occupies approximately 50 percent of the total lot and features a parking lot on the north side of the lot with a single row of parking spaces along the south side of the building. The building is comprised of three masses with the two easternmost mass being the primary street facing portions and differentiated from the rear by the exaggerated roofline and vertical wood siding. The westernmost mass is a rectangular form with a flat roof and stucco cladding. The primary and secondary facades feature a variety of tropical palms and shrubs in the landscaping in the planter beds along the building and the sidewalk. (continued on p. 4)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Southwest View of primary façade.
June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1970
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):



Photo 1. Original entry are on the east façade.



Photo 2. South façade, northwest view.



Photo 3. South façade.



Photo 4. North façade, southeast view.

***P3a. Description:** (continued from p. 1)

The primary entrance of the building faces north towards Hope Street. The entry is formed by a long ramp that is positioned between a rectangular addition made to the building on the east and a large patio, also and addition, on the west side. More than half of the north façade features large trapezoidal store front openings. Two original storefront openings are on the north façade along the patio. This portion of the north façade is entirely clad in stucco. Canvas awnings in a striped pattern project from the original storefront openings. The same canvas material is used to create the patio cover and is supported by vertical metal posts. The same style posts and a single I beam with a metal roof cover the entry breeze way. A contemporary metal railing surrounds the perimeter of the patio. A single, integrated wood bench is located near the start of the entry way on the west side of the ramp. The tallest mass is part of the original building footprint and is covered with a multi-gabled roof with a steep central pitch. The roof material is contemporary, metal standing seam. The highest north facing gable is clad in board and batten siding with a roof vent in its peak and a faux, oval shape window in place of where the original House of Pies logo was positioned. The long, rectangular mass which was a later addition, projects from the original primary-north façade. It has windows on all sides of it on the upper portions of the walls with the lower portions featuring vertical wood cladding and stone veneer around the foundation. Just above the foundation is a horizontal band of projecting timber beams which are a decorative feature with a nautical aesthetic.

The secondary-east façade faces Fair Oaks Avenue. The southernmost portion of this façade is original and remains most similar to the original design on this façade. The angled posts and storefront windows are prominent features of the form. The central “pop out” is also extant and remains clad in stone around the base much like the original design. The storefronts have been replaced with contemporary types and the header which was once clad in vertical tile has since been covered with vertical wood siding. The gable is much like the one that faces north, with a vent located in the peak. The restaurant signage is mounted on the gable which features board and batten siding. The roof facia and roof cladding are contemporary aluminum with the roof being clad in standing seam. The northernmost portion of the façade is a later addition with a gabled roof clad in metal standing seam. The storefronts along the entire facade have Craftsman style windows with a narrow row of divided lites along the top and a pane of large picture window glass. Stone veneer clads the foundation and the retaining walls of the integrated planters. A horizontal band of decorative projecting wood members runs along the addition portion of the façade.

The south façade appears to be comprised of two masses that are original to the 1970 construction. The easternmost portion also has a gable roof that is clad in metal standing seam and bordered with aluminum facia. The gable is clad in board and batten siding with additional restaurant signage mounted to it. The wall on this portion of the façade is largely comprised of stone veneer which infills one of the original storefront openings. The remainder of the wall is clad in vertical wood board siding. The longest span of the façade is constructed of CMU blocks which has been painted. There are two large, trapezoidal original storefront openings on the façade which have been infilled with stucco. The roofline is flat with visible mechanical units mounted on the roof.

The west façade faces a neighboring commercial building and is clad in stucco with a flat roofline.

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 809 Fair Oaks Avenue

B1. Historic Name: House of Pies
B2. Common Name: Canoe House Restaurant
B3. Original Use: Coffee house restaurant B4. Present Use: Restaurant
***B5. Architectural Style: Mid-Century Modern, Googie**
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1970.
Addition to restaurant on the north side, date unknown.
Conversion to Wylde Thyme Restaurant, 1991.
Installation of standing seam roof, 2008.
Remodel for conversion to the Canoe house restaurant, including patio addition, 2011.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Ralph Carswell
***B10. Significance: Theme:** Post World War II Commercial Development (1945-1972), Architecture
Period of Significance: 1970-1972 **Property Type:** Commercial **Applicable Criteria:** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 809 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: Because 809 Fair Oaks Avenue was constructed in 1970 within the city of South Pasadena as a commercial space, it was evaluated under the *City of South Pasadena Historic Context Statement* within the Post World War II Commercial and Industrial Development (1945-1972) theme, as an associated property type of a One-Story Commercial Building. 809 Fair Oaks Avenue was considered as potentially important example of a post-war building associated with Route 66. The building was constructed as a restaurant space in 1970, replacing a previous restaurant named the Lotus Inn which had been in operation since 1939. The Lotus Inn was demolished and a new restaurant was constructed as the "House of Pies," a local Southern California restaurant chain. The grand opening for the chain's 25th location in South Pasadena took place on June 12th, 1970, with great fanfare. The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…[and] may represent advances in transportation, a specific association with Route 66, and continued commercial growth." 601 Fair Oaks Avenue was constructed in close proximity to the Arroyo Seco Parkway.

Continued on Pg. 2

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

. The restaurant was constructed after the completion of the Arroyo Seco Highway and its integration with Route 66 through the area. Additionally, the restaurant was designed to accommodate automobiles and automobile travel, as it was designed with a generous parking lot which was highly visible from the southbound lane of Fair Oaks Avenue. The primary façade faced Hope Street but also had the same form and design on the secondary facades which faced Fair Oaks Avenue and were visible from both the north and south bound lanes. The House of Pies was designed with a fun and welcoming home like aesthetic with a "front porch" entry to the restaurant to attract motorists. As such, 809 Fair Oaks Avenue meets the registration requirements defined by the *City of South Pasadena Historic Context Statement* as it was constructed in 1970 within the period of significance of the theme (1945-1972) and represents a pattern of construction associated with Route 66. Thus, 809 Fair Oaks Ave meets Criterion A with a period of significance of 1970-1972, the year of construction of the building through the end of the sub-theme.

Integrity: Because 809 Fair Oaks Avenue meets NRHP Criterion A, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association. The context also notes that the replacement of original storefronts is a common and acceptable alteration.

Location: The building located at 809 Fair Oaks Avenue has not been moved from its original location. Therefore, it retains high integrity of location.

Design: The building has been altered over time and is now the location for the Canoe House restaurant. The changes are most apparent in the building's primary façade and roofline. The signage and other material details around the primary façade of the building have been drastically altered since the period of significance. The footprint of the original building has been maintained but features a rectangular form addition that was connected to the original primary façade and extends north. (Continued on Page 2)

The original "house" like entry and support posts are still somewhat visible, mostly from the east and south facades. However, the "porch" has been enclosed and built out with an ADA ramp that is flanked on the east by the rectangular addition and on the west with an outdoor dining patio. The roof has been replaced with a gabled peak that is substantially higher than the original roof and the faux chimney is no longer extant. The original storefronts have since been infilled and or entirely replaced. However, the outline of the original openings remain visible, and the infill appears to be reversible. The general design of the building as related to the accommodation of automobiles and the desire to attract motorists is intact, as the primary façade still retains a commanding presence that is visible from the street and there is still ample parking within the original lot which has been maintained. Given the substantial number of alterations, the building retains low integrity of design.

Setting: When 809 Fair Oaks Avenue was constructed in 1964, it was constructed within brief access to a highway and within a commercial district in the city of South Pasadena. The Arroyo Seco highway remains in close vicinity to the restaurant and is still in regular use. Additionally, the corridor in which the building was constructed has retained its commercial nature and remains an important part of the city of South Pasadena. As such, since the building has not moved location, the building retains high integrity of setting.

Feeling: Major renovations have been made to the building since the period of significance which has most notably altered the appearance of the primary façade. The building has been operated as a restaurant since its original construction and welcomes patrons along the same path of entry as the original House of Pies, although there is now a ramp in place for ADA accessibility rather than steps. The ability of the restaurant to accommodate automobile parking and its proximity to the Arroyo Seco Parkway has been retained. As such, the building retains moderate integrity of feeling.

Association: The building was constructed within close proximity to the Arroyo Seco Parkway, which at that time was associated with Route 66. The building was intended to be a stop for motorists both along the freeway and along the busy commercial corridor of Fair Oaks Avenue. The restaurant is not visible from the freeway, and remains primarily oriented to Hope Street with high visibility from Fair Oaks Avenue. Because the building was designed around the automobile, replacing a previous restaurant built on the property line without a parking lot, it represents a response to the advancement of transportation and the commercial growth of the city. As such, the building retains high integrity of association to the identified theme within the *City of South Pasadena Historic Context*.

Because the building retains mostly moderate or high integrity of the aspects of integrity identified by the *City of South Pasadena Historic Context* and meets the integrity considerations for the one-story commercial building property type, ASM recommends 809 Fair Oaks Avenue is eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The original owners of the House of Pies franchise located at 809 Fair Oaks Avenue were Mr. and Mrs. Arnold Auratin. They, nor any other individuals

associated with the business identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 809 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 809 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. The building was constructed within the period of Significance identified within the *City of South Pasadena Historic Context* under the theme of Post-World War II Modernism/Regional Modernism in the Googie style, an architectural style and sub-theme of the Historic Context. The building is lacking in any of its original character-defining features. While it still displays a thematic design, it has been renovated to convey a Hawaiian "plantation house" form, according to the restaurant's website. The original roof has been replaced by a contemporary type and the original roofline is no longer extant. While the "house" archetype is being used as the basis of the design, the original House of Pies, house form, is hardly visible with only some of the angled support posts remaining exposed. The rest of the primary façade has been replaced or altered in a contemporary design for the current restaurant. While the outline of some of the original storefronts remain, almost all of them have been infilled or replaced entirely. The building does not retain any distinct character-defining features identified by the *City of South Pasadena Historic Context* and therefore does not retain any artistic value. Additionally, it is not known to be the work of a master architect or architecture firm. As such, because this building does not retain high artistic value and was not designed by a master architectural firm, ASM recommends the building does not meet NRHP Criterion C.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Jacqueline Padilla-Perez M.D.S., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 824 Fair Oaks Avenue
P1. Other Identifier: Security Trust & Savings Bank Building; M14
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 824 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393940 mE / 3775515 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

824 Fair Oaks Avenue is a one-story Neo Classical/Beaux Arts style commercial building with a masonry primary façade that is primarily characterized by its use of undulating wall planes, neoclassical design elements including ornate relief and sculptural detailing, and punctuated fenestration openings. It is topped with a flat roof, surrounded by an ornate parapet. The building features architectural reference to the classic architectural styles of ancient Greek and Rome which was the inspiration for neoclassical details which were adopted and used more sparingly by the Beaux Arts style, a hallmark of its architecture. These details are most notable in the grand pilasters along the primary façade, the linteled openings, and the relief details along the roofline. The building is located within a busy commercial corridor and fronted by sidewalks along its entire primary façade. There is very little landscaping with only the presence of a few cut outs in the sidewalk for trees, most of which are only filled with dirt while the others contain small trees or plants. (continued on p.4)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, southeast view.
June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1922
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):



Photo 1. North façade.



Photo 2. West façade.



Photo 3. Primary façade, view of details.



Photo 4. Primary façade, northeast view.

***P3a. Description:** (continued from p. 1)

The primary entrance of the building faces the intersection of Fair Oaks Avenue and Mission Street. The primary façade is composed of masonry, installed in a horizontal stretcher bond pattern. The pilasters begin at the ground level and extend up to the first course of cornice at the base of the roofline. The pilasters feature relief, fluted detail which is constructed of segmented masonry blocks, individually carved and stacked upon one another. Corinthian style plinths and capitals terminate each end of the pilasters. The pilasters frame each of the fenestration openings on each the west and south facing portions of the primary façade. The fenestration on the west is mostly comprised of contemporary storefront, two-part windows. The northernmost opening along the western portion of the façade has been partially infilled to accommodate a modern atm machine. The windowsills are also constructed of masonry. The south facing portion of the primary façade has also been replaced with contemporary storefront windows and doors. The original building design only featured one secondary entrance on the south facing portion, while the extant building has been modified to have two entrances. Two of the original storefront window openings were modified to accommodate storefront doors, while the original secondary entrance was modified to be converted to a storefront window opening.

The remainder of the elements of the primary façade remain entirely original. The base of the capitals serves as the start of the first horizontal course of masonry, set in between each capital. A first row of cornice is located immediately above the capitals and serves as the base of the architrave. The cornices are also comprised of segmented masonry block which have a simple ogee profile. The architrave has relief rosettes which are positioned directly above each capital at the center point. Rectangular masonry blocks run along each span between rosettes. The second course of cornices runs along the top of the frieze but differs from the first course in that it features a narrow horizontal band with a double ogee profile at its base.

The parapet of the roof line begins just above the second course of cornices and creates the appearance of a frieze. Its pattern of recesses and protrusions follows the undulations of the fenestration pattern along the west and south facing portions and features simple, rectangular relief detailing. The orientation of the rectangles is vertical, in line with the placement of the pilasters as the “triglyphs” and horizontal orientation within each span of the “metopes” along the parapet. The third and final course of cornices is a simple, thin, square edge profile.

The central portion of the primary façade is situated at a 45-degree angle connecting the west and south facing portions. It is flanked by coupled pilasters with all three courses of cornices being the same as those on the west and south. The architrave above the main entrance features recessed, oval dentils. Within each recess is a sculpted candle and flame, 27 in total. The triglyphs in the frieze over the entrance are also coupled. The center of the frieze features a circular cartouche, absent of any sculptural detail within it. Directly above the frieze is a pediment with a sculptural detail of acanthus leaves.

The main entrance doors are set back from the primary façade and are flanked by the same style pilasters, only smaller in scale as they terminate evenly with the top of the transom lite above the doors. A simple horizontal masonry course, topped with a segmented masonry cornice with a single ogee profile is positioned directly above the pilasters and doors. Directly above the cornice is a masonry arch with a clock in the center. The double doors are constructed of wood with a single, full light in each one. The address numbers are painted gold on the transom light. The masonry of the entrance is original. The main entrance double doors and transom are either original or possibly replaced in kind. The clock is not original but an appropriate replacement that is very similar to the original.

All other building facades are not visible from the public right of way and the architectural elements could not be verified.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 3S

B2. Common Name: Comerica Bank
B3. Original Use: Branch banking location
B4. Present Use: Branch banking location
***B5. Architectural Style:** Beaux Arts
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1922.
It was purchased by Gandell's Furniture in the 1970s and converted into a retail store for the company. It received a major interior remodel to accommodate the retail business. It was acquired by Comerica Bank in 2008 and underwent extensive restoration of the exterior. The interior was converted back to its use as a bank, although with a completely contemporary style interior. The restoration and remodel were completed in 2010 and remain today.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance: Theme:** 1920s Growth (1920-1929)
Period of Significance: 1922-1929, 1922 **Property Type:** Commercial **Applicable Criteria:** A, B, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
ASM carefully considered whether 824 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: The building located at 824 Fair Oaks Avenue was constructed in 1922 as the Security Trust & Savings Bank Building, a commercial building. As such, it was evaluated under the *City of South Pasadena Historic Context Statement* under the 1920s Growth (1920-1929) context. The period of significance of the identified theme of Commercial Development is 1920-1929 for the associated property type of a One-Story Commercial Building (Historic Resources Group 2014). 824 Fair Oaks Avenue was considered as a potentially important example of early development in South Pasadena. The Security Savings & Trust Building was constructed a branch of the Security Savings & Trust Bank providing financial services that supported local business growth and development. The Security Trust & Savings Bank was founded by Joseph Francis Satori and his associates in Los Angeles, California. The bank officially opened its doors on February 11, 1888. The South Pasadena branch was formed during an important period in banking history during the advent of branch banking. At the end of 1921 the Security Trust & Savings Bank and the Guaranty Trust & Savings Bank of Los Angeles, and the Long Beach Trust & Savings Bank received approval to form a merger. From there, the Security Trust & Savings Bank began to acquire multiple banking companies. When they acquired more than one bank in the same city, the banks were combined into one branch. The construction of the South Pasadena branch of the Security Trust & Savings Bank Building was completed in 1922 after the acquisition and merger of the South Pasadena Savings Bank and the First National Bank of South Pasadena (Hill, 1929).

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page __ of __ **Resource Name or #*** (Assigned by recorder): 824 Fair Oaks Avenue
***Date of Evaluation:** May 12, 2025

The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…[and] may represent advances in transportation, a specific association with Route 66, and continued commercial growth." (Historic Resources Group 2014). 824 Fair Oaks Avenue was associated with two Pacific Electric Red Car lines which were vital to the transportation of citizens throughout Los Angeles (Whittall 2024). It was also located on the early alignment of Route 66 when it was formed in 1926. At the time, the route continued from Huntington Drive and turned onto Fair Oaks Avenue, continuing north along Fair Oaks Avenue to Colorado Boulevard (Hunter, 2025). Fair Oaks Avenue part of the original alignment of Route 66 during the period of significance of 1926-1929. As such, 601 Fair Oaks Avenue meets the registration requirements defined by the *City of South Pasadena Historic Context Statement* as it was constructed in 1922 within the period of significance of the theme (1920-1929) and represents a pattern of commercial construction associated with Route 66. Thus, 824 Fair Oaks Ave meets Criterion A with a period of significance of 1922-1929, the year of construction of the building through the end of the sub-theme.

Integrity: Because 824 Fair Oaks Avenue meets NRHP Criterion A, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association. The context also notes that the replacement of original storefronts is a common and acceptable alteration.

Location: The building located at 824 Fair Oaks Avenue has not been moved from its original location. Therefore, it retains high integrity of location.

Design: The footprint of the building remains unaltered. The building materials and fine architectural details along the primary façade of the building have been restored to the period of significance. Some details of the original storefront have been altered, such as the infill of one bay to accommodate an atm machine and the relocation of secondary building entrances. Signage for the current banking institution has been added on the west portion of the primary façade (Los Angeles Conservancy 2010). However, the general design of the building as a Neo Classical Beaux Arts style bank building remains intact, as the primary façade still retains a commanding presence that is visible from the street. Therefore, the building retains high integrity of design.

Setting: When 824 Fair Oaks Avenue was constructed in 1922, it was constructed within the South Pasadena commercial corridor during the early era of its development. Additionally, the building was in a prime location in relation to the Pacific Electric Red Car lines and on the historic Route 66 during the period of its original alignment in 1926. While the Red Car lines and Route 66 are no longer extant, this setting of this segment of Fair Oaks Avenue still reflects the commercial development that occurred during that period. As such, the building retains high integrity of setting.

Feeling: When the building was converted to Gandell's furniture store in the 1970s, it received major renovations to the interior and exterior to accommodate its conversion from a banking institution to a retail store (Fonseca 2010; Planning and Building Department 1978). In 2010, the primary façade of the building was almost entirely restored to the period of significance (Los Angeles Conservancy 2010). The building is presently being used as a bank once again. As such, the building retains high integrity of feeling.

Association: The building was constructed as part of the early development of South Pasadena along the busy commercial corridor of Fair Oaks Avenue. Banking institutions were vital to the commercial growth of the city as were commercial businesses along this corridor. The building continues to serve as a bank in the community today. As such, the building retains high integrity of association to the identified theme within the *City of South Pasadena Historic Context*.

Because the building retains moderate or high integrity of the aspects of integrity identified by the NRHP and meets the integrity considerations for the one-story commercial building property type in the *City of South Pasadena Historic Context*, ASM recommends 824 Fair Oaks Avenue is eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building is associated with Joseph Francis Satori, the founder and president of the Security Trust and Savings Bank, who also commissioned the construction of 824 Fair Oaks Avenue. Satori was a titan in the banking industry and spearheaded multiple state and civic clubs as well as public and private development projects. In addition to founding one of the largest banking institutions in southern California and the state, he also served as Chairman and Vice Chairman of the Legislative Committee of the California Bankers Association from 1909-1929. Under his leadership the committee developed the California Banking Act of 1909 of which Satori was a key contributor in authoring. The act was adopted in 1910. He also served on the American Currency Commission of the American Bankers Association 1912-1918 in addition to serving as director of the Federal Reserve System (Hill 1929). He orchestrated raising funds to acquire the land upon which the University of California at Los Angeles was constructed. He partnered with Jared Sidney Torrance, founder of the city of Torrance, in 1911 to purchase the land for The Dominguez Estate Company and the Del Amo Estate Company which was developed into what is now the city of Torrance (Gnerre 2021). He established the California Community Foundation in 1915 which continues its nonprofit mission today. Satori called the meeting of prominent business leaders in 1921 for the purpose of developing a great hotel for the city of Los Angeles. This meeting led to the acquisition of the land at the corner of Fifth and Olive streets. Satori handled the massive stockholder syndicate that financed the construction of the Millenium Biltmore Hotel, a feat that would have surely not been possible without his advanced knowledge of banking and financing. He served as

president of the Los Angeles Central Business District during which time he was instrumental in developing the Los Angeles Civic Center and the Subway Terminal Building, both of which are extant today (Wallace 1948). Joseph Francis Satori is therefore historically significant individual to the history of the city of South Pasadena and Los Angeles for his contributions to major development and expansion during the period of significance. As such, ASM recommends 824 Fair Oaks Avenue is eligible under NRHP Criterion B, as it meets this criterion and the same essential aspects of integrity as required under Criterion A.

Criterion C: ASM then assessed whether 824 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. The building was constructed in the Neoclassical/Beaux Arts style as a commercial building, a theme identified within the *City of South Pasadena Historic Context* under 1920s Commercial and Industrial Development and relevant property types (Historic Resources Group 2014). The building retains nearly all of the style's character-defining features such as (cast concrete or stone), coupled and single pilasters that extend from the ground level to the frieze, linteled openings, monumental entrance, wall planes that advance and recede, and relief details along the roof line. Because this building represents a specific architectural style, and because it retains the majority of distinct character-defining features it represents high artistic value. Additionally, there are few buildings of this style along the commercial corridor of Fair Oaks Avenue, making it a rare style within the city of South Pasadena. Research did not reveal the architect of the building and so it remains unknown if it is the work of a master architecture firm. ASM recommends the building meets NRHP Criterion C with a period of significance of 1922, the year of construction of the building. (Continued on Page 3)

Integrity: Because 824 Fair Oaks Avenue meets NRHP Criterion C, an assessment of integrity is warranted. Although the *City of South Pasadena Historic Context Statement* does not provide guidelines for the appropriate aspects of integrity under this criterion consideration, the essential aspects of integrity for properties under Criterion C are design, workmanship, and materials (NPS, NRHP 1997 p. 48).

Design: As previously mentioned, 824 Fair Oaks Avenue was designed in the Neo Classical/Beaux Arts style, and retains a majority of the identified character-defining features. Although there have been a few alterations to the primary façade, these changes have been minor. Additionally, the primary façade of the building retains the appropriate space and proportions to the style and wholly reflects the original intentions of the design despite some of the modifications which include the installation of an atm machine and the relocation of secondary building entrances. The footprint of the building has not been altered, and the way in which the space of the building is interacted with has not been altered. The original grand building entrance and clock remain as originally constructed in addition to the pilasters and masonry as originally designed. The ornate classical detailing along the roofline, have been maintained. As such, 824 Fair Oaks Avenue retains high integrity of design.

Workmanship: The high level of workmanship is evident along the primary façade. The entire façade is clad in finely dressed masonry. Fluted pilasters extending from the ground level to the roofline flank each of the storefront openings with simple yet prominent Corinthian capitals and plinths. These pilasters not only contribute to the grandeur of the building but also create variation in the wall plane that defines the elegant presence of the building. The roofline is comprised of a frieze and parapet, both of which feature relief details such as rosettes, dentils, as well as a cartouche and pediment with ornate relief scrolling over the central entrance section. As such, 824 Fair Oaks Avenue retains high integrity of workmanship.

Materials: The materials associated with the roofline, walls, and main entrance along the primary façade are extant. The fenestration pattern along the primary façade have been maintained in the areas where alterations as a result of modernization did not occur. The signage present along the west portion of the primary façade did not exist when the building was originally constructed. However, the contemporary signage appears to be removable and does not create a permanent alteration to the primary façade. As such, the building retains high integrity of materials.

The building retains moderate or high integrity under the relevant aspects of integrity, or most important, for properties eligible under Criterion C, which are design, workmanship, and materials. In addition to those essential aspects, the building retains high integrity of location, setting, feeling, and association. As such, ASM recommends 824 Fair Oaks Avenue is eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 824 Fair Oaks Avenue as not eligible under NRHP Criterion D.

In conclusion, 824 Fair Oaks Avenue is recommended eligible for the NRHP under Criteria A, B, and C.

B11. Additional Resource Attributes: (List attributes and codes)

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page __ of __ **Resource Name or #*** (Assigned by recorder): 824 Fair Oaks Avenue
***Date of Evaluation:** May 12, 2025

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Jacqueline Padilla-Perez M.D.S., ASM Affiliates

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Jacqueline Padilla-Perez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 901 Fair Oaks Avenue
P1. Other Identifier: Security Pacific Bank Building; M15
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 901 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393868 mE / 3775374 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

901 Fair Oaks Avenue is situated within the commercial corridor of South Pasadena. Two of the building facades, the north and the east, collectively comprise its primary façade. It is primarily square shaped in its massing with a twenty-first century rectangular addition on the south side of the building. It has a flat roof with a very prominent fascia that runs along the entire length of the primary façade as well as along the west façade. It is bound by Mission Street to the north, Fair Oaks Avenue on the east and Edison Lane, a narrow street, on the west. It shares a wall with a neighboring commercial building on its south facade. The building is surrounded by a simple landscape that includes shrubs, ornamental grass, trees and climbing vines. Each eatery has individual concrete outdoor patios which are separated from the public sidewalks by black metal railing that exhibits a Piet Mondrian-inspired pattern. New lamp posts line the sidewalks designed to resemble early to mid-twentieth century light fixtures. (continued on page 4)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, southwest view.
June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1975
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):



Photo 1. Primary façade.



Photo 2. West façade, southeast view.



Photo 3. Primary façade east roof fascia with original tile.



Photo 4. Primary façade east awning with contemporary tile.

***P3a. Description:** (continued from p. 1)

The primary-east façade faces Mission Street and is characterized by the expansive glass floor-to ceiling storefront windows. There are four tall columns that are evenly spaced within the longest span of glass: one on each end and two inset from each end at equal distances from the other. This sequence of columns forms a colonnade that supports the massive roof, allowing it to cantilever around the façade. There are recessed lights located within the roof soffit, equally spaced that run the entire length of the overhang. The fascia that runs along the entire roof line is clad in vertical stack bond tile with earthtone glazing. The fascia is oversized and gives the appearance of a grand cornice which balances the tall form of the glass and concrete and provides visual interest and prominence to the building. A portion of the north façade is set far back from the street on the west side of the building and is comprised of a large section of storefront which features double doors providing access to a restaurant, a section of fluted concrete, another section of storefront, and a final section of concrete which curves around the corner to the west. There is a section of north façade, also with a far set back from Mission Street, that has a large section of storefront with double doors that serves as a secondary entrance to Starbucks. Next to it is a large concrete protrusion that curves around to the east and stands as a prominent portion of the primary-east façade.

The primary-east façade features a protruding span of fluted concrete that is centered within the building. The mass begins at the ground level and terminates at the base of the roofline while projecting from the roof fascia which creates depth and interest in the form. All four corners of the protrusion are curved. The business signage is mounted on the northern portion of the protrusion. Centered on the protrusion is an awning that is not original to the 1975 construction of the building, although it features an oversized fascia and tile that is similar to those of the roof. The awning cantilevers over the storefront entrance to Starbucks which is comprised of double doors in the center with two window panels on each side. There are three panels of concrete on the protrusion that are not an original part of the façade. They are positioned about four inches elevated from the original concrete façade and are a slightly different pattern. The panels are covering three openings that originally featured floor to ceiling glass. It is assumed that modifications were made to accommodate the new café space. Located between the Starbucks in the center of the building and the restaurant at the south end of the building on the exterior are climbing vines and mechanical pipes that begin at the ground level and continue up to the base of the fascia. Immediately south of the pipes begins the last restaurant patio space which also encompasses the ADA lift platform. The retaining walls of the patio are clad in vertical stack bond tile which is similar to the tile used to clad the fascia, although contemporary. The steps to the patio level are located in the north section of the patio. The storefronts feature double doors surrounded by glazing that runs nearly the entire length of the restaurant width. A large, black metal canopy covers the entire patio with a height that terminates approximately 2’ below the base of the roof fascia. The canopy is open on the north side and enclosed by the neighboring building’s wall on the south side. The wall that encloses this restaurant’s east side is a contemporary instruction as this portion of the building was originally an open breezeway that featured exposed steel beams that spanned from the south side of the concrete protrusion and extended over the vehicle entrance for the drive-up ATMs.

The west façade is comprised largely of a fluted concrete mass that protrudes past the roof fascia, much farther than the protrusion on the east façade. It has a section of floor to ceiling glass on its north end and a section of storefront located in the center that has double doors with glass panels on each side. The doors and glass do not appear to be original openings. They are also covered by cantilevered awning that is mostly likely not original to the 1975 construction of the building. A single, metal exit door is located toward the south end of the façade. Portions of the façade are also covered with climbing vines. There is a pedestrian walkway and a parking lot located on this side of the building. On this façade the expanse of the cantilever over the northwest corner of the building is fully visible. There is a secondary, west façade that is contemporary and not from the original construction of the building. It set far back from the original west façade. It has a recessed cove that encloses a waste container. Next to the cove is a section of storefront with a double door entrance to the restaurant located in the southern portion of the building. The storefront is covered by the same style of contemporary awning that is on the east and original west façade. The concrete panels on this façade are like the contemporary infill panels used on the east façade. This contemporary west façade protrudes from the original roofline that once cantilevered over this area to cover the driveway for the ATM machines.

The north façade is utilitarian and has two metal exit doors and one glass storefront door that leads into one of the restaurants. A sign for the restaurant is located above the door under the roof soffit. The west end of the façade has a panel of contemporary concrete that is covering what was once a full height section of glazing. Within this panel is now an industrial water supply hook up. The rest of the concrete is original and is partially covered with climbing vines. The roof has a broad overhang that runs approximately three quarters of the length of the façade. The soffit of the overhang contains three recessed lights equally spaced within it.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 3S

B1. Historic Name: Security Pacific Bank Building
B2. Common Name: 901 Fair Oaks Avenue
B3. Original Use: Bank
B4. Present Use: Restaurants
***B5. Architectural Style:** Late Modern, New Formalism
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1975.
Conversion of a one-tenant building into a five-tenant building, including tenant improvement in 2020.
Tenant improvement in 2021.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Robert Clements & Associates
b. Builder:
***B10. Significance: Theme:** Post World War II Commercial Development (1945-1972), Architecture
Period of Significance: 1975 **Property Type:** Commercial **Applicable Criteria:** A, and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 901 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: The building located at 901 Fair Oaks Avenue was constructed in 1975 as the Security Pacific Bank Building, a one-story commercial building. ASM considered whether the building at 901 Fair Oaks Avenue was associated with any historic events or represented a pattern of events identified within the City of South Pasadena historic context. Although the period of significance of the theme identified in the *City of South Pasadena Historic Context Statement* ended in 1965, that date was chosen because it was 50 years prior to the preparation of the context, and no other reason was cited to justify that end date. As such, to be able to evaluate within the local theme of Commercial Development, ASM extended the period of significance for the Commercial Development theme through the end of the 1970s given that the history of commercial development in South Pasadena did not discernably change until there was a national recession in the 1980s caused by an 11 percent inflation rate combined with a high unemployment rate, with both peaking in June 1979 (Michelson 2025). The building was constructed as the Security Pacific Bank South Pasadena branch. It business was previously located at 824 Fair Oaks Avenue, which was the original Security Trust & Savings Bank founded by Joseph Francis Satori and his associates in Los Angeles, California. The bank acquired and merged with the Pacific National Bank of San Francisco in 1967, officially changing its name to Security Pacific Bank (*South Pasadena Review* 1975).

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

At the time of its construction the institution was the second largest bank in California and in the top five largest banks in the nation with an international presence in the United Kingdom, Continental Europe, Asia, and Latin America. Additionally, the construction of the building marked the first project approved under the City Revitalization Project, which began in 1975 (*South Pasadena Review* 1974). The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development" and that "a property from this period that is an excellent or rare example of a particular architectural style or method of construction, or the work of a master or noted architect may also be significant under the Architecture and Design Context." (Historic Resources Group 2014). The building was the first project to be conducted under the recently approved city revitalization project and "marked an important new phase of the growth of the city" as stated by then Mayor, John L. Sullivan (South Pasadena Review 1974). The new building was constructed to provide modern banking amenities and a convenient experience for its customers, entering a new era of banking. Thus, ASM recommends that 901 Fair Oaks Ave meets Criterion A for its association with a new era of commercial development in South Pasadena with a period of significance of 1975-1979, beginning with the year of construction of the building and ending with the end of significance for this theme in South Pasadena.

Integrity: Because 901 Fair Oaks Avenue is being considered for eligibility under NRHP Criterion A, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association. The context also notes that the replacement of original storefronts is a common and acceptable alteration.

Location: The building located at 901 Fair Oaks Avenue has not been moved from its original location. Therefore, it retains high integrity of location.

Design: The footprint of the building remains mostly unaltered. The building materials along the primary façade of the building also appear to remain unaltered since the period of significance. Minor alterations include addition of numerous contemporary signs for multiple businesses that occupy the building, which are reversable. One of the tenants has built out a dining patio with a large canopy and an ADA lift at the southeast corner of the building. Despite the contemporary elements the building maintains its Late Modern design expressed as New Formalism. This is most evident in the use of large spans of ribbed concrete along the building facades, tall, fluted columns, and heavy overhanging awnings and roof cornice. The building storefronts have been replaced, and new concrete dining platforms have been added along the primary façade, however this does not detract from the character defining features of the building. As such, the building retain high integrity of design.

Setting: When 901 Fair Oaks Avenue was constructed in 1975, it was constructed within the South Pasadena commercial corridor during the late-twentieth century, an era of redevelopment within the city. The corridor in which the building was constructed has retained its commercial nature and remains an important part of the city. As such, the building retains high integrity of setting.

Feeling: The building was originally constructed for a banking institution and has since been divided into multiple spaces which are occupied by a variety of restaurants. However, minimal renovations have been made to the exterior building since the period of significance. The primary façade of the building has been little altered since the end of the period of significance. As such, the building retains high integrity of feeling.

Association: The building was constructed as part of the mid- to late twentieth century redevelopment of South Pasadena along the busy commercial corridor of Fair Oaks Avenue. The building was constructed for the Security Pacific Bank, previously known as Security Trust & Savings Bank and located at 824 Fair Oaks Avenue from 1922 until relocating to their new building in 1975. The building is still used for commercial functions and the exterior clearly demonstrates its association with the theme of Commercial Development. As such, the building retains moderate integrity of association to the identified theme within the *City of South Pasadena Historic Context*.

Because the building retains moderate or high integrity of the aspects of integrity identified by the *City of South Pasadena Historic Context* and meets the integrity considerations for the one-story commercial building property type, ASM recommends 901 Fair Oaks Avenue is eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has housed multiple banking institutions and businesses since the period of significance. None of the individuals associated with the businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 901 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 901 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic value. The building was constructed in the Late Modern, New Formalism style as a commercial building, a theme and sub-theme identified within the *City of South Pasadena Historic Context* under Mid-20th Century Growth: Post World War II Commercial and Industrial Development and relevant property types. The building

retains nearly all the character-defining features of the style such as large spans of cast concrete, a stylized colonnade, and flat roofline with heavy overhanging cornices that are clad in earthen tile. Additionally, there are few buildings of this style along the commercial corridor of Fair Oaks Avenue, making it a rare style within the city of South Pasadena.

The building was designed by the legacy architecture firm of Robert Clements & Associates of Los Angeles (South Pasadena Review 1974). Clements is considered to be a master architect and was the son of Stiles O. Clements of the celebrated firm of Morgan, Walls & Clements established in 1868 in Los Angeles. Stiles Clements is lauded for his contributions to the Art Deco and Streamline Moderne architectural movements and was a successful pupil of the Ecole des Beaux Arts where he completed his architectural studies (Los Angeles Conservancy, 2025). He formed his own firm in 1937 and was joined by his son, Robert Clements in 1955 (Online Archive of California, 2025a). When Stiles Clements retired in 1965, the firm continued as Robert Clements & Associates. When Robert Clements retired in 1987, the firm continued under the direction of his two sons, Robert and Stiles, as Clements and Clements (Online Archive of California, 2025b). Robert Clements himself served as the lead architect on the Security Pacific Bank project. An article from the March 19, 1975, edition of the *South Pasadena Review* notes that the branch will have a “contemporary design” with Clements himself proclaiming that the design “will complement the architectural design of South Pasadena. [and would be designed with a] friendly and open environment for Security Pacific Bank’s South Pasadena branch’s customers.” (South Pasadena Review 1975).

Stiles O. Clements, Associates, during which time he continued a close working relationship with Ralphs Supermarkets. The firm designed a multitude of shopping centers during the 1940s and 1950s throughout the greater Los Angeles metropolitan area all of which had large surface parking lots in front of the shops, which was innovative for the time. The practice of incorporating large parking lots in front of the shops and delivery docks at the rear was later widely adopted in shopping center design. They were also pioneers in developing long, linear arrangements of stores, fronted with pedestrian walkways that encouraged shoppers to stroll past and visit numerous businesses. (Continued on page 3)
When Robert Clements assumed leadership of the firm in 1965, they continued to specialize in commercial buildings from department stores, shopping chain stores, factories, distribution centers, banks, and neighborhood shopping centers. Supermarkets remained the mainstay of their portfolio as they continued to design for Ralphs Supermarkets in addition to completing projects for Food Giant, Market Basket, Vons, and Safeway, although many have been drastically altered or are no longer extant. Robert Clements remained principal of the firm until 1987 when it became Clements and Clements under the direction of Robert’s two sons: Robert O. Clements Jr. and Stiles Michael Clements (Wuellner 2009). As such, because this building is a good example of the New Formalism style and was designed by a master architectural firm, ASM recommends the building meets NRHP Criterion C. with a period of significance of 1975, the year of construction of the building.

Integrity: Because 901 Fair Oaks Avenue meets NRHP Criterion C, an assessment of integrity is warranted. Although the *City of South Pasadena Historic Context Statement* does not provide guidelines for the appropriate aspects of integrity under this criterion consideration, the essential aspects of integrity for properties under Criterion C are design, workmanship, and materials (NPS, NRHP, p. 48).

Design: As previously mentioned, 901 Fair Oaks Avenue was designed in the Late Modern, New Formalism style, and retains a majority of the identified character-defining features. Although there have been a few alterations to the primary façade, these changes have been minor and only to the storefronts which is considered to be an acceptable alteration. New signage and outdoor dining areas for the new businesses have also been added but have not impacted the design of the building in any irreversible way. As such, 901 Fair Oaks Avenue retains high integrity of design.

Workmanship: The high level of workmanship is evident along the primary façade. The entire façade is clad in fluted concrete in the original earth tones as envisioned by the architect and has never been painted in a different color, nor does it appear to display any damage. A row of four soaring, fluted columns extending from the ground level to the roofline serve as structural support for the expansive glazing and cantilevered roof on the north-primary facade. The tile installation along the roofline was masterfully executed with each tile inline in a vertical stack bond. All the extant features of the original construction remain as an excellent example of this type of construction. As such, 901 Fair Oaks Avenue retains high integrity of workmanship.

Materials: The materials associated with the roofline, walls, and exposed structural supports of the primary façade remain largely intact and in excellent condition with little to no deterioration. The fenestration pattern along the east-primary façade have been slightly altered and infilled with contemporary concrete material that is the same color but a slightly different pattern from the original. Contemporary tiles that are similar to the original, have been used to clad the fascia of the new awning and dining patio located on the east-primary façade. The signage present along the primary façade did not exist when the building was originally constructed. The original sign for Security Pacific Bank was a stanchion type that was located just outside of the building’s east-primary façade. However, the contemporary signage appears to be removable and does not create a permanent alteration to the primary façade. As such, the building retains high integrity of materials.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page __ of __ **Resource Name or #*** (Assigned by recorder): 901 Fair Oaks Avenue
***Date of Evaluation:** May 12, 2025

The building retains high integrity under the relevant aspects of integrity for properties eligible under Criterion C, which are design, workmanship, and materials. In addition to those essential aspects, the building retains high integrity of location, setting, feeling, and association. As such, ASM recommends 901 Fair Oaks Avenue is eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 901 Fair Oaks Avenue as not eligible under NRHP Criterion D.

In conclusion, 901 Fair Oaks Avenue is recommended eligible for the NRHP under Criteria A and C.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Jacqueline Padilla-Perez, M.D.S., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 1001 Fair Oaks Avenue
P1. Other Identifier: East West Bank; M18
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1001 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393883 mE / 3775466 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1001 Fair Oaks Avenue is a one-story commercial building that is presently in use as a bank. The building features no clear references to a specific architectural style. It appears to retain a flat roof, stucco exterior cladding on all sides, and was constructed on a poured concrete foundation. There appears to be two main entrances into the building, one facing Fair Oaks Avenue and the other facing the rear parking lot area. There building was constructed to the property line, and only features minimal examples of landscaping, with some bushes planted in the planter along the primary façade facing Fair Oaks Avenue.

(continued on p.)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary and side façades, view toward southwest. June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1934
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** June 8, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

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Page of ***Resource Name or # (Assigned by recorder)** 1001 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** June 8, 2025



Photo 1. Primary façade, view toward west.



Photo 2. Rear façade, view toward east.

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DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1001 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** June 8, 2025



Photo 3. Side façade facing El Centro Street, view toward south.

***P3a. Description:** (continued from p. 1)

Although the side of the building that faces Fair Oaks Avenue and the rear of the building both provide entrances for the public into the building, the side facing Fair Oaks Avenue was determined to be the primary façade as the entrance is more expansive and larger, and also features an ATM. The primary façade is symmetrical, and is composed of rough stucco exterior cladding. An overhang along the primary façade is present, providing shade over the recessed primary entrance area. The overhang features a tile roof and displays the name of the bank that currently occupies the building. The overhang does not reach the top of the building, and a thin segment of the stucco false front is visible along the top of the overhang. The stucco false front additionally creates a geometric emphasis along the center of the building, as either side rise on a diagonal toward the center, obscuring the true roofline of the building (which is likely aligned with the end of the primary façade overhang). The entrance area of the primary façade is recessed from the sidewalk and located underneath the created overhang, and is characterized by floor-to-ceiling glass windows and two glass doors. The glass doors are positioned off-center and more to the north side of the building. There are planters with some landscaping present along the glass windows. Along the northern space of the primary façade is an ATM.

The north side of the building, facing El Centro Street, features little to no architectural details. A small overhang is present along the entirety of the side, and similar to the primary façade, features red roof tiles. The overhang appears to mimic the general angle of the stucco false front of the primary façade. Based on the angle and where the roof tiles visible stop, the building does not feature a gabled roof. It is likely that the original Lamella roof is no longer extant, and that this was the resulting roof form after remodeling.

The rear of the building mirrors the primary façade, with the same false stucco front, overhang with red roof tiles, and an entrance. However, this entrance does not retain the same recessed entryway as the primary façade. The glass double-doors are in the same general position, however instead of a recessed landscaped area, the area to the north of the double-doors features is wall, with one long vertically oriented window facing the parking lot. There are some elements of landscaping along the rear façade, notably some bushes within the planter area in front of the single window. Similar to the primary façade, a sign on the projecting overhang bears the name of the business that occupies the building

The south side of the building is not visible as it directly abuts the building next to it. Beyond the planters, there are no further elements of landscaping. A large bank sign displaying the name of the business occupying the building is constructed on the northeastern-most corner of the building, faces El Centro Street, and is visible from either direction.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 1001 Fair Oaks Avenue

B1. Historic Name: "Our Town" Grocery Store
B2. Common Name: East West Bank
B3. Original Use: Commercial Store B4. Present Use: Bank Branch
***B5. Architectural Style:** N/A (Mid-Twentieth Century Commercial Vernacular)
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1934.
Major alterations occurred to the exterior cladding, the roof, and overall design of the building at an unknown time in the mid-twentieth century.
The doors were replaced at an unknown time.
The windows, if they were extant, were removed at an unknown time.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder: Harry A. Lewis
***B10. Significance: Theme:** Commercial and Industrial Development; Architecture
Period of Significance: 1934 - 1944 **Property Type:** One-Story Commercial **Applicable Criteria:** A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1001 Fair Oaks Avenue was previously considered under the 1000 Block Fair Oaks Historic District, but was determined not to be a contributor to that district.

ASM carefully considered whether 1001 Fair Oaks Avenue is individually eligible under any NRHP criteria.

Criterion A: Because 1001 Fair Oaks Avenue was constructed in 1934 within the City of South Pasadena, it was evaluated under the *City of South Pasadena Citywide Historic Context Statement*, under the theme of Commercial and Industrial Development 1930-1944 as a one-story commercial building property type. 1001 Fair Oaks Avenue was constructed in 1934, replacing two single-family residences that were previously constructed c.1900 on the parcel. It was originally constructed as an expansion of the local "Our Town" Grocery Store, which was located across El Centro Street, with an expanded butcher shop area that faced Fair Oaks Avenue and an expansive Fruits and Vegetables section that faced El Centro Street. Originally constructed with a Lamella wood truss roof design, a center skylight, and two main entrances, the commercial store equally accommodated pedestrian traffic from Fair Oaks Avenue and automobile drivers who would use the parking lot in the rear. Despite the minimal commercial development that occurred during this period as a result of the Great Depression, this commercial building reflects the success of the "Our Town" grocery store, primarily due to its business model. Within the "Our Town" store, the various grocery departments (Butcher, Baker, Fruits/Vegetables, etc…) were managed independently, and appeared at times to have once been independent retailers that had since moved into this business model.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

Thus requiring a larger interior space, 1001 Fair Oaks Avenue was constructed with an “open” central area, permanent “stall” areas along the sides for the various departments, and was intended to operate as a large central grocery store to support the community of South Pasadena. Its centrality is further reflected in its location along the busy corridor of Fair Oaks Avenue and on the same block as the Rialto Theater, its close proximity to local trolley-car stops, and its conscious construction of a parking lot in the rear of the building that can be accessed by the alley in the rear. It was described when it was constructed as a large “modern” and “earthquake-proof” building and therefore may be considered a rare example of commercial development from this period. The *City of South Pasadena Citywide Historic Context* notes that there was minimal commercial construction during the Great Depression era, and the buildings that were constructed were brick buildings that were used for factory use to aid the war effort. The *City of South Pasadena Citywide Historic Context* additionally states that a property type from this period may be significant for representing “advances in transportation or an association with the war effort.” Research did not reveal that this property had any additional association with transportation, nor did research reveal that this property was used in association with World War II. As such, because this was a large and “modern” commercial building constructed during a period of little commercial development within the City of South Pasadena and as such is a rare example of commercial development, 1001 Fair Oaks meets NRHP Criterion A with a period of significance of 1934 (the year the building was constructed) through 1944 (the final year of the Commercial and Industrial Develpoment theme).

Integrity: Because 1001 Fair Oaks Avenue meets NRHP Criterion A, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association.

Location: The building has not been moved from its original location. Therefore it retains high integrity of location.

Design: While the footprint of the building appears to have been minimally altered since its construction, the interior and exterior design of the building and its use has changed over time. The building has hosted grocery stores, appliance stores, a laundromat, offices, and is presently a bank. Because the needs of the building have changed, many renovations occurred. Notably, renovations have removed the tiles and open space that were described in detail as existing along the primary façade upon the store’s opening, and renovations have altered the primary entrance way to include planters with a recessed store front and entirely glass windows and doors. The side of the building facing El Centro Street also was once a more open space for grocery customers and has since been enclosed. However, the building is still accessible from the rear parking lot area and appears to presently place equal emphasis on the primary entrance and rear entrance as was described historically. It is unlikely that these renovations occurred within the period of significance of the building, 1934-1944, as the stucco exterior cladding, the recessed entrance way and the use of planters are typical features of mid-twentieth century design and renovations. The building in its present iteration of design would be unrecognizable to someone who would have been familiar with the building during its period of significance. As such, the building retains low integrity of design.

Setting: When 1001 Fair Oaks Avenue was constructed in 1934, it was constructed on the same city block as the Rialto Theater, within a burgeoning commercial district along Fair Oaks Avenue, and in close proximity to what would become the Arroyo Seco Parkway, which opened for travel during the period of significance of the building. Fair Oaks Avenue has retained its historic nature as an integral commercial corridor and an important traffic artery for the city of South Pasadena. Additionally, the buildings that surround 1001 Fair Oaks Avenue remain commercial buildings as they were historically, although some commercial buildings have been modified or reconstructed. As such, the building retains high integrity of setting.

Feeling: The renovations described above also impact the feeling of the building. Detailed descriptions of the building from the period of significance praise the green tile that was utilized along the primary façade, the natural light of the center interior space, and ample parking in the rear, all of which are distinctive characteristics of a neighborhood grocery store or similar commercial space from this period. Renovations have removed these details, and the present use of the building as a bank have forced the removal of windows and natural light along the interior, thus the building no longer resembles a grocery store from this era. As such, the building retains low integrity of feeling.

Association: Because this commercial building was constructed in 1934, it was identified as a property type associated to the theme of Commercial and Industrial Development within the *City of South Pasadena Citywide Historic Context*. However, the theme primarily highlights the commercial buildings that were utilized as factories or facilities in support of the war effort, and notes the use of brick during this period particularly along the areas just south of the location of 1001 Fair Oaks Avenue. Additionally, the historic context places emphasis on the commercial buildings that continued to host the wartime manufacturing companies after the end of World War II. As such, while the construction of 1001 Fair Oaks appears to be an outlier in construction and use of commercial space during the Great Depression and World War II, its use and its reason for construction were not discussed or identified as particularly historically important under the theme. As such, the building retains moderate integrity of association.

The building therefore does not retain moderate or high integrity of the required aspects of integrity, as is required under the *City of South Pasadena Citywide Historic Context* eligibility considerations for the Commercial and Industrial Development theme.

BUILDING, STRUCTURE, AND OBJECT RECORD

Because 1001 Fair Oaks Avenue therefore does not meet the registration requirements, ASM recommends that 1001 Fair Oaks Avenue is not eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted a number of businesses over the years and has been associated with a number of business owners. No individuals associated with those businesses as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1001 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed wither 1001 Fair Oaks Avenue embodies distinctive characteristics of type, period, or method of construction, represents a work of a master, or possesses high artistic value. This building possesses minimal references to architectural design, and appears to embody a mid-century commercial vernacular. The exterior façade is primarily characterized by rough stucco on all sides, a steep extending overhang with clay tile roofing on the primary and side façades, and a rising false stucco front in a geometric shape that places visual emphasis on the center of the building. Research has revealed that the original details of the store-front have been removed as a result of renovations, and no character-defining architectural features from the construction of the building remain. Because of the minimal architectural detailing, the building displays no clear references to an architectural style and therefore does not embody distinctive features and retains no quality of design. As such, it does not possess high artistic value. Research revealed that Harry A. Lewis designed the building and was the identified builder of the property. A local builder who lived in South Pasadena, Lewis was not recognized within the *City of South Pasadena Citywide Historic Context* as an architect or builder important to the history of South Pasadena, and research did not reveal that he retained additional historic importance as a master builder or architect within the county, state, or nation. Finally, 1001 Fair Oaks was constructed in a usual method with standard materials and does not appear to be a good example of a method of construction. As such, ASM recommends 1001 Fair Oaks Avenue as not eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1001 Fair Oaks Avenue as not eligible under NRHP Criterion D.

In conclusion, 1001 Fair Oaks Avenue is not eligible for the NRHP as it does not meet any of the criteria for eligibility.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 1138 Fair Oaks Avenue
P1. Other Identifier: 1134 Fair Oaks Avenue, 1136 Fair Oaks Avenue; M25
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1138 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393928 mE / 3775223 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The 1138 Fair Oaks Avenue parcel contains two separate buildings; a one-story commercial (restaurant) building, and a two-story commercial building. The one-story commercial building, 1138 Fair Oaks Avenue, faces Fair Oaks Avenue. It is a symmetrical building with a side-gable roof, and features architectural references to the Monterey Revival style, including the use of tile along the primary (west) façade and the red clay tile roof. The primary façade features a single, wood, door with a glass inset, and is flanked on either side by glass windows. In the lower register of the primary façade, beneath the glass windows, are Spanish tile. Surrounding the door and in between the door and tile are stucco dental blocks, which connect to a stucco band above the door and beneath the signage of the building that is visible along the primary façade. Surrounding these details is smooth stucco exterior cladding. A gutter runs just below the roof line. A neon sign now displays the name of the business associated with the building.

(continued on p. 2)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façades, view toward northeast.
June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1936
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** June 8, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1138 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** June 8, 2025



Photo 1. Side façade, view toward north.



Photo 2. Detail of primary façade, view toward east.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1138 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** June 8, 2025



Photo 3. Primary façade details, view toward northeast.



Photo 4. Primary façade detail, view toward east.

***P3a. Description:** (continued from p. 1)

The side (south) façade bears little architectural details. It displays brick exterior cladding, that has not been painted over. A neon sign reads the name of the business facing Monterey Road.

The rear (east) façade features a personnel entrance into the building, which is a single door obscured by a metal gate. There are three window openings of different sizes, all of which are covered by metal bars. The exterior cladding of the rear is unpainted brick. 1138 Fair Oaks Avenue is comparatively small to its neighboring building, both in height, width, and depth.

The two-story commercial building, 1136 Fair Oaks Avenue, is also oriented towards Fair Oaks Avenue. This building is symmetrical with a side-gabled roof, and features architectural references to the Monterey Revival style, particularly the red clay tile roof and the wood roof supports. The main entrance into the building is located on the primary (north) façade, and is a single glass door that is the same height as the register of windows along the primary façade. These windows are replacement windows, and run as a register from the primary entrance door until a stucco wall area (that was likely once another entrance door or area). Below the windows are thin decorative brick accents. The area between the top of the window and the roofline is composed of smooth stucco exterior cladding. Signage in this area displays the name of the building. The only reference to Monterey Revival style is seen in the roof area with multiple carved wood roof supports that jut out of the primary façade and support the cantilevered red clay tile roof. There are two gutter lines on either side that are painted the same color as the roof.

The sides that are visible feature only unpainted brick, in the same style and color as the side of 1138 Fair Oaks Avenue. Also similar to 1138 Fair Oaks Avenue, the rear, non-public façade features plain and unadorned brick exterior cladding. There are openings for windows along both stories, however these windows appear to be more uniform in size than 1138 Fair Oaks Avenue. Each window features iron bars, obscuring the windows from view. There are two personnel doors along the rear façade. One appears to be a later addition, and is a single flat metal door. The other appears to be double flat metal doors, and are accessed in a recessed area.

Due to the design of 1138 Fair Oaks Avenue and 1136 Fair Oaks Avenue as part of a larger development and with the intention to occupy the lot for commercial purposes, there is minimal landscaping, only visible along the side of 1138 Fair Oaks Avenue facing Monterey Road. There are some bushes and small trees in the area. The sidewalks are present and expansive in front of the primary façades of the buildings.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 3S, 5D3

***Resource Name or #** (Assigned by recorder): 1138 Fair Oaks Avenue

B1. Historic Name: Monterey Market / The Charbroiler
B2. Common Name:
B3. Original Use: Commercial Building / Restaurant B4. Present Use: Commercial Building / Restaurant
***B5. Architectural Style:** Monterey Colonial Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The two buildings on the parcel were constructed in tandem in 1936.
Several interior alterations occurred overtime as the buildings' uses have changed.
The windows of both buildings were replaced at an unknown date.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
This building was constructed as part of a larger development, and is associated with two other buildings to the north of the parcel (1132 Fair Oaks Avenue/1134 Fair Oaks Avenue), and a parking lot north of the parcel, with an entrance into the parking lot located between the two above buildings.

B9a. Architect: Arthur Munson b. Builder:
***B10. Significance: Theme:** Commercial and Industrial Development (1930-1944), Architecture
Period of Significance: N/A **Property Type:** Two-story commercial building **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1138 Fair Oaks Avenue (which is the Los Angeles County Assessor's address for the parcel that also includes 1136 Fair Oaks Avenue) was previously considered as a potential contributing resource to the locally eligible 1100 Fair Oaks Avenue Historic District, identified by PCR Services Corporation in 2002. This evaluation was carried forward by Historic Resources Group in 2017 but was not re-evaluated. ASM reconsidered whether the district meets any NRHP criteria, and recommends that it is eligible under criteria A and C and 1138 Fair Oaks Avenue is recommended as a contributing resource to the historic district.

ASM carefully considered whether 1138 Fair Oaks Avenue is also individually eligible under any NRHP Criteria.

Criterion A: Because 1138 Fair Oaks Avenue was constructed in 1936 within the City of South Pasadena, it was evaluated under the *City of South Pasadena Citywide Historic Context Statement*, under the theme of Commercial Development 1930-1944 as one-story and two-story commercial building property types. The parcel contains two separate but adjacent buildings. These buildings were part of a larger four-building commercial development on Fair Oaks Avenue. The four buildings were designed and constructed simultaneously as part of the same development project and were designed by the same architect. Prior to the construction of the commercial buildings, two single-family residences constructed in the early 1900s were located on the property.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page __ of __ **Resource Name or #*** (Assigned by recorder): 1138 Fair Oaks Avenue
***Date of Evaluation:** May 12, 2025

The two-story building (which retains the address 1136 Fair Oaks Avenue) was originally designed for a large market, and the one-story building (which retains the address of 1138 Fair Oaks Avenue) was originally designed for a restaurant (*South Pasadena Foothill Review* 1936). The two-story building is now a retail store and the one-story building is now a bakery. The *City of South Pasadena Citywide Historic Context* notes that there was minimal commercial construction during the Great Depression era of the 1930s, and the new buildings that were constructed in the early 1940s were primarily brick factories that aided in the war effort. While 1138 Fair Oaks Avenue retained its commercial use once the county was fully engaged in World War II, 1136 became an industrial supply store in response to the local increase in industry. Both buildings feature brick-construction that is typical and standard of the era. The *City of South Pasadena Citywide Historic Context* additionally states that a property type from this period may be significant for representing "advances in transportation or an association with the war effort." Special attention was paid to the parking lot in the development of the project, as automobiles gained prominence over streetcars during this time and it became important to the citizens of South Pasadena to retain parking space for both the commercial buildings and the nearby Masonic Temple (located on the same block). Although the parking lot is not located on the 1138 Fair Oaks Avenue parcel, it is located on the neighboring parcel and clearly still associated with the commercial importance of this property and the emphasis on the automobile in its establishment and design. Therefore, ASM recommends 1138 Fair Oaks Avenue meets NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted a few businesses since its construction and has been associated with a number of business owners. No individual associated with those businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1138 Fair Oaks Avenue is not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1138 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. The two buildings on the parcel were constructed in Monterey Colonial Revival style, an architectural style and sub-theme identified within the *City of South Pasadena Historic Context* under the theme of 20th Century Period Revivals. This style was likely chosen as the "Monterey Market" (a previously established business) would occupy the space and because this parcel was on the corner of Fair Oaks Avenue and Monterey Road. Together, the buildings are a good example of a commercial iteration Monterey Revival style (as opposed to the much more common residential iteration of the style). They both retain several identified character-defining features, including: an asymmetrical façade, two-story height (1136 Fair Oaks only), rectangular plan, low pitched roof with clay tiles, for 1136 Fair Oaks, plastered walls devoid of surface ornament. Additionally, well-known Pasadena architect Arthur Munson was the architect of the two buildings at 1138 Fair Oaks Avenue, as well as the entire four-building development and parking lot (*South Pasadena Foothill Review* 1936). Munson was a member of the American Institute of Architects (AIA) between 1946 and 1952 (with 1952 as the likely year of his retirement before his death in 1969). As such, although Munson joined the AIA later in his career, research revealed that the buildings were constructed during the productive years of his career, when he was a resident of the Pasadena/South Pasadena area and was known locally for his period revival residence designs. This further establishes the unique qualities of 1138 Fair Oaks Avenue as a rare example of his period revival commercial design, and as such are a notable and rare example of his work, especially in the full context of the entire development that the building at 1138 Fair Oaks Avenue were constructed as contributing buildings to. Therefore, ASM recommends 1138 Fair Oaks Avenue meets NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1138 Fair Oaks Avenue as not eligible under NRHP Criterion D.

Integrity: Because 1138 Fair Oaks Avenue meets NRHP Criterion A and C, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association; and while the *City of South Pasadena Historic Context Statement* does not provide guidelines for the appropriate aspects of integrity under this criterion consideration, the essential aspects of integrity for properties under Criterion C are design, workmanship and materials. The context also notes that the replacement of original storefronts is a common and acceptable alteration.

Location: The buildings located at 1138 Fair Oaks Avenue have not been moved from their original location. Therefore, it retains high integrity of location.

Setting: 1138 Fair Oaks Avenue was constructed at the intersection of Fair Oaks Avenue and Monterey Road, which was then an important intersection for the residents of South Pasadena, as Monterey is a long through street that extends towards Highland Park on the west and San Marino on the east, and were constructed to support the local population as a grocery store and local restaurant. The intersection of Fair Oaks Avenue and Monterey Road remains important and integral intersection within Sout Pasadena, as Monterey Road still extends to the suburbs of Los Angeles County on either side, and Fair Oaks Avenue remain an important transportation corridor as well as an important commercial corridor for the citizens of South Pasadena, as well as the surrounding cities. As such, 1138 Fair Oaks Avenue retains high integrity of setting.

BUILDING, STRUCTURE, AND OBJECT RECORD

Feeling: Minimal renovations have occurred to the buildings, and they generally retain the design as they were when initially constructed. Additionally, the buildings retain the same use as they did when they were constructed: a commercial store and restaurant building. Because the design and the use of the buildings remain unchanged and still visually represent a 1930s-era commercial complex, 1138 Fair Oaks Avenue retains high integrity of feeling.

Association: The buildings were constructed along Fair Oaks Avenue as commercial buildings, were associated with a parking lot, and one of the buildings was additionally converted to an industrial commercial shop given the new industrial factories nearby during World War II. As such, because these buildings represent the commercial development of South Pasadena era and are good examples of brick commercial buildings from this era, 1138 Fair Oaks Avenue retains high integrity of association to the identified theme within the *City of South Pasadena Historic Context.*

Design: 1138 Fair Oaks Avenue was constructed in the Monterey Colonial Revival style, and retains a majority of the character-defining features. The footprint of the buildings, the floorplan, and interior spatial relationships have not been altered, and character-defining features such as the exterior cladding, the low pitched clay tile roofs, and the wooden support balustrades have not been altered. As such, 1138 Fair Oaks Avenue retain high integrity of design.

Workmanship: The distinctive features of workmanship of the buildings are still extant, such as the wood support balustrades, the exterior tile, and the glass shop windows. These are still prominent features and remain important characteristics of the primary façade facing Fair Oaks Avenue. As such, 1138 Fair Oaks Avenue retains moderate integrity of workmanship.

Materials: 1138 Fair Oaks Avenue retains the majority of its materials, including the exterior cladding, the stone on the exterior of the building, the wooden support balustrades, and the wood detailing under the extending roofline on 1136 Fair Oaks Avenue. As such, both buildings at 1138 Fair Oaks Avenue retain high integrity of materials.

As such, the building retains moderate or high integrity under the relevant aspects of integrity, or most important, for properties eligible under Criteria A and C, which are location, setting, feeling, association, design, workmanship, and materials. In conclusion, 1138 Fair Oaks Avenue is recommended individually eligible for the NRHP under Criteria A and C and as eligible as a contributing resource to the 1100 Block Fair Oaks Historic District.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of ***Resource Name or #:** 1141 Fair Oaks Avenue
P1. Other Identifier: US Bank; M24
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1401 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393817 mE / 3775031 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1141 Fair Oaks Avenue is a one-story commercial building. It is attached to a central anchor grocery store on its north side, that is part of a larger shopping center which features a variety of businesses. There is a large parking lot on the east side of the building with access from Monterey Road and Fair Oaks Avenue. The parking lot features light poles and vegetation -beds along the perimeter and within the parking lot that contain trees and shrubs. The building exterior has been redesigned in a contemporary style that is void of any architectural detailing and uses simple materials such as stucco cladding, standing seam metal cladding on the awnings, and glass store fronts with aluminum frames. The roof is flat with a parapet that runs along the perimeter of the building. An awning which provides shade and weather protection extends from the east roofline. The west roofline slopes to mimic the slope of the awning. The awning fascia is clad in stucco and is quite tall, approximately 3' in height to accommodate building signage. LED signage is mounted on the fascia above each of the small businesses. A tall parapet (or dormer) extends about 7' or 8' from the lowest point of the awning over the US Bank portion of the building. The signage for US Bank is mounted to the parapet. (Continued on p. 2)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary Façade northwest view.
June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1978
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

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DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1401 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** June 8, 2025



Photo 1. Primary façade, view toward west.



Photo 2. West façade, northeast view.

***P3a. Description:** (continued from p. 1)

The primary façade of the building faces east, towards the parking lot. US Bank anchors the building on the south end and features five sections of storefront glass with double entry doors and a transom ocated above in the center section. An ATM machine is located approximately 8' north from the storefront. A generous concrete walkway fronts the building and is bordered on the east by a long, integrated planter bed that is filled with a variety of shrubs. Two large columns project from the planter bed in its southernmost portion, with shrubs planted in between the columns. The planter is constructed of common brick that has been smoothed with stucco and painted to match the building. It is raised about 2' from the walkway level. The upper portion of the planter has a decorative fluting detail. The planter extends approximately 10' to its ending point from the inner column. There is a 5' walkway between the end of the raised planter to the next column, then, a 7' space between to the next column. At this point the storefronts for the other two businesses begin. The storefront opening has 8 sections: 2 fixed glazing panels, a set of double doors for the first business, another 4 fixed glazing panels, and a single-entry door for the last business. The wall around the storefront is stucco. There are two more columns, also clad in stucco, at the north end with approximately 5' of spacing between them.

The south façade of the building faces Monterey Road and features stucco walls, window glazing that extends from the ground level to the roofline, as well as a set of stairs. On this façade it is evident that the ground level is raised approximately 30" from the street level. Beginning at the west end of the façade, a portion of solid stucco wall is located directly beneath the slope of the west roofline. Next to the solid wall are three glazing panels which are recessed approximately 15" from the wall plane. Each section of glazing is separated by a wall section that is approximately 6" wide. This pattern of solid stucco wall and three glazing panels repeats twice. After the third set of glazing panels is one final portion of solid stucco wall that is approximately 6' wide. On the east side of the wall is a set of concrete steps that extends from the sidewalk level up to the walkway. The steps are approximately 5' wide. The integrated planter abuts the steps. There is an in-ground planter bed that runs the entire length of the south façade and features a variety of shrubs.

The rear-west façade is primarily utilitarian in its appearance and function. It is comprised of a solid stucco wall with two steel doors, once closer to the south end and the other closer to the north end. There are several mechanical and electrical connections on the wall and two security light fixtures. The entire rear lot is covered in concrete. There is also driveway access to the rear lot from Monterey Road.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 1401 Fair Oaks Avenue

B1. Historic Name: Unknown
B2. Common Name: US Bank
B3. Original Use: Shopping Center
B4. Present Use: Shopping Center
***B5. Architectural Style:** Contemporary
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1928
Major renovations in 2024

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Unknown
b. Builder: Unknown
***B10. Significance: Theme:** None
Period of Significance: N/A **Property Type:** Commercial **Applicable Criteria:** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 1141 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: The building located at 1141 Fair Oaks Avenue was constructed in 1978 as a commercial shopping center. ASM considered whether 1141 Fair Oaks Avenue was associated with any historic events or represented a pattern of events identified within the City of South Pasadena historic context. Although the period of significance of the theme identified in the *City of South Pasadena Historic Context Statement* ended in 1965, that date was chosen because it was 50 years prior to the preparation of the context, and no other reason was cited to justify that end date. As such, to be able to evaluate within the local theme of Commercial Development, ASM extended the period of significance for the Commercial Development theme through the end of the 1970s given that the history of commercial development in South Pasadena did not discernably change until there was a national recession in the 1980s caused by an 11 percent inflation rate combined with a high unemployment rate, with both peaking in June 1979 (Michelson 2025). 1141 Fair Oaks Avenue replaced a commercial shopping center (date unknown) that was on the parcel prior to 1978. The construction of a new shopping center was typical of the era, and as one of many commercial buildings constructed during this time, does not appear to be particularly representative of the pattern of development in South Pasadena during the 1970s. Research did not reveal that the construction of the building was specifically related to Route 66 or any other nearby highway systems or important transportation corridors. Additionally, research did not reveal that any important historic events took place within the building. As such, because 1141 Fair Oaks is not individually exemplary of the construction of commercial buildings during this era and has not been identified individually as a notable example of commercial development, ASM recommends 1141 Fair Oaks Avenue is not eligible under NRHP Criterion A.

Continued on pg. 2

(Sketch Map with north arrow required.)

See DPR J form attached

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Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page __ of __ **Resource Name or #*** (Assigned by recorder): 1141 Fair Oaks Avenue
***Date of Evaluation:** May 12, 2025

Criterion B: ASM then assessed whether 1141 Fair Oaks Avenue is associated with the life of a person significant to history. Numerous individuals have been associated with the multiple small businesses that have operated in the shopping center. Research did not reveal that a specific individual important to the history of the local community, state, or nation was ever directly associated with this building or those businesses. As such, ASM recommends 1141 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1141 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. This building is a typical example of a contemporary shopping center property type. The anchor portion of the building is US Bank with two smaller businesses located on the north side of the bank. The building is connected to a new Trader Joes anchor store, located at 1129 Fair Oaks Avenue, which opened in the fall of 2024. The conversion led to a full exterior renovation of all the buildings located in the shopping center, including 1141 Fair Oaks Avenue. The north wall of the building is shared with the Trader Joes building. The east, primary façade, the south façade, and the west façade, which is the rear of the building, are characterized by new stucco cladding on the walls and columns. The sloped awnings remain along the smaller business storefronts, while a simple, flat parapet clad in stucco was designed above US Bank to accommodate a large sign. The angled roofline is clad with metal standing-seam material. The roofline projects over the pedestrian right of way, creating a covered walkway. The storefronts have all been replaced with contemporary glass and frames. New signage has also been installed for all businesses. With minimal architectural details, the building displays no clear reference to a specific architectural style and therefore does not embody distinctive characteristics of a recognized style, including those identified in the *City of South Pasadena Historic Context Statement* (Historic Resources Group 2014*)*. Research did not reveal that a master builder or architect was associated with the construction or the design of the building. The building was constructed with standard, contemporary materials and does not appear to be a good example of a period of construction, nor does it possess high artistic value. As such, ASM recommends 1141 Fair Oaks Avenue is not eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1141 Fair Oaks Avenue is not eligible under NRHP Criterion D.

In conclusion, 1141 Fair Oaks Avenue is not eligible for the NRHP as it does not meet any of the criteria for eligibility.
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Jacqueline Padilla-Perez, M.D.S., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** 1200 Fair Oaks Avenue
P1. Other Identifier: Chevron Gas Station
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1200 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393949 mE / 3775147 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The commercial building associated with the gas station at 1200 Fair Oaks Avenue is rectangular in form, features red tile side-gable roof, and a dual storefront and garage area. Constructed on a diagonal facing the northwest toward the intersection of Fair Oaks Avenue and Monterey Road, the northeastern section of the building features a commercial store. This commercial store features simple profile windows, a double glass door entryway, and stucco exterior cladding on the lower level of the primary façade. A band between the roofline and the storefront describes the commercial store as "Food Mart." The other side of the primary façade features a garage/shop area. There are two main garage entrance areas, which each feature rolling metal garage doors. Above this section, in between the roofline and the shop area, reads "Fair Oaks Smog Test."

(continued on p.)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
View toward southeast.
November 12, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1971
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 12, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1200 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 1. View toward east.



Photo 2. View toward south.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1200 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 3. View toward south.

***P3a. Description:** (continued from p. 1)

The sides of the building feature textured concrete block. The rear of the building additional features an expanded area that was likely intended to hide the refuse of the shop from view. Although this is a new addition, it was constructed to match the corrugated concrete block that is present along all sides of the building.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 1200 Fair Oaks Avenue

B1. Historic Name: Standard Oil Gas Station
B2. Common Name: Chevon Gas Station
B3. Original Use: Gas/Service Station
B4. Present Use: Gas/Service Station
***B5. Architectural Style:** Midcentury Commercial Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1971, although a service station has been at this location since the 1920s.
A rear shed area with like-materials was constructed in the 2010s in the rear of the building.
It is likely the exterior cladding of the pump covers have been replaced since the time of construction.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
Two gas pump covers, one larger one located closer to Oak Street, and one smaller one located more adjacent to Fair Oaks Avenue.

B9a. Architect: N/A
b. Builder: N/A
***B10. Significance: Theme:** Mid-Twentieth Century Growth
Period of Significance: N/A **Property Type:** one-story commercial **Applicable Criteria:**
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 1200 Fair Oaks Avenue is individually eligible under any NRHP criteria.

Criterion A: The building located at 1200 Fair Oaks Avenue was constructed in 1971 to support an automobile service station business. ASM considered whether 1213 Fair Oaks Avenue was associated with any historic events or represented a pattern of events identified within the *City of South Pasadena Historic Context Statement*. The *City of South Pasadena Historic Context Statement* defined the period of significance (POS) of the Mid-20th Century Growth context as between 1945 (the end of World War II) and 1972 (the last year of major tract development in South Pasadena). As such, while this building was constructed within the POS of the Mid-20th Century Growth context, it is outside of the POS of the relevant theme of Post-World War II Commercial and Industrial Development (1945-1965). However, while the building associated with the automobile service station was constructed in 1971, it was new a new improvement for the service station that had been in place at that intersection since as early as the 1920s. The main improvement, the building associated with the address of 1200 Fair Oaks Avenue, added an interior commercial space as well as a two-door garage/shop space. Two rectangular shade covers were also constructed at this time, both facing north, with the larger one farther up in the parcel and close to the curb entrance into the service area from Monterey Avenue, and the smaller one lower in the parcel and close to the curb entrance into the service area from Fair Oaks Avenue. A conditional permit was required for the improvements, which were described as “enlargement and reconstruction,” and seen visually in the eventual construction of the commercial/garage area and the shade coverings. These buildings and structures are still presently extant.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

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BUILDING, STRUCTURE, AND OBJECT RECORD

The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…and continued commercial growth." Because this building was constructed as an improvement to an existing automobile service station, it does not reflect the important themes of commercial growth in South Pasadena during the Mid-20th Century Growth context. Additionally, it was constructed outside of the identified theme of Post World War II Commercial and Industrial Development (1945-1965), and research did not reveal important events or additional significance surrounding the construction. Finally, the property type of automobile service station is not unique along Fair Oaks Avenue, and buildings similar to 1200 Fair Oaks Avenue have been constructed in the near vicinity throughout the twentieth century. As such, ASM recommends 1200 Fair Oaks Avenue is not eligible under Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted various businesses since its construction, and no individual associated with those businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1200 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1200 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction or represents the work of a master. While the building exhibits some elements of Late Modernism including the uniform use of corrugated concrete cladding on the sides of the building and little applied ornament, it does not express enough elements of a specific design or style to be considered representative of a specific architectural style identified in the *City of South Pasadena Historic Context Statement.* Architectural features include a red-clay tile roof, simple profile shop windows and glass entrance doors, rolling metal garage doors, and floor-to-ceiling shop windows. An enclosed space was constructed as a storage area behind the building in recent years, however the new construction matched in color, shape, and size the original corrugated concrete siding. As such, the building does not represent a specific type, period, or method of construction, and instead is reflective of a late-twentieth century commercial vernacular. ASM then considered whether the building is the work of a master architect. Research did not reveal a specific architect associated with the construction and/or design of the building. As such, ASM does not recommend 1200 Fair Oaks Avenue as eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1200 Fair Oaks Avenue is not eligible under NRHP Criterion D.

In conclusion, ASM does not recommend 1200 Fair Oaks Avenue eligible under any NRHP criteria.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 1213 Fair Oaks Avenue
P1. Other Identifier: Pavilions
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1213 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393981 mE / 3775902 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1213 Fair Oaks Avenue is large, rectangular, building with a flat roof. The exterior façade primarily features stucco exterior cladding, that has been painted multiple colors. The primary entrance into the building is centered along the primary façade that faces Fair Oaks Avenue and the expansive parking lot associated with the building. There are wood paneled accents above the primary entryway and along the sides of the building. There are expansive glass windows along the primary façade and by the entranceway, mostly behind the shopping cart return area in the front of the primary façade. The northern side of the building retains the corrugated stone siding that the stucco now covers on all sides. The southern side of the building features an area for the handing of goods as well as the dumpster area. There are several instances of exterior lighting along the primary façade and along the side façades. Most of the present exterior cladding appears to be contemporary and was recently installed.

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward northwest.
November 12, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1979
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 12, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1213 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 1. Primary façade, view toward southwest.



Photo 2. Primary façade and side façade, view toward south.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1213 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 3. Primary façade loading zone area, view toward west.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 1213 Fair Oaks Avenue

B1. Historic Name: Safeway Grocery
B2. Common Name: Pavilions Grocery
B3. Original Use: Grocery Store
B4. Present Use: Grocery Store
***B5. Architectural Style:** 21st Century Commercial Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The building was constructed in 1979.
The exterior cladding was replaced in c.2022.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: N/A
b. Builder: N/A
***B10. Significance: Theme:**
Period of Significance: N/A **Property Type:** One Story Commercial Building **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1213 Fair Oaks Avenue

ASM carefully considered whether 1213 Fair Oaks Avenue is individually eligible under any NRHP criteria.

Criterion A: 1213 Fair Oaks Avenue was constructed in 1979 as a commercial building in South Pasadena. ASM considered whether 1213 Fair Oaks Avenue was associated with any historic events or represented a pattern of events identified within the *City of South Pasadena Historic Context Statement*. The *City of South Pasadena Historic Context Statement* defined the period of significance of the Mid-20th Century Growth context as between 1945 (the end of World War II) and 1972 (the last year of major tract development in South Pasadena). As such, this building was constructed outside of the era of significant growth for South Pasadena. Research revealed that this particular building replaced a commercial block owned primarily by Philips Aviation Inc. and also featured a brick commercial building. Philips Aviation Inc. constructed a shop/factory and a warehouse in the area during World War II, and continued to use the space as an industrial area through the post-war period. By the late 1970s, Philips Aviation opted to demolish the buildings as well as some residences in the vicinity to construct a large commercial store to lease to the Safeway grocery chain.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

This move replaced the original Safeway building on the corner of Fair Oaks and Grevilia Street, 606 Fair Oaks Avenue. The building was constructed to be 34,618-squarefeet with parking space for 153 cars. Research did not reveal that this development was of particular prominence, interest, or significance to the commercial growth of South Pasadena in this era or to the locals of South Pasadena. As such, because 1213 Fair Oaks is not individually exemplary of the construction of commercial buildings during this era and has not been identified individually as a notable example of commercial development, ASM recommends 1213 Fair Oaks Avenue is not eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted two businesses since its construction, and no individual associated with those businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1213 Fair Oaks Avenue as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1213 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction or represents the work of a master. Research revealed that while the footprint of the building has not changed, the exterior cladding design was altered in recent years. The building was originally constructed in a late mid-century commercial vernacular style, with the most notable architectural feature being the corrugated concrete siding along all sides of the building. The primary entrance faced east towards Fair Oaks Avenue, was slightly recessed with an extending cover, featured rows of glass windows, and planters with vegetation. Recent alterations from c.2022 removed many of these features. The corrugated concrete siding was replaced with smooth stucco cladding, the extending cover was removed, and the store front was brought out to enclose the front. The glass windows and the fenestration patterns were retained, and the planters with vegetation were retained as well. Due to these changes, the building no longer represents a specific type, period, or method of construction, and instead is reflective of a late-twentieth century commercial vernacular. ASM then considered whether the building is the work of a master architect. Research did not reveal a specific architect associated with the construction and/or design of the building. As such, ASM does not recommend 1213 Fair Oaks Avenue as eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1213 Fair Oaks Avenue is not eligible under NRHP Criterion D.

In conclusion, ASM does not recommend 1213 Fair Oaks Avenue eligible under any NRHP criteria.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 1300 Fair Oaks Avenue
P1. Other Identifier: Crash Champions Collision Repair; M29
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1300 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393931 mE / 3775039 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1300 Fair Oaks Avenue is a one-story service station that is presently still in use as a service station. The building features no clear reference to a specific architectural style. It appears to retain a flat roof, brick exterior cladding, and was constructed on a poured concrete foundation. There are two major elements to this building; the interior office area with brick exterior cladding, and the service area with a covered roof that extends toward Lyndon Street across what was once the parking lot of the building, and has now been repurposed as an automobile service area with specific drive-through lanes. The building was constructed to the edge of the property line, and has no landscaping features. (continued on p. 4)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward east.
August 27, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1946
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** August 27, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary # _____
HRI # _____
Trinomial _____

Page of ***Resource Name or # (Assigned by recorder)** 1300 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** August 27, 2025



Photo 1. Side façade, view toward northeast.



Photo 2. Primary façade, view toward northeast.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary # _____
HRI # _____
Trinomial _____

Page of ***Resource Name or # (Assigned by recorder)** 1300 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** August 27, 2025



Photo 3. Primary façade detail, view toward east.



Photo 4. Side façade, view toward south.

***P3a. Description:** (continued from p. 1)

The brick office area of the building is in a general L-shape, and the primary façade faces west toward Fair Oaks Avenue. This façade features a range of fixed plate-glass windows, which rise from a small brick foundation to the one-story height of the building. The entry door is a single, glass door with a metal frame. Original to the design of the building is an extending roof which provides shade and is supported by metal pipes which run the length of the primary façade. These metal pipes continue to support the covered service area, which features vehicular access lanes from Fair Oaks Avenue. There is one window adjacent to the entrance which provides light and visibility into the office area, and one window at the south end of the building.

The north side of the building consists of long part of the L-shape and Roll-up metal garage doors provide access to the service and garage areas. In the areas with no garage doors, there are multi-pane fixed wood windows that supply light to the interior space.

The south and sides of the building feature little to no architectural details. The only detail of note is the extensive use of brick for the exterior cladding.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 1300 Fair Oaks Avenue

B1. Historic Name: Ford Dealership and Service Station
B2. Common Name: Crash Champions Collision Repair
B3. Original Use: Dealership Repair / Service Station B4. Present Use: Repair / Service Station
***B5. Architectural Style:** N/A (utilitarian)
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1946.
No major alterations have occurred.
Windows and doors were replaced at unknown time. The extending area that covers the automobiles was placed in the late 1950s or early 1960s.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
A large sign facing north/south along Fair Oaks Avenue associated with the building is present, located at the northwest area of the property.

B9a. Architect: N/A b. Builder: N/A
***B10. Significance: Theme:** Pots World War II Commercial and Industrial Development
Period of Significance: N/A **Property Type:** One-story commercial building **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 1300 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: Because 1300 Fair Oaks Avenue was constructed in 1946 within the city of South Pasadena as a commercial space and service station, it was evaluated under the *City of South Pasadena Historic Context Statement* within the Post World War II Commercial and Industrial Development (1945-1965) theme as a One-Story Commercial Building, one of the associated property types. The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…[and] may represent advances in transportation, a specific association with Route 66, and continued commercial growth." 1300 Fair Oaks Avenue was constructed as a Ford dealership and Ford service station. While directly correlated to the increasing advancements in transportation afforded by the automobile, the presence of a dealership along the commercial Fair Oaks corridor does not represent significant advances in transportation, nor does the presence of a service station along this corridor. The building was constructed after the establishment of Route 66 along Fair Oaks Avenue and therefore was not found to retain a specific association. Additionally, the presence of a Ford retail store is more aligned to the continued commercial growth of this particular area of South Pasadena. As a Ford dealership and service station, this building reflects the changing landscape and nature of Fair Oaks Avenue in South Pasadena in the post-war period. However, it was one of many service stations in the City in this period and is not an excellent example of the city's commercial development in comparison to other examples. Research did not reveal that additional historic events occurred on or within the property. Thus, ASM recommends 1300 Fair Oaks Avenue is not eligible for under NRHP Criterion A.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted a few businesses since its construction and has been associated with a number of business owners. No individual associated with those businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1300 Fair Oaks Avenue is not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1300 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. This building possesses minimal references to architectural design, and appears to embody a mid-century commercial vernacular. The exterior façade is primarily characterized by an extending shade cover over the primary façade supported by metal poles, a range of shop windows that rise from the floor to the ceiling, and brick exterior cladding on the primary façade and the actual building interior areas. Research revealed that the building has retained alterations since its construction, particularly in the area that is now the covered car service area that extends from the main office area of the building to Lyndon Street. Despite this, the shell of the building appears to retain its historic character, as a historic photo from 1953 displays the same metal pipe supports and expansive shop windows along Fair Oaks Avenue.

However, because of the minimal architectural detailing, the building displays minimal references to a mid-century commercial vernacular architectural style and therefore does not embody distinctive features and retains no quality of design. As such, it does not possess high artistic value. Research did not reveal the architect or the builder responsible for the design or the construction of the building. Finally, 1300 Fair Oaks was constructed in a typical method with standard materials and is not a good example of a method of construction. As such, ASM recommends 1300 Fair Oaks Avenue is not eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1300 Fair Oaks Avenue as not eligible under NRHP Criterion D.

In conclusion, 130 Fair Oaks Avenue is not eligible for the NRHP as it does not meet any of the criteria for eligibility.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 1326 Fair Oaks Avenue
P1. Other Identifier: Hi-Life Burgers; M31
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1326 Fair Oaks Avenue City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393932 mE / 3774963 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1326 Fair Oaks Avenue is a one-story restaurant that was originally constructed as a soda stand. The building features no clear reference to a specific architectural style. It retains a square form, a hipped metal roof, stucco and brick exterior cladding with extensive windows, and was constructed on a poured concrete foundation. The building was constructed up to the edge of the property line at the corner of Fair Oaks Avenue and Bank Street, with a parking lot occupying the rest of the parcel. (continued on p. 2)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward east.
August 27, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1963
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** August 27, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1326 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** August 27, 2025



Photo 1. Side and rear façade, view toward northwest.



Photo 2. Rear and side façade, view toward southwest

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1326 Fair Oaks Avenue
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** August 27, 2025



Photo 3. Rear façade, view toward west.



Photo 4. Primary and side façades, view toward southeast.

***P3a. Description:** (continued from p. 1)

According to historic aerials, the original iteration of the building was constructed in a long rectangular shape along Bank Street. Research revealed that this building originally operated as a “drive-up” restaurant, and likely supplied refreshments and food items to automobiles in parking areas, hence the long rectangular shape along with ample parking. By 1992, the building was advertised as a new restaurant and the form had been altered to a square shape at the corner of the parcel. It is not clear that any features of the original building were retained at the time of that rehabilitation/reconstruction.

The primary façade faces Fair Oaks, and is accessed by concrete steps leading to an open covered dining area. The primary entrance area features double glass doors with a metal frame, and is flanked on either side by large windows with metal frames. The lower sections of the windows are composed of brick, and the upper sections of the façade are composed of stucco. The hipped metal roof extends past the roofline and covers the outdoor eating area. The extending covered metal roof is supported by metal columns. There is some signage along the primary façade that advertises the name of the business. One sign is located directly above the entrance doors, and the other sign is located along the metal roof around the outdoor eating area, meant to attract motorist and advertise the restaurant.

The north side of the restaurant is composed of stucco walls, with the lower section of the building composed of brick. The windows wrap around to about a quarter of the façade. From this side, the roof is more visible, and reveals various areas that cover equipment such as vents from the kitchen area of the restaurant.

The south side of the restaurant that faces Bank Street features some landscaping, and a continuation of the primary façade outdoor seating area. There is another entrance from this side, which allows for a wheel-chair ramp and also features some stairs into the space. This side of the building continues the brick wall on the lower area.

The rear of the building faces a parking lot, and features a centered personnel entrance that features a single, flat, metal door. There is a ladder that allows entrance to the roof area. The rear façade continues the brick exterior cladding on the lower areas and the stucco cladding along the rest of the walls, and continues the overhanging metal roof.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 1326 Fair Oaks Avenue

B1. Historic Name: A&W Root Beer Stand
B2. Common Name: Hi-Life Burgers
B3. Original Use: Drive-up restaurant B4. Present Use: Sit-in restaurant
***B5. Architectural Style:** Late 20th Century Commercial Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

1326 Fair Oaks Avenue was constructed in 1963 as a drive-up restaurant, with a horizontal mass along Bank Street that would have allowed for cars to approach.
Renovations occurred in c.1992 that removed the long horizontal components of the restaurant, and keeping only the southwestern corner of the building, remodeled the building for eating space.
In recent years, c.2022, renovations occurred to provide for patio eating space, removing some landscaping and altering the entry area.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**
N/A

B9a. Architect: N/A b. Builder: N/A
***B10. Significance: Theme:** Post World War II Commercial and Industrial Development
Period of Significance: N/A **Property Type:** One-story commercial building **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM Affiliates considered whether 1326 Fair Oaks Avenue is eligible under any NRHP criteria.

Criterion A: Because 1326 Fair Oaks Avenue was constructed in 1963 within the city of South Pasadena as a commercial space, it was evaluated under the *City of South Pasadena Historic Context Statement* within the Post World War II Commercial and Industrial Development (1945-1965) theme, as a One-Story Commercial Building associated property type. 1326 Fair Oaks Avenue was constructed as a restaurant space in 1964, replacing a previous private single-family residence. The original business associated with the address was an A&W Root Beer Stand, which was a long rectangular building that occupied the southern half of the parcel. By 1992, the A&W Root Beer Stand was replaced with a business named "Hi-Life Burgers," which converted the building to a more traditional restaurant space and now faces Fair Oaks Avenue. The *City of South Pasadena Historic Context Statement* notes that a commercial property may be significant "as an excellent example of commercial development…[and] may represent advances in transportation, a specific association with Route 66, and continued commercial growth." Due to major alterations to the building when it was converted to a larger restaurant, this building cannot be considered an excellent example of commercial development. The current building was not associated with Route 66 during the period of significance, nor does it represent advancements in transportation. As such, ASM recommends 1326 Fair Oaks Avenue is not eligible under NRHP Criterion A.

Continued on Pg.

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building has hosted a few businesses since its construction and has been associated with a number of business owners. No individual associated with those businesses identified as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1326 Fair Oaks Avenue is not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1326 Fair Oaks Avenue embodies distinctive characteristics of a type, period, or method of construction, represents a work of a master, or possesses high artistic value. In its present iteration, the building possesses minimal references to architectural design, and appears to embody a late-twentieth century commercial/restaurant vernacular. The exterior façade is primarily characterized by brick walls, shop windows, and a covered eating area along the primary façade and along the side that faces Bank Street. Research has revealed major alterations to the building since its construction, including the form of the building, exterior cladding, and likely the addition of extant architectural features on the primary façade and the north side of the building. As such, it does not embody distinctive features of a style nor does it possess high artistic value. Research did not reveal the architect or the building responsible for the design or the construction of the building. Finally, 1326 Fair Oaks Avenue was constructed in a typical method with standard materials and is not a good example of a method of construction. As such, ASM recommends 1326 Fair Oaks Avenue is not eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1326 Fair Oaks Avenue is not eligible under NRHP Criterion D.

In conclusion, 1326 Fair Oaks Avenue is not eligible for the NRHP as it does not meet any of the criteria for eligibility.
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 ***Resource Name or #:** 1510-1518 Huntington Drive
P1. Other Identifier: Southwest Savings and Loan Bank; M42
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1510-1518 Huntington Drive City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393831 mE / 3774158 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1510-1518 Huntington Drive is situated within a busy intersection of Fair Oaks Avenue at the south end of the commercial corridor. It is positioned along a curved byway that connects south-bound Fair Oaks Avenue to Huntington Drive. Neighboring professional office buildings are located to the north and west. The building is comprised of a central, square mass that is flanked by two rectangular wings that are smaller than the central portion. The central mass features a flat roof with a prominent fascia that is designed to have a floating appearance above the building. The wings of the building also have a flat roof with a parapet formed by the walls. The site is dotted with simple landscape featuring small shrubs and trees. (continued on p. 2)

***P3b. Resource Attributes:** (List attributes and codes) HP6: Commercial Building
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward north.
June 8, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1975
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

 ***Resource Name or # (Assigned by recorder)** 1510-1518 Huntington Drive
Recorded by: Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis, ASM Affiliates **Date:** June 8, 2025



Photo 1. East façade, southwest view.



Photo 2. North façade, southeast view.



Photo 3. Northeast view.



Photo 4. Southwest view.

***P3a. Description:** (continued from p. 1)

The primary façade faces southeast towards the intersection of Fair Oaks Avenue and Huntington Drive which makes it highly visible. There is a concrete slab elevated above the ground level that serves as a landing for the storefronts which are located within the central portion of the building. There are three equally sized openings that are divided and flanked on each end by tall structural protrusions clad in fluted concrete in an earth tone color. The flanking columns are unique in that they have an L-form and behind each there is a narrow floor to ceiling section of glazing that provides additional natural light into the building lobby. The protrusions give the façade its bold stature and signify it as the primary façade. Each section of glazing is divided into six panels. In the center and easternmost section there are double doors that lead into neighboring suites: 1510 and 1514. Above the central mass is a prominent roofline that is characterized by its tall fascia that is painted bright white, providing a stark contrast to the earthen cladding. The fascia is crowned with a simple square edge cornice that is gray. The wings are set back from the central portion of the building, positioned just behind the flanking columns and narrow glazing panels. These sections are clad in rusticated masonry blocks that are approximately 4” by 12” in size. The blocks are set in a horizontal running bond pattern and are the same color as the fluted concrete panels. These blocks are the uniform material that is used to clad all of the building facades.

The northeast façade has a primary and secondary section. The primary section protrudes about 10’ from the secondary section. The southernmost end of this primary section has a glass storefront door with a single fixed panel of glass on its south edge that serves as a side entrance to suite 1514. The entrance is covered by a metal awning that is painted in a light beige color. It is the same style of awning featured over other sections of glazing around the building. There is a wide section of masonry blocks with a narrow section of glazing in the center of it that has a solid white, square panel at the top. The northernmost end of this primary section of the façade has a wide section of glazing also covered by an awning. The secondary section has a solid wall of masonry blocks flanked by two narrow panels of glazing. The southernmost panel has a solid white panel above it. The roof fascia is located above the grouping as it is part of the central mass of the building.

The northwest façade mirrors the southeast façade and faces the parking lot. Leading up to it is a smooth surface paved with concrete that delineates it from the asphalt parking surface. It has three sections in the central portion that are divided and flanked by the same style tall structural protrusions. Again, on this façade are the L-form columns on each end. Just as on the primary façade, two sections of glazing are divided into six panels, each with a double door that leads into neighboring suites: 1510 and 1518. Distinct to this façade is that the third section is solid masonry block wall in addition to being at ground level and not requiring an elevated landing.
The southwest façade also has a primary and secondary section and mirrors the northeast façade. It has a wide section of masonry block wall with a narrow section of glazing in the center with a solid white panel above it. On each end of the block wall are storefront doors. The southernmost section has a single door with a wide panel of glazing on its south edge. The northernmost section has double doors. Each section of glazing has an awning over it. The secondary section of the façade is clad in masonry blocks and does not feature any openings.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

***NRHP Status Code:** 3S

***Resource Name or #** (Assigned by recorder): 1510-1518 Huntington Drive
B1. Historic Name: Southwest Savings and Loan Bank
B2. Common Name: Lifesaver Education
B3. Original Use: Bank B4. Present Use: Medical emergency training center.
***B5. Architectural Style:** Mid Century Modern, Late Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1971.

***B7. Moved?** ☒**No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Albert L. de Guglielmo b. Builder:
***B10. Significance: Theme: :** Post World War II Commercial Development (1945-1972), Architecture
Period of Significance: 1971-1972, 1971 **Property Type:** Commercial **Applicable Criteria:** A, and C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

ASM carefully considered whether 1510-1518 Huntington Drive is eligible under any NRHP criteria.

Criterion A: 1510-1518 Huntington Drive is a one-story commercial building and was constructed in 1971 as the Southwest Savings and Loan Bank. ASM considered whether the building at 1510-1518 Huntington Drive is associated with any historic events or represents a pattern of events identified within the City of South Pasadena historic context. Although the period of significance of the theme identified in the *City of South Pasadena Historic Context Statement* ended in 1965, that date was chosen because it was 50 years prior to the preparation of the context, and no other reason was cited to justify that end date. As such, to be able to evaluate within the local theme of Commercial Development, ASM extended the period of significance for the Post-World War II Commercial Development theme through the end of the 1970s given that the history of commercial development in South Pasadena did not discernably change until there was a national recession in the 1980s caused by an 11 percent inflation rate combined with a high unemployment rate, with both peaking in June 1979 (Michelson 2025). The building was constructed as a bank in 1971, replacing Oneonta Motors, which was a radiator and parts replacement service station (South Pasadena Review 1962). It was approved for construction even before the approval and implementation of the City Revitalization Project which did not approve the construction of its first project until 1975 (South Pasadena Review 1975). As such, 1510-1518 Huntington Drive meets the registration requirements defined by the *City of South Pasadena Historic Context Statement* as it was constructed in 1971 within the period of significance of the theme Post World War II Commercial and Industrial Development (1945-1972). Thus, 1510-1518 Huntington Drive meets Criterion A with a period of significance of 1971-1979, the year of construction of the building through the end of the theme.

Continued on pg.

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

Integrity: Because 1510-1518 Huntington Drive meets NRHP Criterion A, an assessment of integrity is warranted. The *City of South Pasadena Historic Context Statement* establishes that an eligible building under Criterion A should retain integrity of location, design, setting, feeling, and association. The context also notes that the replacement of original storefronts is a common and acceptable alteration.

Location: The building located at 1510-1518 Huntington Drive has not been moved from its original location. Therefore, it retains high integrity of location.

Design: The building is essentially unaltered from the period of significance. Research revealed an architectural rendering, which confirms that the building has not been altered from its original construction. The signage and other features on the primary façade of the building remain unaltered; the names of the businesses have been updated for the current tenants. The design of the building reflected its orientation to the automobile with ease of access and a large parking lot at the rear of the building. Therefore, the building retains high integrity of design.

Setting: When 1510-1518 Huntington Drive was constructed in 1971, it was constructed at the intersection of Fair Oaks Ave, a main thoroughfare along the commercial corridor in addition to being located on the route that leads south to the 10 Freeway, which had opened only six years prior to the construction of the building. The majority of the buildings in the blocks surrounding the building were extant during the period of significance. As such, the building retains high integrity of setting.

Feeling: Due to the high integrity of design and materials, the building continues to convey the sense of a commercial building. It is currently used as a medical certification training facility. As such, the building retains moderate integrity of feeling.

Association: The building was constructed directly adjacent to the expanding commercial corridor adjacent to a major grocery store chain within a shopping center. The redevelopment period occurred during a time when the economy was thriving once again, and citizens were in need of convenient services nearby. The building was intended to provide banking customers with a streamlined and comfortable, modern banking experience (South Pasadena Review 1971). Although it is no longer in use as a banking institution, nor is it open to the public as it was when it was originally constructed, it does still convey its association with commercial development. As such, the building retains moderate integrity of association to the identified theme within the *City of South Pasadena Historic Context*.

Because the building retains moderate or high integrity of the aspects of integrity identified by the *City of South Pasadena Historic Context* and meets the integrity considerations for the one-story commercial building property type, ASM recommends 1510-1518 Huntington Drive is eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. The building was home to the Southwest Savings and Loan Bank, South Pasadena branch during the period of significance. No individuals associated with the property as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1510-1518 Huntington Drive as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1510-1518 Huntington Drive embodies distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic value. The building was constructed in the Late Modern style, an architectural style and sub-theme identified within the *City of South Pasadena Historic Context* under the theme of Post-World War II Modernism/Regional Modernism. With a bold concrete form, the building is one of only a few examples of the Late Modern style applied to commercial buildings in South Pasadena. The building exhibits character-defining features of the style, including: bold geometric volume, uniform use of textured masonry and concrete cladding, tall glass expanses, exaggerated expression of structure, deeply set windows, and absence of applied ornament. An original architectural rendering of the building confirms only one minor alteration with the addition of some window awnings. Additionally, there are few buildings of this style in the city, making it a rare example within South Pasadena. Research revealed that Albert L. de Guglielmo was the project architect (City of South Pasadena 1971). De Guglielmo maintained an architectural practice in the Los Angeles area and while no doubt a skilled architect, he is not considered to be a master. As such, because this building is an excellent representation of the Late Modern style within the local context of South Pasadena, ASM recommends the building meets NRHP Criterion C with a period of significance of 1971, the year of construction of the building.

Integrity: Because 1510-1518 Huntington Drive meets NRHP Criterion C, an assessment of integrity is warranted. Although the *City of South Pasadena Historic Context Statement* does not provide guidelines for the appropriate aspects of integrity under this criterion consideration, the essential aspects of integrity for properties under Criterion C are design, workmanship, and materials (NPS, NRHP, 1997 p. 48).

Design: As previously mentioned, 1510-1518 Huntington Drive was designed in the Late Modern architectural style, and retains all of its original architectural features. A comparison of the current building to its architectural rendering confirms there has been only one minor alteration, the addition of window awnings on the south facade, which do not minimize or detract from the building's

exceptional design. The building retains its original form, footprint, fenestration patterns, and spatial organization. The rooflines, as well as the geometric detailing along the primary façade, have been maintained. As such, 1510-1518 Huntington Drive retains high integrity of design.

Workmanship: The masonry block and fluted concrete cladding are the feature that best reflect the workmanship of the building, which remain in excellent condition and have not been altered. Because the Late Modern style exhibits its most interesting elements in the building form itself, rather than ornamental detailing, there are no additional details that speak to the quality of workmanship. As such, 1510-1518 Huntington Drive retains high integrity of workmanship.

Materials: Original materials of the roof, stone walls, and concrete panels of the columns along the primary façade are all still extant. Not only are the window and door openings unaltered, but the window glazing appears to be entirely original with tinted bronze glass and aluminum frames. The painted suite numbers also appear original with the use of gilded paint with a black shadow outline. As such, the building retains high integrity of materials.

The building retains high integrity under the relevant aspects of integrity for properties eligible under Criterion C, which are design, workmanship, and materials. In addition to those essential aspects, the building retains moderate and high integrity of location, setting, feeling, and association. As such, ASM recommends 1510-1518 Huntington Drive is eligible under NRHP Criterion C. (Continued on Page 3)

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1510-1518 Huntington Drive as not eligible under NRHP Criterion D.

In conclusion, 1510-1518 Huntington Drive is recommended eligible for the NRHP under Criteria A and C.
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Jacqueline Padilla-Perez, M.D.S., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 1515 Oak Street
P1. Other Identifier: The Oakes
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1515 Oak Street City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393838 mE / 3774676 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1515 Oak Street is a three-story residential building. The primary façade faces Oak Street, and is primarily characterized by rough stucco exterior cladding. The roof appears to be flat, and the windows along the primary façade are simple profile, metal, horizontally sliding windows. A large entryway into the building is present along Oak Avenue. A stone retaining wall is present and retains the landscaping of the building, and features large concrete slab steps that would bring one from the street to the entrance of the building. Centered along the primary façade area is a large wall with stylized concrete squared painted a darker color from the rest of the building. On top of this wall is signage announcing the name of the building (The Oakes) and the numerical address. This wall runs from the entrance area with the walkway and the landscaping further to the west, and provides the entrance into the subterranean parking garage.

(continued on p.)

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multi-family Housing
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade and entrance area, view toward southeast. November 12, 2025

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1964
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 12, 2025

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1515 Oak Street
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 1. Garage entrance along primary façade, view toward southwest.



Photo 2. Primary façade, view toward east.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PHOTOGRAPHIC RECORD

Primary #
HRI #
Trinomial

Page of ***Resource Name or # (Assigned by recorder)** 1515 Oak Street
Recorded by: Madeline Gonzalez, ASM Affiliates **Date:** November 12, 2025



Photo 3. Side façade facing Fair Oaks Avenue, view toward southwest.



Photo 4. Side façade facing Fair Oaks Avenue and rear façade, view toward northwest.

***P3a. Description:** (continued from p. 1)
One notable feature of this building is the large stucco archway along the primary façade. This archway rises to the top of the building and semi-encloses the inside space of the building. The individual units associated with the building feature extending balconies with wrought iron railing. The projecting balconies of the units additionally work as a roof cover for the balconies.

The stone wall that surrounds the building continues along the façade that faces Fair Oaks Avenue. This side façade faces little to no architectural features beyond the windows attached to the units. A stairwell along Fair Oaks Avenue leads up to the rear area of the building.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 6Z

***Resource Name or #** (Assigned by recorder): 1515 Oak Street

B1. Historic Name: The Oakes
B2. Common Name: The Oakes
B3. Original Use: Condominium Building
B4. Present Use: Condominium Building
***B5. Architectural Style:** Late Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1964.
No visible major exterior alterations.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: Harry Londelius
b. Builder: Charles Dunlap (developer)
***B10. Significance: Theme:**
Period of Significance: Post World War II Residential Development **Property Type:** Multi-Family Housing
Applicable Criteria: A, C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1515 Oak Street

ASM carefully considered whether 1515 Oak Street is individually eligible under any NRHP criteria.

Criterion A: Because 1515 Oak Street was constructed in 1964 as a condominium building within the city of South Pasadena, it was evaluated under the *City of South Pasadena Historic Context Statement* within the theme of Post-World War II Residential Development (1945-1965). 1515 Oak Street is a 14-apartment condominium building named "The Oakes" that was reportedly designed to "represent elegance and convenience" due to its mid-century design and its construction close to the intersection of Huntington Drive and Fair Oaks Avenue. These apartment units were described as "deluxe" apartments in the city with "efficient kitchens," "modern built-in gas ranges," "expansive tile counters," and "natural hardwood cabinets," and were advertised in local South Pasadena and Pasadena newspapers. The developer associated with the project was revealed to be Charles Dunlap, founder of the development company Charles Dunlap, Inc., who completed several similar projects across Los Angeles County. The headquarters of the company, during the time of construction of 1515 Oak Street, was located only two blocks north at 1401 Fair Oaks Avenue. Other developments completed by Charles Dunlap during this era included "The Ramona" and "The Freemont" in South Pasadena, "The Monterey" located above Monterey Road, and "The Highlands" in Glendale. At the time of construction of 1515 Oak Street, "The Ramona" had already completed construction and was open and "The Monterey" was under construction, where it was noted that this construction was done with help from the Massachusetts Institute of Technology as part of a study for advanced theories regarding constructing into a slope.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

The *City of South Pasadena Historic Context Statement* notes that a residential property may be significant "as an excellent example of residential development or for its association with an important developer." While the development of 1515 Oak Street was another step forward in the continued multi-family residential development that characterized this era, it was not particularly notable for this during its construction. Although the development received attention in local newspapers as a point of interest, the initial interest stemmed in the loss of the mansion that once occupied the parcel along Fair Oaks Avenue where the new development was to be constructed, and the remaining interest was primarily centered around the building's construction and its association with developer Charles Dunlap. A review of historic aerial photographs around the year that the building was constructed revealed that multiple other multi-family residential buildings were constructed along Fair Oaks Avenue at this time. ASM then investigated whether 1515 Oak Street was a significant, or best, example of developer Charles Dunlap. At the time of construction of 1515 Oak Street, Charles Dunlap was well known as a developer of condominium apartment living and was involved with a development in South Pasadena called "The Ramona" located at 1810 Ramona Avenue. This development is a better example of Dunlap's development ideals, as it is a larger construction and hosts more apartment units, and was constructed seamlessly into a residential neighborhood amidst single-family residences and other multi-family residences. Located only one block north of Huntington Drive and very close to the intersection of Fair Oaks Avenue and Huntington Drive, this building also best represents the ideals of "elegance and convenience" that defined the choices behind buildings developed by Charles Dunlap. Because this building is still extant and can best reflect the ideals of a Charles Dunlap development project, it has a significantly stronger association to Charles Dunlap than 1515 Oak Street. As such, ASM does not recommend 1515 Oak Street eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. No individuals associated with this residence as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1602 Raymond Hill Road as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1515 Oak Street embodies distinctive characteristics of a type, period, or method of construction, or represents the work of a master. The building was constructed in Late Modern style, a recognized architectural style and an identified sub-theme within the *City of South Pasadena Historic Context Statement*. Of the character-defining features identified under this architectural style, 1515 Oak Street retains the following: large expanses of unrelieved wall surfaces, uniform use of concrete cladding materials, exaggerated expression of arches, and little or no applied ornament. The prominent architectural and design features of the building as visible from the pedestrian right-of-way include stone retaining walls for lush landscaping, a cubed concrete wall with the name of the development retained in front, long open arches along the primary entrance, balconies facing into the development, and a landscaped center courtyard. While this building retains several of the character-defining features of Late Modern style, it does not retain all of the identified character-defining features, and is not a good example of the style within the city of South Pasadena. Notably, the primary façade of the building faces Oak Street, and no architectural details or notable design elements face the primary corridor of Fair Oaks Avenue. Additionally, while there are some elements of exaggerated expression of arches, this occurs only at the primary façade entrance, and does not appear to be an architectural design motif that occurs throughout the development or along the Fair Oaks Avenue corridor. There are several better extant examples of Late Modern style in South Pasadena. Notably, the nearby 1414 Fair Oaks Avenue building is an excellent example of Late Modernism design and is a South Pasadena City Landmark. Additionally, the comparable Charles Dunalap development which was designed by the same architect, "The Ramona," features more of the character-defining features of Late Modernism as well as more architectural details. Additionally, the architect of the building, Harry Londelius, was not identified to be a master architect. While Harry Londelius was the identified builder of several of the Charles Dunlap development projects, he was not listed in the American Institute of Architects directory, and he did not receive awards or recognition for his designs. As such, because the building does not feature all of the identified character-defining features of the Late Modernism style, because there are better examples of the style extant in South Pasadena, and because the architect associated with the design of the building is not considered a master architect, ASM does not recommend 1515 Oak Street eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1515 Oak Street is not eligible under NRHP Criterion D.

In conclusion, ASM does not recommend 1515 Oak Street eligible under any NRHP criteria.

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page __ of __ **Resource Name or #*** (Assigned by recorder): 1515 Oak Street
***Date of Evaluation:** May 12, 2025

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 6 ***Resource Name or #:** 1602 Raymond Hill Road
P1. Other Identifier: M01
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County:** Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** T 1S R 12W N ¼ of Sec 00 M.D. B.M.
c. Address: 1602 Raymond Hill Road City: South Pasadena Zip Code: 91030
d. UTM: (give more than one for large and/or linear resources) Zone 11 393957 mE / 3776515 mN
e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

1602 Raymond Hill Road is a two-story side-gabled multi-family residential building with stucco exterior cladding along the primary façade with stone accent. The building features architectural references to the Minimal Traditional style, notably seen in the asphalt shingle roof, the smooth stucco exterior cladding, the wood casement windows, the shallow porch entrance area, and the stone accent along the base of the building.

(continued on p. 2)

***P3b. Resource Attributes:** (List attributes and codes) HP3: Multiple family property
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession#)
Primary façade, view toward north.
November 20, 2024

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1946
Los Angeles County Assessor Records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
Madeline Gonzalez, Jacqueline Padilla-Perez, and Shannon Davis
ASM Affiliates
20 N Raymond Ave. Suite 220
Pasadena CA 91103

***P9. Date Recorded:** November 20, 2024

***P10. Survey Type:** (Describe) Pedestrian intensive

***P11. Report Citation:** ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☒ Photograph Record ☐ Other (List):

***P3a. Description:** (continued from p. 1)

The entrance of the building faces Raymond Hill Road, and is considered the primary façade. The lower levels of the building, below the first-story windows, feature stone accent exterior cladding. This exterior cladding is additionally found along the steps that lead to the primary entrance area. Because the building was designed to accommodate four identically sized units, the primary façade is symmetrical. It features four picture windows, one for each unit, facing the road. Some of the original windows were wood with simple profile wood frames; some of these windows have been replaced. There are windows on the sides and rear facades. s One window in the center of the primary façade is notable for the decorated stucco panel over the window. This panel is replicated in the design of the windows on either side of the building. Below the second-story windows are horizontal wood paneling accents. Visible along the roof line are two brick chimneys that have since been painted over. The long extending eaves are indicative of Minimal Traditional style, in addition to the asphalt shingled roof.

The shallow entrance area features slim wood support posts as well as decorative metal railing along the steps.

On the Fair Oaks Avenue east façade is a wooden staircase that leads to the second story landing and also provides access to the rear garage area. The rear façade is primarily composed of windows of the individual units of the building. Most of these windows have been replaced.

The garage associated with the building features smooth stucco exterior cladding, a hipped asphalt shingle roof, and four individual rolling garage doors.

There are no sidewalks in front of the building, however there are elements of landscaping including palm trees, some smaller trees, some bushes, and flowers. There is a pathway connecting the primary entrance to the rear area where there appears to be a paved backyard area and access to the garage.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 1 of

***NRHP Status Code:** 5D3

***Resource Name or #** (Assigned by recorder): 1602 Raymond Hill Road

B1. Historic Name:
B2. Common Name:
B3. Original Use: Apartment Building
B4. Present Use: Apartment Building
***B5. Architectural Style:** Minimal Traditional
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1946.
Window replacements have occurred at an unknown date.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
This building was constructed as part of the Raymond Hills Apartments development, and is one of the 36 buildings that was developed for multi-family housing. Each building follows the same general floorplan and features four apartments per building. The building is associated with these resources.

B9a. Architect: N/A
b. Builder: Paul Trousdale (developer)
***B10. Significance: Theme:** Post-World War II Subdivisions and Tract Development (1945-1972)
Period of Significance: N/A **Property Type:** Multi-Family Housing **Applicable Criteria:** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1602 Raymond Hill Road was previously considered as a potential contributing resource to the locally eligible Raymond Hill Apartments Historic District, identified by Historic Resources Group as a result of a 2016 city-wide survey. The district was evaluated under NRHP criteria A and C, and was recommended eligible for the NRHP. ASM concurs with this recommendation. 1602 Raymond Hill Road is recommended as a contributing resource to the historic district.

ASM also carefully considered whether 1602 Raymond Hill Road is individually eligible under any NRHP criteria.

Criterion A: Because 1602 Raymond Hill Road was constructed in 1946 within the Raymond Hill residential development within the city of South Pasadena, it was evaluated under the *City of South Pasa1dena Historic Context Statement* within the Post-World War II Subdivisions and Tract Development (1945-1972) theme and Raymond Hill and Fireside Manor (1945-1968) sub-theme. 1602 Raymond Hill Road is a four-unit apartment building constructed on one of the 36 lots on Raymond Hill that were initially included in the "Raymond Hill Apartments" development in the post-World War II era. As housing in the city of South Pasadena after World War II was in demand, developers and city officials began to look for solutions and for places that could be re-zoned to accommodate housing, namely apartment buildings. Raymond Hill, the site of the old Raymond Hotel that was torn down in 1934, was re-zoned for apartment buildings by the city and developed by Paul W. Trousdale. Trousdale was responsible for other developments across Los Angeles County, including the Baldwin Hills Estates in Los Angeles and the Trousdale Estates in Beverly Hills.

(Continued on Page 2)

(Sketch Map with north arrow required.)

See DPR J form attached

(This space reserved for official comments.)

BUILDING, STRUCTURE, AND OBJECT RECORD

A 1946 newspaper article estimated that the Raymond Hill Apartments development was valued around $1,152,000, which in comparison to Trousdale's other development projects, was the smallest monetarily (*South Pasadena Review* 1946). The *City of South Pasadena Historic Context Statement* notes that in order for a property to be individually eligible under this theme, it must be an excellent example of post-war development that reflects the design and the planning principles of the period. 1602 Raymond Hill Road is a four-unit development that faces southwest toward Raymond Hill Road, adjacent to the intersection of Raymond Hill Road and Fair Oaks Avenue. Additionally, the property features a four-car garage that is accessed from Fair Oaks Avenue to the north of the building. Palm trees, a distinctive characteristic of the Raymond Hill Apartments development, are present amid the landscaping of the primary façade. Additionally, characteristic of the development, no sidewalks are present along the front of the building. The building is typical of the development of the time, and similar to the other buildings that were constructed on Raymond Hill and South Pasadena in 1946. It is not an excellent individual example of a residential subdivision apartment building. Additionally, research did not reveal that any important or historic events relevant to the city of South Pasadena or the nation occurred on the property. As such, ASM recommends 1602 Raymond Hill Road as not individually eligible under NRHP Criterion A.

Criterion B: ASM then assessed whether the property is associated with the life of a person significant to history. No individuals associated with this residence as a result of the research of this building have shown to be historically important to the history of the city, state, or nation. As such, ASM recommends 1602 Raymond Hill Road as not eligible under NRHP Criterion B.

Criterion C: ASM then assessed whether 1602 Raymond Hill Road embodies distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic value. The building was constructed in a modified Minimal Traditional style, as this style is usually associated with single-family residences but was popular during the post-war period for all residential architecture. Minimal Traditional style is a recognized architectural style and an identified theme within the *City of South Pasadena Historic Context Statement*. Of the character-defining features identified under this architectural style, 1602 Raymond Hill road retains the following: a rectangular plan, a low-pitched hip roof, smooth stucco cladding with wood lap and stone accent, and a detached garage. The majority of windows have been replaced, however this is an acceptable alteration as they predominately match the original size, pattern, profile, and materials as the originals. A design decision that strays from traditional Minimal Traditional style is the use of a decorative stucco screen over the center window of the primary façade (likely looking into a shared hallway space). This stucco screen appears to match the design of the casement windows on the lower level, and strays from the lack of decorative exterior cladding that is typical of the Minimal Traditional architectural style. The *City of South Pasadena Historic Context Statement* stipulates that this building may be individually eligible under this criterion under the theme of Post-World War II Subdivisions and Tract Development as an excellent example of a multi-family residential property type. While 1602 Raymond Hill Road exemplifies the typical apartment building found within the Raymond Hill development, visual observation and research did not result in any indication that the construction or design elevate it to an excellent example in comparison to the other extant apartment buildings within the development. Additionally, research did not reveal that a master architect or master builder was associated with the design and construction of the building. As 1602 Raymond Hill Road does not retain all of the character-defining features of Minimal Traditional style, is not a good example of the style, was not identified as an excellent or exceptional example of a multi-family residential type, and was not associated with a master architect or master builder, ASM recommends 1602 Raymond Hill Road is not individually eligible under NRHP Criterion C.

Criterion D: The building reflects a common design where its function, use, design, and construction are readily apparent and therefore does not have the potential to provide information about history or prehistory not available through historic research. As such, ASM recommends 1602 Raymond Hill Road as not eligible under NRHP Criterion D.

In conclusion, 1602 Raymond Hill Road is recommended not individually eligible for the NRHP under any criteria. However, it is eligible as a contributing resource to the Raymond Hill Apartments Historic District.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

See full references in ASM Affiliates, 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

B13. Remarks:

***B14. Evaluator:** Madeline Gonzalez, M.A., ASM Affiliates

***Resource Name or #** (Assigned by recorder)
D1. Historic Name: N/A **D2. Common Name:** Spanish Apartment Cluster Historic District

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The district includes three buildings in a two-year period: 505 Fair Oaks Avenue (constructed 1928), 509 Fair Oaks Avenue (constructed 1927), and 513 Fair Oaks Avenue (constructed 1928). All are two-story multi-family residences constructed in a the Spanish Colonial Revival style with similar features. Each residence features symmetrical primary façades, a concrete walk-up path, and double wood doors with glass inset. The stucco exterior cladding is original, as are the tile roofs and many of the features of the buildings within this district. Each building, although constructed separately, was constructed with the same dimensions and with the same design.

Fair Oaks Avenue has since become a major transportation corridor, with the entrance to the Arroyo Seco Parkway located immediately to the south of the district, thus isolating the district as the only residential area that faces Fair Oaks Avenue in this section of South Pasadena.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundary of the district is defined as the boundaries of the parcels, and includes the backyard area and garage in the rear of each parcel, and includes the concrete pathway up to the sidewalk.

***D5. Boundary Justification:**
Following National Register of Historic Places (NRHP) recommendations for determining boundaries in the *How to Complete the National Register Registration Form* bulletin, the boundary of the eligible district is the legally recorded boundary of the facility.

***D6. Significance: Theme:** 1920s Residential Development, Architecture
Period of Significance: 1928 - 1935 **Applicable Criteria:** A, C (Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

***Note the below historic context is excerpted from Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* (ASM 2025). Prepared for Vijay Kopparam, Department of Transportation District 7

South Pasadena in the Twentieth Century

By 1900, the population of South Pasadena had grown to include 1,001 residents,[1] up from 500 when the City incorporated in 1888. By 1910 that number had grown to 4,600.[2] This population growth corresponded with the burgeoning Arts and Crafts movement, and as a result, South Pasadena's residential development during this period is marked by the construction of neighborhoods of bungalows and Craftsman-style residences. Several large residential tracts were also subdivided during the early years of the twentieth century, including the Raymond Villa Tract in 1901 (bounded by Hope Street to the north, Monterey Road to the
south, Mound Avenue and Fair Oaks Avenue to the west, and Park Street to the east), and the Oneonta Park Tract in 1903 (bounded by Oak Street to the north, Huntington Drive to the south, Fair Oaks Avenue to the west, and Milan Avenue to the east).

The Raymond Hotel, which had been destroyed by a fire in 1895, opened its doors again in December 1901 after a six-year rebuilding process. While tourism continued to make up a significant portion of the town's economy in the first part of the twentieth century, commercial activity began to shift away from tourism as its primary focus. Increased construction activity, including the rebuilding of the Raymond Hotel and the development of several large residential tracts, created a growing demand for building materials, and the City's first lumberyard was established in 1902 by R. H. Seay. By 1910, a light manufacturing center had also begun to develop in the area west of Meridian Avenue. Commercial development also responded to improvements in transportation, including the extension of the Los Angeles & Pasadena Railroad. As the twentieth century progressed, commercial development shifted from Mission Street toward southward expansion along Fair Oaks Avenue.

[1] Apostol, 45.
[2] Sapphos Environmental, Inc. Historic Resources Technical Report, City of South Pasadena Downtown Revitalization Project Environmental Impact Report, prepared for RBF Consulting, June 5, 2007, page 5-4.

Just as the railroads stimulated the real estate boom of the 1880s, transcontinental automobile travel inspired another mass influx of people in the 1920s. Between 1920 and 1930, two million people came to California, the majority of whom settled in Southern California, creating the "first great migration of the automobile age."[3] South Pasadena experienced the boom of the 1920s, with its permanent population growing from just over 7,600 in 1920 to over 13,700 by 1930.

Between 1926 and 1931, the National Old Trails Association recommended that motorists following Route 66 from Pasadena to Downtown Los Angeles take Fair Oaks Avenue from Pasadena through South Pasadena until its terminus at Huntington Drive. Although this route was printed on many maps during this period, the recommended route from Pasadena to Los Angeles was constantly shifting. This was due to increased residential development, the problems of establishing a route through a growing and large city, and later, the construction of freeways.[4]

The alignment of Route 66 along Fair Oaks Avenue remains unofficial as it was never formally approved by the California Highway Commission. However, it does reflect the established importance of Fair Oaks Avenue at the time as an important transportation corridor. Already a thoroughfare for both passenger trains and streetcars, by the time of the introduction of the automobile it maintained its importance as a major transportation corridor connecting South Pasadena residents to Pasadena, Los Angeles, and other cities within the San Gabriel Valley. This is undoubtedly why Fair Oaks Avenue was part of the recommended route into Downtown Los Angeles until the Figueroa Street tunnels opened in 1931, and the recommended route was realigned to continue west along Colorado Boulevard (instead of South to Fair Oaks Avenue) and across the Colorado Street Bridge.[5]

By the 1920s, the character of the City resembled that of a single-family residential neighborhood, and by 1930, most residential tracts had been subdivided, with the exception of Raymond Hill and Monterey Hills.[6] Development pressures and the demand for additional housing for the growing community motivated the passage of a comprehensive zoning ordinance in 1923, which allowed for multi-family apartments and duplexes. As a result, this period saw construction of a substantial number of multi-family residences, many along major thoroughfares such as Huntington Drive, Monterey Road, and Fremont Avenue.[7] After World War I, the influence of the Arts and Crafts movement had begun to wane, and Period Revival styles become the predominant architectural vocabulary for residential, commercial, and civic
buildings. Prominent architects continued to work in South Pasadena during this period.

Civic improvement efforts that had begun in the early twentieth century continued throughout the 1920s, a period which was characterized by the City's growing focus on acquiring and developing public parkland. In 1920, the City purchased Garfield Park, which had previously been leased from the Southern Pacific Railroad. In 1922, South Pasadenans voted to approve a $100,000 bond which would finance the acquisition of one hundred acres in the Arroyo Seco to create a public park. Five years later, volunteers planted three hundred trees in the Arroyo as part of the improvement efforts.

A lush canopy of trees line the streets throughout the City, which are important features of the residential neighborhoods. South Pasadena is a designated Tree City, by the National Arbor Day Foundation, in cooperation with the U.S. Forest Service and National Association of State Foresters. To maintain the urban tree canopy, in 1991 the City adopted an ordinance which governs removal and replacement of trees.[8]

[3] Carey McWilliams, Southern California: An Island on the Land (Salt Lake City, Peregrine Smith, 1973), 135.
[4] Whittall, Austin. "Route 66 from Pasadena to Santa Monica California" *The Route-66*. https://www.theroute-66.com/pasadena-to-santa-monica.html; Accessed June 2025.
[5] Whitall, Austin. "Route 66 from Pasadena…"
[6] Sapphos, Historic Resources Technical Report, 5-4.
[7] Sapphos, Historic Resources Technical Report, 5-5.
[8] City of South Pasadena, "Trees," http://www.southpasadenaca.gov/index.aspx?page=135 (accessed August 2014).

Closures of some of South Pasadena's most notable tourist attractions during the 1930s highlighted the financial effects of the Great Depression. The Raymond Hotel, the mainstay of South Pasadena's resort and tourist economy, closed its doors in 1931; three years later the hotel was torn down. The Cawston Ostrich Farm also closed in 1935 (demolished; site commemorated as South Pasadena Landmark #18).

Although construction activity in South Pasadena initially slowed during the first years of the Depression, building efforts eventually rebounded and were spurred by federal funds distributed for the construction of public works projects. WPA projects in South Pasadena included the construction of the South Pasadena High School in 1937 and the Post Office in 1936. Commercial development was limited and focused primarily on contributions to the war effort. South Pasadena became the site of 19 light manufacturing facilities engaged in war work, including Day-Ray Products, Phillips Aviation, and National Technical Laboratories and the Heliport Corporation. Within the private sector, existing companies converted their operations to the production of mechanical equipment and precision parts.[9]

Transportation continued to remain a major factor in the development of South Pasadena, although the emphasis began to shift away from the railroads and towards automobile-related development. In the 1920s, South Pasadena had a high rate of automobile ownership and there were numerous car dealerships in town. The Pacific Electric Railroad ended service along Mission Street in 1932. Buses replaced trolleys on Mission Street in 1935, and in 1938 construction commenced on the Arroyo Seco Parkway. Pedestrian-oriented commercial centers, like those along Meridian and Mission Streets, began to decline in popularity as commercial development expanded along Fair Oaks Avenue, which served as the primary vehicular thoroughfare.

In the immediate post-World War II era, California experienced a period of unprecedented growth as many who came west to participate in the war effort decided to settle permanently. In an effort to address the anticipated housing shortage, South Pasadena appointed its first planning commission in 1947, which adopted the first updates to the City's zoning laws since 1926. These updates increased the area zoned for industry and created special zoning for Raymond Hill, the site of the former Raymond Hotel, which allowed for apartments and hotels up to seven stories tall. Between 1940 and 1950, South Pasadena's population had only grown by just over 2,500 people (from 14,356 in 1940 to 16,935 in 1950), highlighting the City's limited opportunities for residential expansion. As nearly all of the land in South Pasadena had been developed prior to World War II, the two large parcels of land in Monterey Hills and on the former site of the Raymond Hotel were the only remaining resources which could be improved to accommodate the sudden influx of new residents to the area. With the development of those two subdivisions came South Pasadena's postwar population growth: the number of residents went from 16,935 in 1950 to almost 22,300 by 1970.[10] Within these two subdivisions, and in previously established neighborhoods throughout the City, are important examples of Modern architecture designed by significant architects.

As postwar America embraced automobile travel, rail transportation became increasingly marginalized. Automobile-related transportation developments remained a focus of the community over the coming decades, as debate began to intensify over the routing and construction of the Long Beach (710) Freeway and its effects on the character of South Pasadena. The battle over the 710 Freeway played a significant role in preservation efforts in South Pasadena for decades.

Fair Oaks Avenue, South Pasadena in the Twentieth Century

Fair Oaks Avenue is a north/south corridor that begins in Altadena, travels south through Pasadena, then South Pasadena, and terminates at Huntington Drive. It is an important thoroughfare that retains historic and cultural importance to South Pasadena as it displays the development of transportation and reflects the commercial development of South Pasadena from a small town to a city through the twentieth century.

[9] Apostol, 126-127.
[10] Population numbers for this period: 16,935 (1950), 19,706 (1960), 22,797 (1970).

By the turn of the twentieth century, Fair Oaks Avenue was already a notable thoroughfare. The commercial center of Pasadena was widely recognized as the intersection of Fair Oaks Avenue and Colorado Boulevard, the entrance to the grand resort Hotel Raymond faced Fair Oaks Avenue, and a passenger train stop for guests arriving at the Raymond Hotel was also along Fair Oaks Avenue. During this same period, South Pasadena began to expand from a town to a small city. Although at this time the South Pasadena commercial center was recognized as along Mission Street where the Southern Pacific Railroad stop was located, by the early decades of the twentieth century Fair Oaks Avenue had overtaken Mission Street as the recognized commercial center of South Pasadena.

Between 1900 and 1915, the biggest change that contributed to the establishment of Fair Oaks Avenue as an important corridor was the construction and implementation of the streetcar lines. With the streetcars, Fair Oaks Avenue was the primary route between Pasadena and South Pasadena. The first streetcars ran south from Pasadena along Fair Oaks Avenue and turned at Mission Street, bringing passengers to Highland Park and the areas of northeast Los Angeles. The line later expanded further down Fair Oaks Avenue, connecting to Huntington Boulevard and bringing passengers to Downtown Los Angeles to the west and various cities in the San Gabriel Valley to the east.[11]

The streetcars then elevated the importance of Fair Oaks Avenue and spurred the earliest commercial construction along the avenue. Extant buildings from this period were widely constructed with brick materials, were located primarily at streetcar-stop intersections, and were intended to support the local population as well as provide for passengers traveling through South Pasadena enroute to their final destination. One of the most important examples of this was the construction of the commercial building on the northwest corner of Fair Oaks Avenue and Mission Street. Recognized as an important intersection due to the streetcar route, the purchase of the corner lot and plans for construction of this building was so notable that it was reported in the *Los Angeles Times.* The purchaser of the land and owner of the building, Gertude Ozmun, immediately became a notable figure in South Pasadena as a businesswoman, and local newspapers consistently reported on her other real estate ventures in South Pasadena and in Los Angeles County, and the power she wielded through the purchase and plans for construction of an important commercial building on an important corner. Eventually, the corner building (which historically and presently is occupied by a pharmacy) became a waiting station for the streetcar lines as well, offering resting areas as well as a variety of amenities available at local pharmacies in this era.[12]

Although the automobile gained prominence and eventually took over as the popular means of transportation, Fair Oaks Avenue's importance as a transportation corridor was not affected. As a result of nineteenth century city planning, early passenger train and streetcar routes, and natural geologic features, Fair Oaks Avenue was still the most efficient route for those wishing to travel south from Pasadena toward South Pasadena, Highland Park, Downtown Los Angeles, or other cities in the San Gabriel Valley in the 1920s and 1930s. Because the automobile meant that passengers were no longer bound by established streetcar stops, and because the automobile made shopping easier to accomplish for the residents of South Pasadena, the commercial development along Fair Oaks Avenue greatly expanded in the 1920s and 1930s. Particularly in the areas south of Mission Avenue, single-family residences were purchased and demolished in order to expand the commercial corridor. Markets, banks, restaurants, service stations, and commercial stores were established, and with each new building, special attention was paid to parking accommodations, and parking availability was advertised heavily in local newspapers upon the announcement of each building's construction. This speaks to the centricity of Fair Oaks Avenue as the main commercial corridor for South Pasadena residents and its continued use as a primary transportation corridor.[13]

By the 1940s the Arroyo Seco Parkway opened for use, beginning in Pasadena and terminating in Downtown Los Angeles, and effectively ending the presence of streetcar lines in South Pasadena. Fair Oaks Avenue travels via a bridge over the Arroyo Seco Parkway, and offers northbound and southbound freeway entrances and exits, thus cementing the

[11] "Pasadena Local Lines." *The Electric Railway Historical Association of Southern California*. https://www.erha.org/pelines/penll.htm; Accessed June 2025.
[12] *The Los Angeles Times*, "Large Block for South Pasadena: Woman Investor to Build Fine Improvement." October 26, 1913; *South Pasadena Record*, "Will Build Soon." October 17, 1913
[13] Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, December 2014.

importance of South Pasadena as a destination and Fair Oaks Avenue as a central commercial corridor. In response to the Arroyo Seco Parkway's presence, restaurants were constructed along Fair Oaks Avenue throughout the 1950s and 1960s, and the first bank to be constructed in the city since the 1910s was constructed at the intersection of Fair Oaks Avenue and Huntington Drive in 1967.[14]

Commercial construction and alteration of pre-existing buildings continued along Fair Oaks Avenue through the 1970s and 1980s. It was during this period that the few strip malls and large chain grocery stores were constructed, reflecting the centricity of Fair Oaks Avenue as a destination for the local community.

Presently, Fair Oaks Avenue is a pastiche of the various eras of commercial development, and features architectural styles, signage, and other physical remnants from various eras of its history.

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

See full references in ASM Affiliates, Inc. 2025. *Historical Resources Evaluation Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California,* Prepared for Vijay Kopparam, Department of Transportation District 7

***D8. Evaluator:** Madeline Gonzalez, M.A. **Date:** August 27, 2025
Affiliation and Address: ASM Affiliates, 20 N Raymond Ave. Suite 220, Pasadena CA 91103

[14] Historic Resources Group, *City of South Pasadena Citywide Historic Context Statement*, December 2014.

Archaeological Survey Report for the North-South Corridor Intelligent Transportation System Deployment Project, South Pasadena, Los Angeles County, California

Federal Aid Project No. RABA01-5071(024)
DLA Locator: 07-LA-O-SPAS

Prepared for:

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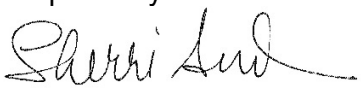

_____ Date: December 9, 2025
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Reviewed and Approved by:

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PQS Co-PI Prehistoric Archaeology
Caltrans District 7

USGS 7.5-minute Quadrangle(s): Los Angeles and Pasadena, California

Keyword: negative archaeological survey

December 2025

TABLE OF CONTENTS

Chapter **Page**

SUMMARY OF FINDINGS ..... **iii**

1. INTRODUCTION **1**
1.1 PROJECT PERSONNEL **1**

2. PROJECT LOCATION AND DESCRIPTION **3**
2.1 PROJECT DESCRIPTION **3**
2.2 PROJECT LOCATION **3**
2.3 AREA OF POTENTIAL EFFECTS **4**

3. SOURCES CONSULTED **15**
SUMMARY OF NATIVE AMERICAN COORDINATION **19**

4. BACKGROUND **21**
4.1 ENVIRONMENT **21**
4.2 CULTURE HISTORY **21**
4.2.1 Late Pleistocene Period (Pre-10,000 B.P.) 21
4.2.2 Early Millingstone Period (10,000-3500 B.P.) 22
4.2.3 Intermediate Period (3500-800 B.P.) 23
4.2.4 Late Prehistoric (800-200 B.P.) 24
4.2 ETHNOGRAPHIC BACKGROUND **24**
4.3 HISTORIC PERIOD **25**

5. STUDY FINDINGS AND CONCLUSIONS **29**
5.1 METHODS **29**
5.2 FINDINGS **29**
5.3 CONCLUSIONS **32**

REFERENCES **33**

APPENDIces **37**
APPENDIX A **39**
APPENDIX B **41**
APPENDIX C **42**
Project Personnel Resumes 42

LIST OF FIGURES

Page

Figure 1. Project vicinity map. 5
Figure 2. Project location map. 6
Figure 3. Project APE overview map with map index. 7
Figure 4. Project APE Map 1. 8
Figure 5. Project APE Map 2. 9
Figure 6. Project APE Map 3. 10
Figure 7. Project APE Map 4. 11
Figure 8. Project APE Map 5. 12
Figure 9. Project APE Map 6. 13
Figure 10. Project APE Map 7. 14
Figure 11. View south from north end of APE along Fair Oaks from Columbia. 29
Figure 12. View north along Fair Oaks from El Centro. 30
Figure 13. View south along Fair Oaks toward Huntington from Laurel. 30
Figure 14. View north along Stratford from Mission. 31
Figure 15. View south along Garfield from Hardison. 31

LIST OF TABLES

Page

Table 1. Previous Cultural Resource Reports Addressing the Project APE and One-Mile Records Search Radius 15
Table 2. Previously Recorded Archaeological Sites and Isolates within the Project APE and One-Mile Records Search Radius 16
Table 3. Native American Contacts Identified by the Native American Heritage Commission. 19

SUMMARY OF FINDINGS

The proposed North-South Corridor Intelligent Transportation System Deployment Project (Project) (Federal Aid Project No. RABA01 5071(024) is located along Fair Oaks Avenue between Columbia Street and Huntington Drive in the City of South Pasadena, in Los Angeles County. The Project proposes the installation of a set of advanced traffic management technologies that together would reduce congestion and improve traffic flow along Fair Oaks Avenue. It would establish a fiber-optic backbone communication system connection between the City Hall (located at 1414 Mission Street) and the Water Distribution Facility Yard (located along Garfield Avenue, approximately 3,916 feet). The Project would also upgrade traffic signals along Fair Oaks Avenue from Huntington Drive to Columbia Street (7,400 feet) by implementing a state-of-the-art Intelligent Transportation System (ITS). Median island noses would be modified at several intersections on Fair Oaks Avenue between Monterey Road and Spruce Avenue to improve sight distance. The Project is limited to improvements within the existing rights-of-way (ROW) along Fair Oaks Avenue from Columbia Street to Huntington Drive; and from South Pasadena City Hall to the South Pasadena Water Distribution Facility via a route along Mission Street, the Southern California Edison easement adjacent to Garfield Park, Grevelia Street, Clark Place, and Garfield Avenue (within the northeastern corner of the City) for a total of approximately 9,239 feet.

An archaeological survey was undertaken by ASM Affiliates (ASM) in compliance with the National Historic Preservation Act (NHPA) and Public Resources Code (PRC) 5024, to determine whether archaeological resources are present within the Project's Area of Potential Effects (APE). The APE is characterized by paved roadway surfaces, with buildings, pavement, or artificial landscaping on the adjacent parcels, affording little or no visibility of any natural ground surfaces. The records search of the Project area identified only built-environment resources within the APE. No prehistoric or historic archaeological resources were identified within the APE as a result of records searches or the archaeological survey conducted for this Project. Therefore, no archaeological historic properties will be affected as a result of the implementation of the proposed Project, as described.

It is Caltrans' policy to avoid cultural resources whenever possible. If buried cultural materials are encountered during construction, it is Caltrans' policy that work stop in that area until a qualified archaeologist can evaluate the nature and significance of the find. Additional survey will be required if the Project changes to include areas not previously surveyed.

1. INTRODUCTION

This report presents the results of a cultural resources inventory conducted by ASM Affiliates (ASM) for the North-South Corridor Intelligent Transportation System Deployment Project (Project) (Federal Aid Project No. RABA01 5071(024). ASM conducted an archaeological inventory of the proposed Project APE in compliance with the National Historic Preservation Act (NHPA) and Public Resources Code (PRC) 5024, to determine whether archaeological resources are present within the APE. The entirety of the APE is made up of paved roadway surfaces, with buildings, pavement, or artificial landscaping on the adjacent parcels, affording little or no visibility of any natural ground surfaces. ASM also requested a records search from the South Central Coastal Information Center (SCCIC) and a search of the Sacred Lands File (SLF) by the California Native American Heritage Commission (NAHC) to identify any areas of Native American heritage significance located within the Project area. ASM also sent query letters to the Native American contacts provided by the NAHC.

Following this brief introduction, more detailed information related to the Project description and APE as well as maps of the Project area are presented in Chapter 2, Chapter 3 describes the records search results and Native American outreach, Chapter 4 provides a background context for the Project area, and Chapter 5 is a summary of findings and conclusions. Appendices to this document include: Appendix A, confidential records search maps; Appendix B, NAHC and Native American correspondence; and Appendix C, resume of key personnel.

1.1 Project Personnel

Sherri Andrews, ASM Senior Archaeologist (M.A., Anthropology, California State University, Northridge) served as the Principal Investigator, conducted the survey, and authored this report. Ms. Andrews exceeds the Secretary of the Interior's Professional Qualifications Standards for Archaeology (36 CFR 61 and 48 FR 44716) and is a member of the Register of Professional Archaeologists (RPA).

2. PROJECT LOCATION AND DESCRIPTION

2.1 Project Description

The intent of the Project is to utilize the Rogan Funds (Bill No. HR 5394, 1999-2000) to improve traffic flow and reduce vehicle congestion along the Fair Oaks Avenue corridor in the City of South Pasadena in Los Angeles County. The Project is limited to improvements within the existing right-of-way along Fair Oaks Avenue from Columbia Street to Huntington Drive; and to a fiber optic connection from South Pasadena City Hall at 1414 Mission Street to the South Pasadena Public Works Building at 416 Garfield Avenue via a route along Mission Street, Stratford Avenue, Clark Place, and Garfield Avenue.

The Project is proposes the installation of a set of advanced traffic management technologies that together would reduce congestion and improve traffic flow along Fair Oaks Avenue. The Project includes these major components, where utilization of funding is prioritized in the following order:

1. The Project will upgrade the traffic signals to deploy a set of advanced adaptive traffic management systems in the City of South Pasadena along the north-south Fair Oaks Avenue corridor starting from the north City limit and extending south to Huntington Drive (7,400 feet). Upgrades will include new mast arm poles, new signal heads, pedestrian push buttons, illuminated LED street name signs, and new upgraded cabinets and controllers. Pedestrian push buttons will be upgraded to the Accessible Pedestrian Signal (APS) system. These upgrades and improvements are necessary to accommodate the following intelligent transportation systems (ITS) technologies: advanced adaptive traffic management system; travel time and delay monitoring system; queue detection system; infrared bike, pedestrian and vehicle detection; adaptive pedestrian warning system; dilemma zone detection system; emergency vehicle detection; transportation system priority; and update of the traffic systems and controls to accommodate the ITS components. The Project proposes to install a fiber optic line that would connect City Hall to the Public Works Building via conduit along Mission Street, Stratford Avenue, Clark Place, and Garfield Avenue (4,700 feet).

2. The Project will upgrade intersections along Fair Oaks Avenue that need curb ramp upgrades to comply with Americans with Disabilities Act standards and intersections that need median nose reconstruction. In addition to curb ramps, sidewalk and crosswalk improvements may be needed to increase pedestrian safety at the interchange. Several existing bulb-outs on intersection corners along Fair Oaks Avenue would be modified by either reducing the protrusion of curb extensions into the adjacent roadway or by addition of landscaped areas. Median island noses would be modified at several intersections on Fair Oaks Avenue between Monterey Road and Spruce Avenue to improve sight distance for left-turning motorists. Traffic striping and markings would be modified in association with the bulb-out and median island modifications, and may include a new eastbound bike lane on Monterey Road and a new westbound bike lane on Huntington Drive where those streets cross the Fair Oaks Avenue corridor.

2.2 Project Location

The proposed Project is located in the northeast part of the City of South Pasadena along Fair Oaks Avenue from Columbie Street to Huntington Drive, and from South Pasadena City Hall to the South Pasadena Water Distribution Facility via a route along Mission Street, the Southern California Edison easement adjacent to Garfield Park, Grevilia Street, Clark Place, and Garfield Avenue. Part of the Project area, at the intersection of Fair Oaks Avenue and Mission Street, is approximately 500 feet (ft.) from the South Pasadena Municipal center; two additional segments, the intersections of Fair Oaks Avenue and State Street and Grevilia Street, are adjacent to California State Route 110 (SR110). South Pasadena is bordered by two large cities, Los Angeles to the south and northwest, and Pasadena to the north and northeast. The Project is located in Los Angeles County within Township 1 South, Range 12 West, San Bernadino Meridian and depicted on the USGS Los Angeles, California, 7.5-minute topographic map (Figures 1 and 2).

2.3 Area of Potential Effects

An Area of Potential Effects (APE) for the Project was established to encompass all areas in which the Project has the potential to directly or indirectly affect historic properties and includes the limits of disturbance of permanent and temporary project construction activities. The APE is located along Fair Oaks Avenue, between State Street and Huntington Drive, along Mission Street between 1414 Mission Street and Garfield Park/Clark Place, and between Clark Place and the Water Distribution Facility Yard. It also includes a one-parcel buffer surrounding the APE for ground-disturbing activities at the intersections along Fair Oaks Avenue at Columbia Street, State Street, Grevelia Street, Hope Street, Mission Street, El Centro Street, Oxley Street, Monterey Road, Bank Street, and Huntington Drive, following Caltrans guidance for establishing an APE sufficient to consider potential indirect effects. The APE is shown on the U.S. Geological Survey (USGS) Pasadena and Los Angeles, California 7.5-minute topographic quadrangles (Figures 3–10).

The majority of the APE is made up of paved roadway surfaces, with buildings, pavement, or artificial landscaping characterizing the adjacent parcels, affording little or no visibility of any natural ground surfaces. No new right-of-way is required for the Project.

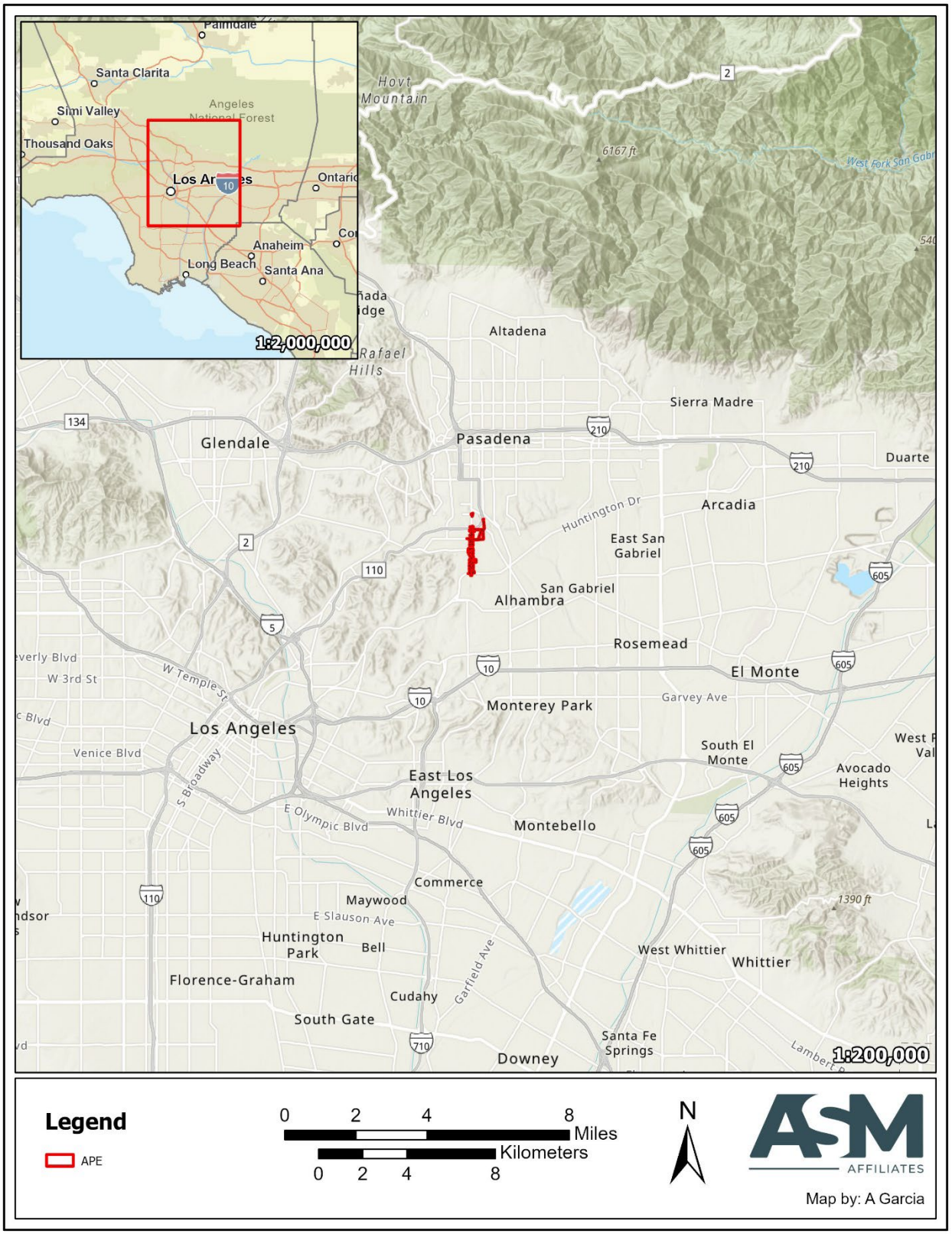

Figure 1. Project vicinity map.

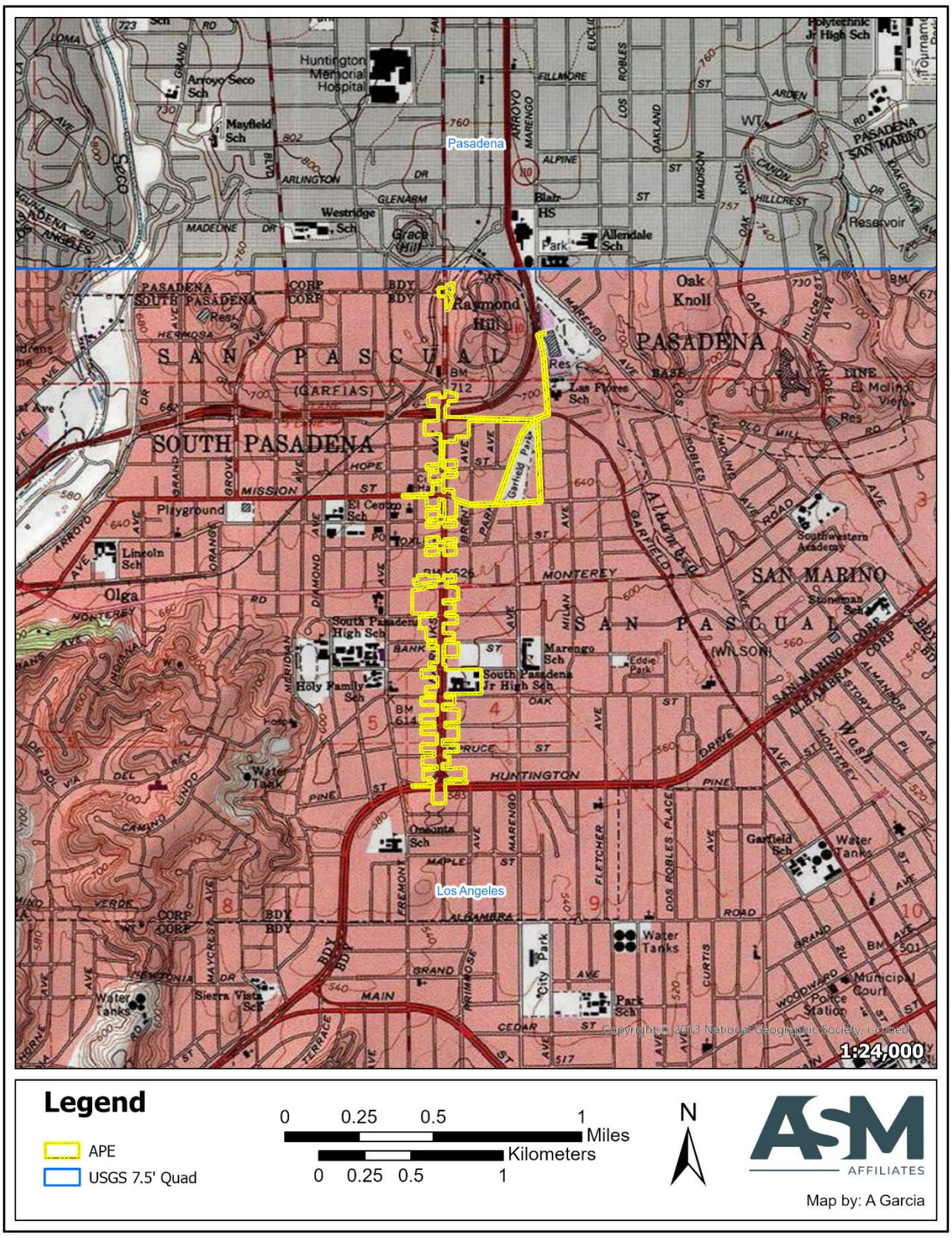

Figure 2. Project location map.

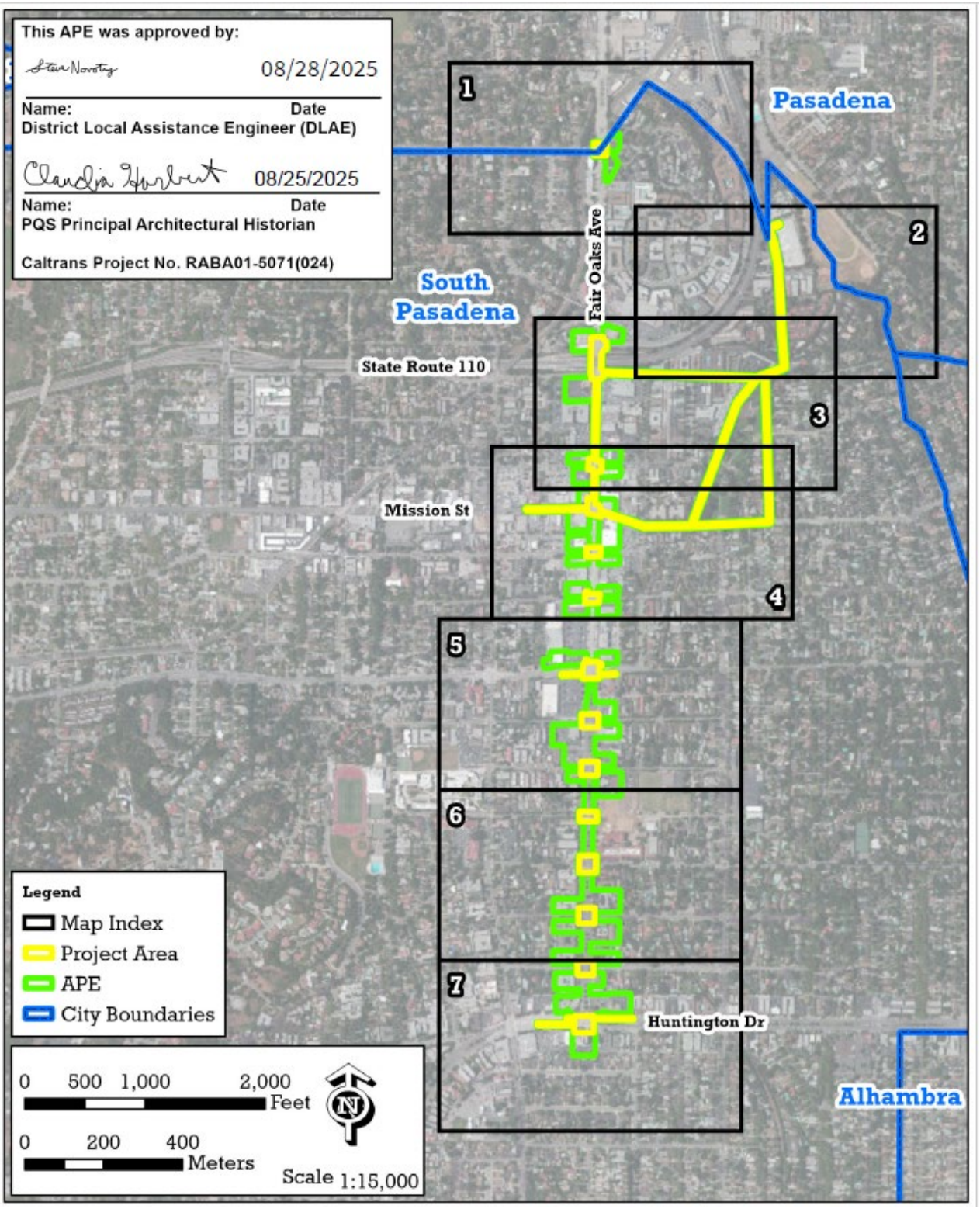

Figure 3. Project APE overview map with map index.



Figure 4. Project APE Map 1.



Figure 5. Project APE Map 2.



Figure 6. Project APE Map 3.

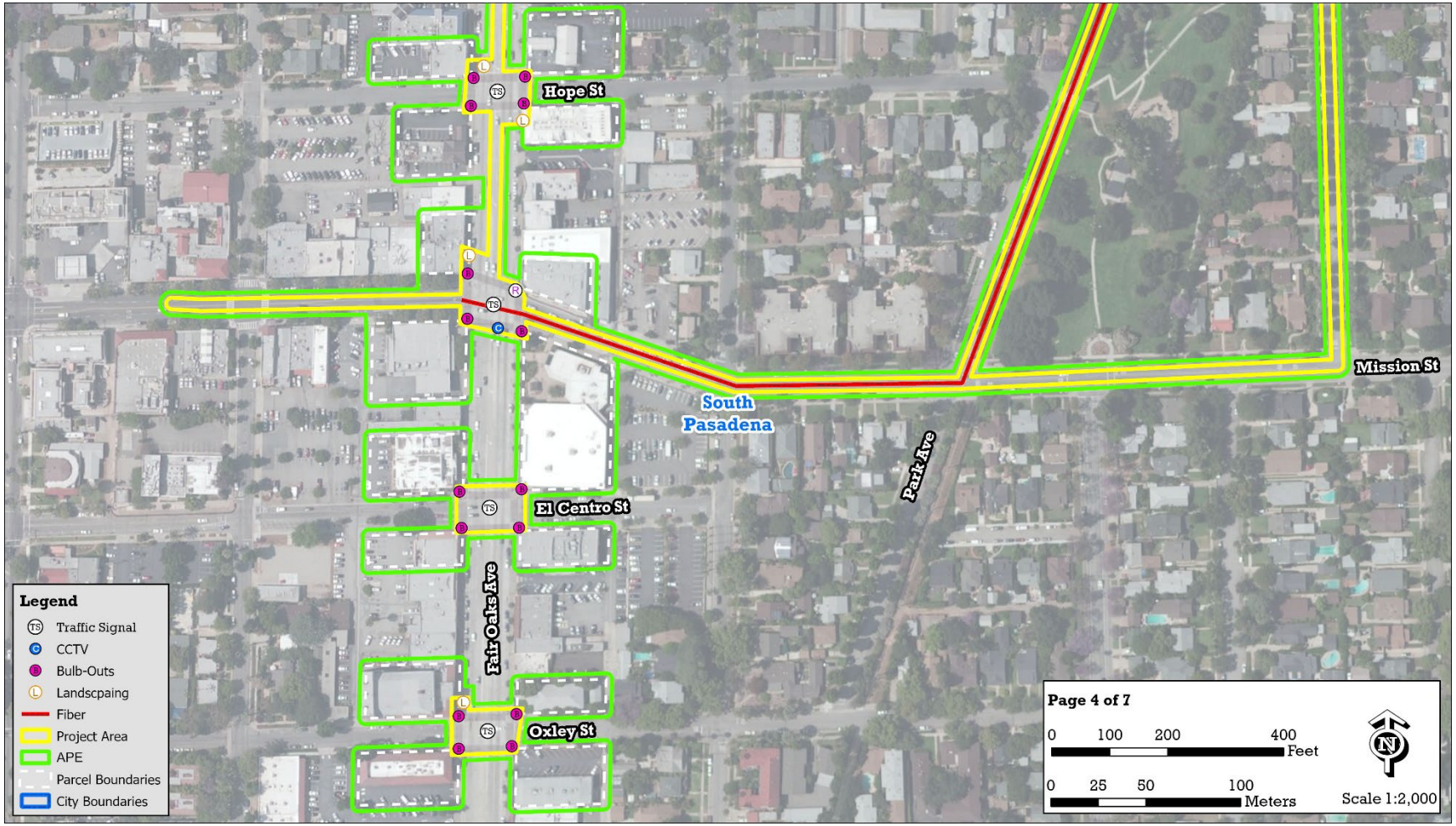

Figure 7. Project APE Map 4.



Figure 8. Project APE Map 5.

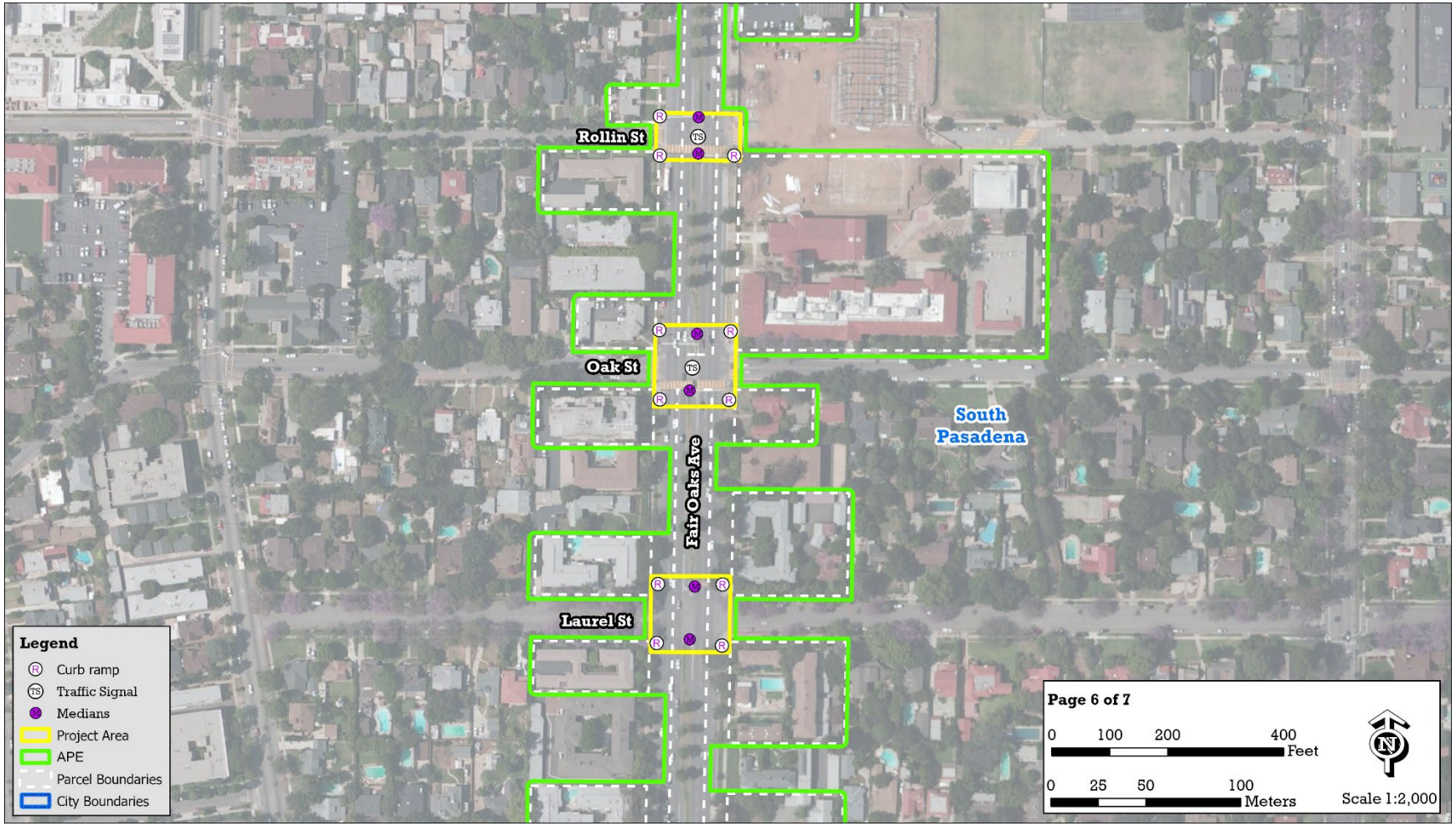

Figure 9. Project APE Map 6.

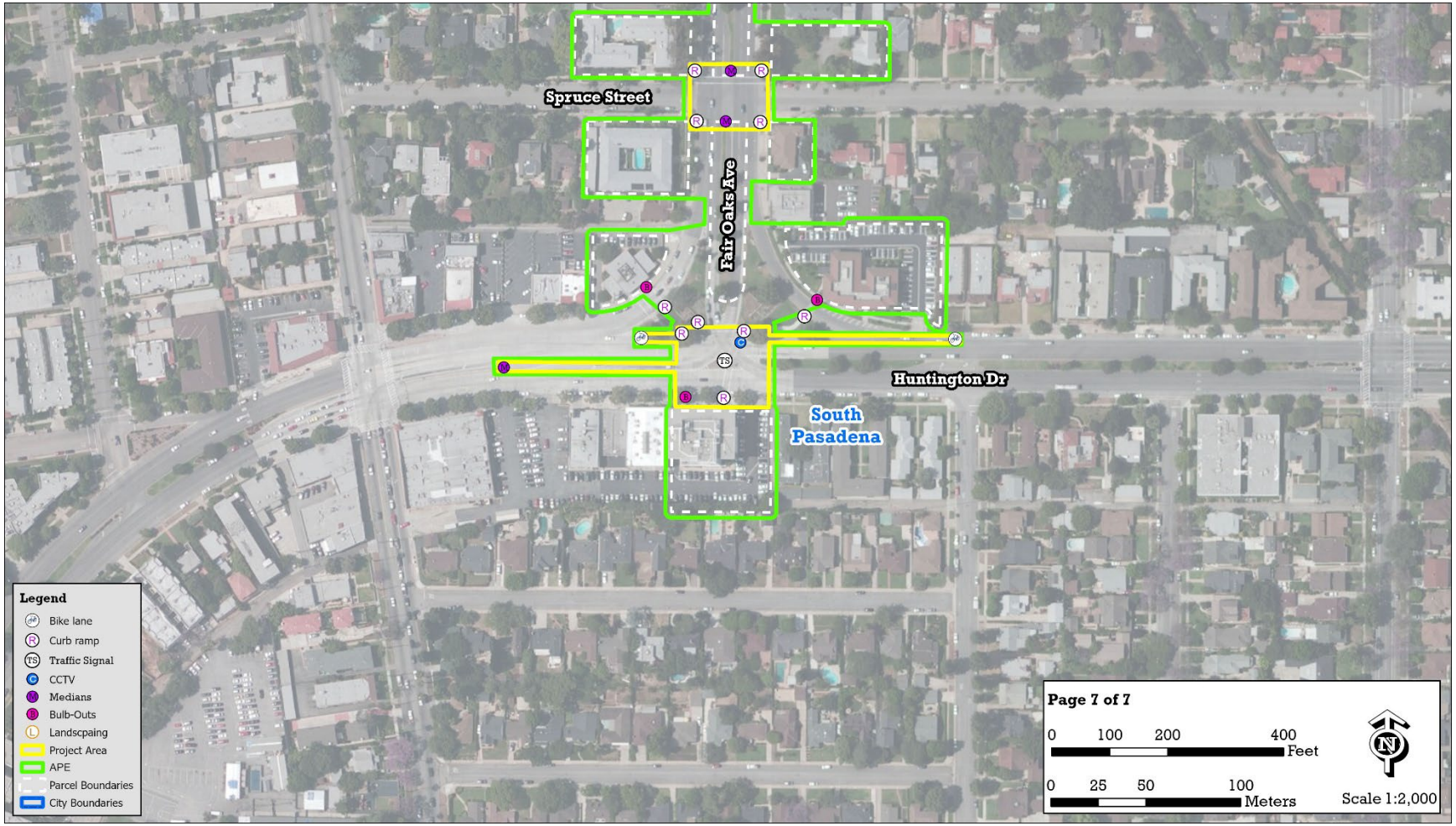

Figure 10. Project APE Map 7.

3. SOURCES CONSULTED

Records searches were conducted at the South Central Coastal Information Center (SCCIC) housed at the Department of Anthropology, California State University, Fullerton, part of the California Historical Resources Information System (CHRIS), in February and December 2024. The searches, which encompassed the Project APE and a 0.25-mile area surrounding it, consulted all records and documents on file with the SCCIC; review of the Office of Historic Preservation (OHP) Historic Properties Directory was also conducted.

A total of 22 previous written reports were identified within the 0.25-mile search radius (Table 1), six of which (LA-00115, LA-04890, LA-06362, LA-08948, LA-10209, and LA-10576) include portions of the current Project area.

Table 1. Previous Cultural Resource Reports Addressing the Project APE and 0.25-Mile Records Search Radius

Report No. (LA-)	Year	Author(s)/Affiliation	Title
00112	1974	D'Altroy, Terence N. / University of California, Los Angeles Archaeological Survey	Impact on Archaeological Resources of Proposed Upgrading Ramps on the Pasadena Freeway
00115	1974	Clewlow, William C., Jr. / University of California, Los Angeles Archaeological Survey	Evaluation of the Archaeological Resources and Potential Impact of Proposed Extension of the Long Beach Freeway (Rt. 7) North from Valley Blvd. to Rt. 210 (Colorado Freeway)
03497	1994	Tetra Tech, Inc.	Draft Supplemental Environmental Impact Report Pasadena-Los Angeles Light Rail Transit Project
03498	1994	Tetra Tech, Inc.	Final Supplemental Environmental Impact Report Pasadena-Los Angeles Light Rail Transit Project
04216	1900	Holmes, William Henry / Smithsonian Institute	Report of the US National Museum Under the Direction of the Smithsonian Institute for the Year Ending June 30, 1900
04386	1993	Caltrans	Cultural Resources Overview Los Angeles County Metropolitan Transportation Authority's Interstate Commerce Commission Abandonment Exemption Pasadena-Los Angeles Light Rail Transit Project
04451	1983	Caltrans	Route 7 Environmental Impact Statement Supplement
04638	1999	Duke, Curt / LSA Associates, Inc.	Cultural Resource Assessment for Pacific Bell Mobile Services Facility La 948-01, in the County of Los Angeles, California
04890	2000	Storey, Noelle / Caltrans District 7	Negative Archaeological Survey Report, Highway Project Description
05132	1999	McKenna, Jeanette A. / McKenna et al.	A Phase I Cultural Resources Investigation and Architectural Evaluation of Properties Located at 1319 and 1921 Fremont Avenue, South Pasadena, Los Angeles County, California
05421	2000	Sylvia, Barbara / Caltrans District 7	Negative Archaeological Survey Report: 07-la-110-07-174-965120

Report No. (LA-)	Year	Author(s)/Affiliation	Title
05434	2001	McKenna, Jeanette A. / McKenna et al.	A Phase I Cultural Resources Investigation and Architectural Evaluation of Properties Located at 809 and 813 Meridian Avenue, South Pasadena, Los Angeles County, California
06362	1994	Borg, Roger / Caltrans District 7	Finding of Effect on Historic Properties Arroyo Seco Parkway and Four Level Interchange
08948	2007	Lajoie, Glenn, and Starla Hack / RBF Consulting	Public Review Draft Environmental Impact Report, Downtown Revitalization Project, Sch No. 2007031024
09489	2003	Lee, Portia / California Archives	Arroyo Seco Parkway Historic District
09601	2008	Bonner, Wayne H. / Michael Brandman Associates	Cultural Resources Records Search and Site Visit Results for AT&T Candidate SV0061-01 (OG Park), 820 El Centro Street, South Pasadena, Los Angeles County, California
10209	2004	English, John / Myra L. Frank & Associates, Inc.	Finding of Effect Report for the Raymond Ave. to SR110 Connector Project, Los Angeles County, CA
10576	2004	Greenwood, David / Myra L. Frank & Associates, Inc.	Historic Property Survey Report for the Raymond Avenue to SR 110 Connector project for the Raymond Avenue to SR 110 Connector Project
11554	2000	Lee, Portia / California Archives	Historic Resources Evaluation Report and Finding of No Adverse Effect for Oaklawn Bridge, City of South Pasadena Seismic Retrofit and Historic Restoration Project
11554A	2002	Kane, Diane / Caltrans District 7	Supplemental Historic Resources Evaluation Report and Finding of Conditional No Adverse Effect for Oaklawn Bridge, City of South Pasadena Historic Restoration Project
12423	2013	Bonner, Wayne H., and Kathleen A. Crawford / Michael Brandman Associates	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04948A (LA948 Sinclair), 1499 Huntington Drive, South Pasadena, Los Angeles County, California
13148	2013	Comeau, Brad / DUDEK	Initial Study/Mitigated Negative Declaration Sewer Rehabilitation and Replacement Project

A total of 58 resources have been previously documented within the 0.25-mi. records search radius, with five (P-36-179476, -179520, -179645, -190788, and -190789) within or partially within the Project area (Table 2). All of these are built environment resources and/or associated historic districts.

Table 2. Previously Recorded Resources within the Project APE and 0.25-Mile Records Search Radius

Primary # (P-19-)	Recorded by (Date)	Description	Attribute Codes*	Relation to Project APE
150075	D. Kane (1994)	Stimson Historic District	HP2; HP39	Outside
150077	D. Kane (1994)	Henry M. Thompson House, 203 Columbia St. (element of Stimson Historic District)	HP2	Outside
150078	A. Scheid (1993)	Stone/Brooks House, 1109 Columbia St. (element of Stimson Historic District)	HP2	Outside

Primary # (P-19-)	Recorded by (Date)	Description	Attribute Codes*	Relation to Project APE
150079	A. Scheid (1993)	Henry Stephen Boice House, 1127 Columbia St. (element of Stimson Historic District)	HP2	Outside
150080	A. Scheid (1993)	Frank O'Connor House, 1131 Columbia St. (element of Stimson Historic District)	HP2	Outside
150081	D. Kane (1994)	J. W. Meehan House, 181 Columbia St. (element of Stimson Historic District)	HP2	Outside
150082	D. Kane (1994)	Rose Werner House, 161 Columbia St. (element of Stimson Historic District)	HP2	Outside
150083	D. Kane (1994)	Dr. W. D. Dilworth House, 1120 S. Pasadena Av. (element of Stimson Historic District)	HP2	Outside
150089	D. Kane (1994)	Mrs. M. Werner House, 1121 Avoca Av. (element of Stimson Historic District)	HP2	Outside
150090	D. Kane (1994)	M. J. Quimby House, 1221 & 1223 Avoca Av. (element of Stimson Historic District)	HP2	Outside
150091	D. Kane (1994)	C. B. & W. Rowley House, 145 Columbia St. (element of Stimson Historic District)	HP2	Outside
150092	D. Kane (1994)	William Thum House, 123 Columbia St. (element of Stimson Historic District)	HP2	Outside
150093	D. Kane (1994)	Ferdinand Thum House, 105 Columbia St. (element of Stimson Historic District)	HP2	Outside
150094	D. Kane (1994)	Theodore F. & Regina Twinting House, 95 Columbia St. (element of Stimson Historic District)	HP2	Outside
150108	F. Smith, L. Zier (1994)	House for George & Estelle Miller, 1202 Avoca Av.	HP2	Outside
150109	F. Smith, L. Zier (1994)	House for William Mack, 1210 Avoca Av.	HP2	Outside
150122	D. Kane (1994)	Avoca Avenue Historic District, 1061-1135 Avoca Av.	HP2	Outside
179475	T. Sitton (1976)	South Pasadena Schoolhouse, 1016 Orange Grove Av.	HP15	Outside
179476	**T. Sitton (1977)**	**Raymond Hill Waiting Station**	**HP2**	**Within**
179478	T. Sitton (1977)	Kate A. White House, 1036 Brent Av.	HP2	Outside
179486	M. Fay (1972); D. Peterson (1991)	Oaklawn Bridge and Waiting Station	HP4; HP19	Outside
179499	L. Webb (1972); V. Withers (2009)	Oaklawn District	HP2	Outside
179502	T. Sitton (1977)	Alexander Block, 1001-1005 Mission St.	HP2	Outside
179503	T. Sitton (1977)	Graham Block, 1011-1017 Mission St.	HP6	Outside
179505	T. Sitton (1977)	Shapiro Block, 1002-1006 Mission St.	HP6	Outside
179506	T. Sitton (1977)	Edwards & Faw Block, 1008-1010 Mission St.	HP6	Outside
179509	T. Sitton (1977)	Herlihy Block, South Pasadena Review Building, 1024 Mission St.	HP6	Outside
179510	T. Sitton (1977)	Taylor Block, 1028-1032 Mission St.	HP6	Outside
179516	T. Sitton (1977)	Mission Hotel, 950-958 Mission	HP5	Outside
179518	T. Sitton (1977)	South Pasadena Historic District, Mission West District	HP6; HP15	Outside
179519	T. Sitton (1977)	Jacobs Block, 1128 Mission St.	HP6	Outside
179520	T. Sitton (1977)	Fremont Avenue Brethren Church, 920 Fremont Av.	HP16	Outside

Primary # (P-19-)	Recorded by (Date)	Description	Attribute Codes*	Relation to Project APE
179521	**R. Hatheway (1977)**	**Rialto Theater, 1023 Fair Oaks Av. (contributor to 1000 Block Fair Oaks District)**	**HP10**	**Within**
179522	T. Sitton (1977)	War Memorial Building, 435 Fair Oaks Av.	HP6	Outside
179526	T. Sitton (1977)	St. James Episcopal Church, 1325 Monterey Rd.	HP16	Outside
179529	J. Snyder (1982)	Sherry House, 221 Fremont Av.	HP2	Outside
179561	J. Snyder (1982)	North of Mission District	HP2	Outside
179610	J. Snyder (1982)	South of Mission District	HP2	Outside
179616	L. Fay (1972)	Adobe Flores, La Casa de Jose Perez, 1804 Foothill St.	HP44	Outside
179618	J. Snyder (1982)	Tanner House, Grosse House, 1133 Buena Vista St.	HP2	Outside
179645	**J. Snyder (1982)**	**Arroyo Seco Parkway District**	**HP37**	**Within**
179649	J. Triem (1986)	1100 Loma Vista Ct.	HP2	Outside
179650	J. Snyder (1986)	Swimming Pool Building (Plunge), 815 Mission St.	HP9	Outside
179656	J. Snyder (1985)	Drachann House, 623 Charter Oak	HP2	Outside
179658	J. Snyder (1985)	629 Grand Av.	HP2	Outside
184719	D. Richey (1990)	Mission Motor Service Station (Fair Oaks Auto Body / Doggone Grooming), 1039-1055 S. Fair Oaks Av.	HP6	Outside
184720	D. Richey (1990)	Pacific Electric Railway Company Substation #2, 1154 S. Fair Oaks Av.	HP6	Outside
184723	D. Richey (1990)	Gerlach's Drive-In Liquor, 1075 S. Fair Oaks Av.	HP6	Outside
184979	L. Webb (1977)	Pasadena Avenue District	HP2	Outside
187627	G. Duncan (2000)	El Centro Market, Center Market, Grand Central Market, 1040 Mission St.	HP6	Outside
188719	D. Greenwood (2003)	Pasadena Light & Power Dispatching Center, 45 E. Glenarm St.	HP11	Outside
188766	C. McAvoy (1995)	Glenarm Power Plant, Glenarm Steam Plant, 72 E. Glenarm St.	HP8; HP9	Outside
188767	L. Bricker (1996)	Broadway Steam Plant, 72 E. Glenarm St.	HP11	Outside
189441	Unknown	Marguerita Lane Historic District	HP2	Outside
190632	K. A. Crawford (2013)	Medical Offices, 1499 Huntington Dr.	HP7	Outside
190788	**L. Houmann (1994)**	**1000 Block Fair Oaks District**	**HP3; HP6; HP10**	**Within**
190789	**J. Oastashay (2002)**	**1100 Block Fair Oaks District**	**HP6**	**Within**
191944	W. Becker (2015)	Garfield Substation Property, 1200 Railroad St.	HP9	Outside

*HP2. Single Family Property; HP3. Multiple Family Property; HP4. Ancillary Building; HP5. Hotel/Motel; HP6. Commercial Building, over 3 stories (any type of building dealing with management, retail sales, or marketed services; e.g., stores, banks, gas stations, office buildings, etc.); HP7. Commercial Building, over 3 stories; HP8. Industrial Building; HP9. Public Utility Building; HP10. Theater; HP11. Engineering Structure; HP15. Educational Building; HP16. Religious Building; HP19. Bridge; HP37. Highways/Trail; HP39. Other; HP44. Adobe Building/Structure

Summary of Native American Coordination

Native American contacts were initiated by ASM with a letter on January 18, 2024, to the California Native American Heritage Commission (NAHC) requesting a search of their Sacred Lands Files (SLF). NAHC Cultural Resources Analyst Andrew Green responded on February 14, 2024, stating that the result of the SLF check was positive and providing a list of 12 local tribal contacts who may have additional information about the area (Table 3). ASM sent notification letters to each of these contacts requesting any information or concerns that they may have regarding the Project on February 21, 2024. No responses have been received to date. Each of the tribal contacts was contacted again by telephone on November 24, 2025. The responses to date are provided below.

- Anthony Morales (Gabrieleno/Tongva San Gabriel Band of Mission Indians), November 24, 2025, via telephone – requests archaeological and Native American monitoring and involvement
- Sam Dunlap (Gabrieleno Tongva Tribe), November 24, 2025, via telephone – requests archaeological and Native American monitoring and involvement
- Jessica Valdez (Soboba Band of Luiseno Indians), November 24, 2025, via telephone – no comment, defer to Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Sarah Brunzell (Fernandeno Tataviam Band of Mission Indians), November 26, 2025, via email – no comment, will not be requesting consultation

Table 3. Native American Contacts Identified by the Native American Heritage Commission

Contact	Office/Title	Affiliation
Sarah Brunzell	CRM Manager	Fernandeno Tataviam Band of Mission Indians
Andrew Salas	Chairperson	Gabrieleno Band of Mission Indians - Kizh Nation
Christina Swindall Martinez	Secretary	Gabrieleno Band of Mission Indians - Kizh Nation
Anthony Morales	Chairperson	Gabrieleno/Tongva San Gabriel Band of Mission Indians
Sandonne Goad	Chairperson	Gabrielino / Tongva Nation
Robert Dorame	Chairperson	Gabrielino Tongva Indians of California Tribal Council
Christina Conley	Cultural Resource Administrator	Gabrielino Tongva Indians of California Tribal Council
Charles Alvarez	Chairperson	Gabrielino-Tongva Tribe
Sam Dunlap	Cultural Resource Director	Gabrielino-Tongva Tribe
Lovina Redner	Tribal Chair	Santa Rosa Band of Cahuilla Indians
Joseph Ontiveros	Tribal Historic Preservation Officer	Soboba Band of Luiseno Indians
Jessica Valdez	Cultural Resource Specialist	Soboba Band of Luiseno Indians

4. BACKGROUND

This chapter reviews the environmental setting and the prehistoric, ethnohistoric, and historic cultural sequence of the Project area, but is not intended to be an exhaustive account of all research conducted in the area.

4.1 Environment

The Project site is in the Los Angeles Basin, a broad, level plain defined by the Pacific Ocean to the west, the Santa Monica Mountains and Puente Hills to the north, and the Santa Ana Mountains and San Joaquin Hills to the south. This extensive alluvial wash basin is filled with Quaternary alluvial sediments and drained by several major watercourses, including the Los Angeles, Rio Hondo, San Gabriel, and Santa Ana rivers. Modern development has replaced the natural setting within the Project APE with the entirety of the APE being paved, landscaped, or built over.

4.2 Culture History

The prehistoric occupation of southern California can be roughly divided into four temporal phases or periods (Wallace 1955). This chronology had been successfully applied to inland Los Angeles County (e.g., McIntyre 1990), and is now recognized as having applicability to a wide area of mesic (i.e., that area west of the xeric desert zone) Los Angeles, Ventura, Riverside, San Bernardino, and Orange counties. Due to the widespread application of this chronological scheme, Wallace's framework is employed for the purposes of this discussion.

4.2.1 Late Pleistocene Period (Pre-10,000 B.P.)

Wallace's chronology for southern California includes four time periods, the earliest of which (Early Man/Big Game Hunting period) was considered speculative, and correlated with the end of the Pleistocene, or Ice Age. This would represent an occupation prior to about 10,000 years before present (B.P.). Although it is likely that inhabitation of the southern California coastal region occurred during this early time period, evidence for such is currently extremely limited. To date, Late Pleistocene archaeological remains in southern California comprise two kinds of evidence. First, in the inland Mojave Desert region, petroglyphs (rock engravings) and surface stone tools have been dated back to approximately 20,000 and 30,000 B.P., respectively (Whitley and Dorn 1993). These may well reflect the initial human occupation of North America. The contexts of these dated finds provide only limited kinds of archaeological information and, while there is much more to be discovered about this earliest prehistoric culture, existing data nonetheless suggest that these earliest inland Californians may have dwelled along the shores of Pleistocene lakes; that they exploited chert quarries to make relatively crude stone chopping tools; and that they also made rock art, perhaps as part of shamanistic religious practices.

Second, a limited number of large fluted projectile points have been found in isolated locales in the Mojave Desert and along the California coast. These projectile points functioned as parts of spears and are known to date between 11,200 and 10,000 B.P., falling within what is called the Paleoindian Period on the Great Plains. On the Plains, such points are associated with the hunting of extinct Pleistocene fauna, such as the Columbian Mammoth. Although it is likely that these spear points were similarly used in southern California, the isolated nature of the discovered artifacts precludes any certain inference about their use or function in the California region.

Uncertainty concerning these early prehistoric cultures results from the characteristic geomorphological instability of the California coastline and the general youthfulness of the southern California interior,

combined with the major change in erosional/degradational regimes that occurred at the end of the Pleistocene (Whitley and Dorn 1993). These factors, singularly and in combination, are unfavorable to the preservation of remains from this period. It is therefore likely that Late Pleistocene human occupation of Los Angeles is under-represented in the local prehistoric record, simply due to problems in site preservation.

4.2.2 Early Millingstone Period (10,000-3500 B.P.)

An adaptation referred to as the Early Millingstone Period or Horizon began with the transition toward a modern environment which started approximately 9,000 to 10,000 years ago. This is particularly evident along the coast, where many such sites are found, although a few examples are known from the inland region. Most sites of this Period date to between 8,500 and 3,500 years in age.

Studies by Erlandson (1988; see also, Erlandson and Colton 1991) provide evidence of a significant, even if small, population of coastal hunter-gatherers in the region before 7000 B.P., or essentially at the beginning of this Early Millingstone Period. He has shown that these were neither Big Game hunters, nor specialized, hard-seed gatherers, but instead generalized foragers that relied on a variety of different kinds of terrestrial, coastal and marine resources, and that they were adapted to estuarine embayments that have long since disappeared from the local environment. Further, his evidence indicates that their primary protein sources were shellfish and other marine resources. Extending a pattern first identified by Meighan (1959) on the Channel Islands, in other words, this suggests that the adaptation to the seashore is a very ancient and long-lived tradition in local prehistory.

In the inland region, perhaps the earliest evidence of the Early Millingstone Period is provided by so-called Los Angeles Woman, a female skeleton found in the La Brea Tar Pits that has been radiocarbon dated to 9000 B.P. Lacking clearly associated artifacts or other remains, it is difficult to interpret the Los Angeles Woman beyond observing simply that her discovery signals the fact that the inland region was in use shortly after the end of the Late Pleistocene.

Later Early Millingstone sites (post-dating approximately 6000 B.P.) are dominated by assemblages containing large numbers of ground stone artifacts, along with crude choppers, scraper planes, and other core/cobble tools. These are thought to represent an adaptation to gathered plant foods, especially a reliance on hard-shelled seeds. Accordingly, it has been common practice to identify any site with a dominance of these plant processing implements as Early Millingstone in age. It has also been suggested that scraper planes, in particular, may have served in the processing of agave (Kowta 1969; Salls 1985); that the association of ground stone and core/cobble tools represents a generalized plant processing toolkit, rather than one emphasizing hard-seeds, per se (Whitley 1979), and that this toolkit was used in appropriate environmental settings throughout the prehistoric past. That is, that the so-called millingstone toolkit is environmentally rather than chronologically specific and reflects localized exploitative patterns, rather than a chronologically specific adaptational strategy (Kowta 1969; Leonard 1971; McIntyre 1990). Thus, many inland sites identified as dating to the Early Millingstone Period solely on the basis of their ground stone toolkits may, in fact, not be of such age at all. However, on the coastal strip there continues to be evidence that such sites date to the earlier end of the timeframe. These sites are generally located on terraces and mesas, above the coastal verge, near permanent streams.

Although Early Millingstone Period sites are relatively common along the coast, there is little evidence for the occupation of the inland region during this early time period (Whitley and Beaudry 1991; cf. Leonard 1971; McIntyre 1990). Millingstone adaptation to seeds and plants and associated toolkits dominated by plant processing tools are present in the inland zone, but appear to date to a later time period. It is unclear whether this pattern reflects real differences in inland versus coastal settlement distributions or is simply a function of site preservation problems in the inland region. Whatever the cause, it is worth noting that there are currently very few reliable or plausible chronometric dates from inland sites that are Early Millingstone

in age. All current temporal assignments of inland sites to the Early Millingstone Period are based on putative diagnostic artifacts, but, when these are examined critically, the verity of the early age assignments become dubious. Also, too often such early age assignments are based on functional/adaptive traits rather than stylistic criteria, thus confusing adaptive patterns for temporal ones.

A good example of the confusion of millingstone functional and adaptational patterns for Early Millingstone chronological diagnostics in inland Los Angeles County is provided by the so-called "Topanga Culture," as exemplified by excavations at CA-LAN-1, the "Tank Site" (cf. Heizer and Lemert 1947; Treganza and Bierman 1958; Treganza and Malamud 1950), located in the Santa Monica Mountains immediately south of the San Fernando Valley. This is widely regarded as "Early Millingstone" chronologically, and its base ("Phase I") has been assigned 10,000 years of age, essentially due to the large numbers of millingstones, crude choppers and "cog stones" (see Treganza and Bierman 1958:75, Table 1). However, as Johnson (1966) has rightly pointed out, Phase III of the Topanga Culture is only 3,000 years old, as demonstrated by his excavations at CA-LAN-2. That is, it is Intermediate and not Early Millingstone in age. It then must follow that the preceding Phase II can only be considered 3,500 to 3,000 years old, due to the presence of (Intermediate Period) mortars and pestles in the Phase II assemblage. That is, Phase II of the Topanga Culture also can only be Intermediate period in age. Since Phase I lies conformably and immediately below Phase II stratigraphically, it likewise must follow that it immediately predates the Intermediate period Phase II remains. At best, then, Phase I of the Topanga Culture is terminal Early Millingstone or transitional Early Millingstone/Intermediate, but not necessarily of any great antiquity.

This fact is emphasized when it is recognized that one of the key classes of temporal diagnostics said to support the very early age assignment for Phase I at the Topanga Site, the cog stones, were all recovered from the Phase II deposit, even though Treganza and Bierman (1958) incorrectly assign them to the Phase I assemblage (Eberhart 1961:366-367). Thus, there is currently no known evidence to suggest any great antiquity for Phase I of the Topanga culture; instead, it may simply be 4,000, rather than 10,000 years in age, and may represent an early manifestation of the Intermediate Period movement of a millingstone adaptation into the interior, rather than a manifestation of a coastal Early Millingstone culture in the inland zone.

4.2.3 Intermediate Period (3500-800 B.P.)

As implied above, a transitional stage followed the Early Millingstone, which is referred to as the Intermediate Period (Wallace 1955). It is believed to have begun about 3,500 years ago, and to have lasted until about 800 B.P. (according to the latest revisions; cf. Arnold 1987). It is marked on the coast by a growing exploitation of marine resources, the appearance of the hopper mortar and stone bowl/mortar, and a diversification and an increase in the number of chipped stone tools. Projectile points, in particular, are more common at sites than previously, while artifacts such as fishhooks and bone gorges also appear.

As noted above, cog stones also first appear during the Intermediate Period, although they are widely misinterpreted as Early Millingstone in age (Eberhart 1961:366-367). These are relatively small, flat cobbles, about the size of a large biscuit, that were shaped to resemble a kind of mechanical cog or gear. Although the function of these is unknown, it is likely they served as ceremonial objects, and their geographical distribution has an important implication for regional prehistory. As first identified by Eberhart (1961), cog stones are only found from Los Angeles County south and eastward; that is, they are absent in the areas of the Santa Barbara Channel region (Ventura and Santa Barbara Counties) that, historically, were occupied by Chumash-speaking groups. Although speculative, this suggests that the initial distinction between the Hokan Chumash and Takic-speaking groups (which included the Gabrieliño) may have developed as early as 3,500 years ago (cf. Kowta 1969:50; McIntyre 1990:5), rather than only 1,500 years B.P., as Kroeber (1925) first hypothesized. That is, the distribution of these "ceremonial" artifacts essentially follows the boundaries of ethnolinguistic groups during the historical period, suggesting

that such boundaries may have been more-or-less stable for about 3,500 years. Notably, this hypothesis is supported by excavations at Intermediate Period site CA-LAN-2233, in the Santa Clara River Valley to the north. At this site, osteometric and DNA analyses indicate that the resident population was non-Chumash genetically (Waugh 1999).

As also implied above, there is growing evidence that it was at the beginning of this Intermediate Period that inland sites, such as those found in the Conejo area on the north side of the Santa Monica Mountains, the upper Santa Clarita Valley, the Antelope Valley, and western Riverside and San Bernardino counties, were first established and occupied. Whether this pattern holds for the interior Los Angeles Basin has yet to be determined, but it seems likely. This suggests the exploitation of more varied environments and perhaps an increase in population at this time and, again, it may correlate with Kroeber's "Shoshonean Wedge" moving into mesic southern California at ca. 3500 B.P. (Kroeber 1923, 1925; cf. Whitley and Beaudry 1991). In general, however, the Intermediate Period can be argued to have set the stage for the accelerated changes that took place immediately following it.

4.2.4 Late Prehistoric (800-200 B.P.)

With the transition to the Late Prehistoric Period at 800 B.P. (A.D. 1200), we can correlate local prehistory with the ethnographic societies as described (even if in abbreviated form) by early chroniclers and missionaries. However, this is not to suggest that local societies and cultures were in any way static, for the transition to this period was marked by the evolution and eventual dominance of a sophisticated maritime economy. Further, among the Chumash to the west, a rise in social complexity has been shown to have been associated with the development of craft specialization, involving the use of standardized micro-drills to mass produce shell beads on Santa Cruz Island (Arnold 1987), which occurred during this period. This apparently contributed to, if not caused, the appearance of a simple chiefdom in the southern Chumash region (cf. Whitley and Clewlow 1979; Whitley and Beaudry 1991).

Although we do not have evidence that the Gabrieliño developed into a chiefdom like the neighboring Chumash, this period nonetheless witnessed a fluorescence of local aboriginal culture paralleling the Chumash case. This included a substantial growth in population, the establishment of permanent settlements on the coast (and probably at favored locales in the inland area), a high degree of sociopolitical complexity, and the development of a very sophisticated maritime economy. It was during this period that the occupants of the Santa Barbara Channel and Los Angeles County region achieved levels of cultural and social sophistication perhaps unrivaled by hunter-gatherer-fisher groups anywhere else in the world (Brown 1967; Johnston 1962; Landberg 1965; Wallace 1955).

4.2 ETHNOGRAPHIC BACKGROUND

The Project is situated within an area that was inhabited by the Tongva (also known as Gabrieliño) people who were present during the time of European contact. The names Gabrieliño and Fernandeño refer to the two major missions established within Gabrieliño/Tongva territory: Mission San Gabriel Arcángel and San Fernando Rey de España (Bean and Smith 1978). The Mission San Gabriel Arcángel was originally located in the Whittier Narrows area but relocated shortly after its founding because of unstable ground along the Rio Hondo/San Gabriel River channels. Ultimately, Gabrieliño/Tongva villages were depopulated due to impacts from the Spanish mission settlements at San Fernando Rey and San Gabriel and diseases that were introduced by the Spanish. However, many Gabrieliño/Tongva currently survive in a population that is dispersed throughout the Los Angeles area.

Gabrieliño/Tongva traditional territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles Rivers; portions of the Santa Monica and Santa Ana Mountains; the Los Angeles Basin; the coast from Aliso Creek to Topanga Creek; and San Clemente, San Nicolas, and Santa Catalina islands. The area

now known as South Pasadena was inhabited by the Hahamog'na tribe, a branch of the Gabrieliño/Tongva people. The tribe settled in Millard Canyon along the banks of the Arroyo Seco; they were drawn to the area by the ready availability of water, drawing from both the Arroyo Seco and from a brook located east of Raymond Hill that originated from an underground reservoir. This location also afforded the Hahamog'na the opportunity to control trade and access across the San Gabriel Mountains.

The Gabrieliño language is classified as belonging to the Takic family (or "Cupan"), Uto-Aztecan stock, and is subdivided into four or more separate dialects (Shipley 1978). The dialect spoken in the Project area was noted as being very similar to that spoken on Santa Catalina Island (Harrington 1962). The Gabrieliño/Tongva are reported to have been second only to their Chumash neighbors in terms of population size, regional influence, and degree of sedentism (Bean and Smith 1978). The Gabrieliño/Tongva are estimated to have numbered around 5,000 in the pre-contact period (Kroeber 1925). Maps produced by early explorers indicate the existence of at least 40 Gabrieliño/Tongva villages in fertile lowlands along streams and rivers and in sheltered areas along the coast, but as many as 100 may have existed prior to contact with Europeans (Bean and Smith 1978; McCawley 1996; Reid 1968). The larger permanent villages most likely had populations averaging 50 to 200 persons. Sedentary villages also had smaller satellite villages located at varying distances that were connected to the larger villages through economic, religious, and social ties (Bean and Smith 1978).

The Gabrieliño/Tongva lived in domed, circular structures covered with plant material, followed patrilineal kinship networks, were politically organized under a village chief, and spiritually directed by community shamans (Bean and Smith 1978). Their subsistence was based on a composite hunting and gathering strategy that included large and small land animals, sea mammals, river and ocean fish, and a variety of vegetal resources. Generally, settlements were created at the intersection of several ecozones. The majority of the population drifted as families to temporary hillside or coastal camps throughout the year, returning to the central location on ritual occasions or when resources were low and it was necessary to live on stored foods.

Offshore fishing, as well as travel between the mainland and the southern Channel Islands, was accomplished from boats made of pine planks sewn together and sealed with asphaltum or bitumen. Much of the fishing, shellfish harvesting, and fowling took place along the ocean shoreline or along freshwater courses. Sea mammals were taken with harpoons, spears, and clubs. River and ocean fishing was undertaken with the use of line and hook, nets, basket traps, spears, and poisons (Hudson and Blackburn 1982).

Land animals were hunted with bow and arrow and throwing sticks and were trapped or clubbed. Smaller animals such as rabbits and ground squirrels were driven with grass fires and taken with deadfall traps. Seasonal grass fires may have had the additive effect of yielding new shoots attractive to deer. Burrowing animals could be smoked from their lairs. The primary plant resources were acorns, which were gathered in the fall and processed with mortar and pestle, and various seeds that were harvested in late spring and summer and ground with manos and metates. The seeds included chia and sages, various grasses, and islay or holly leafed-cherry (Reid 1968). Transportation of plant and other resources was accomplished through the use of burden devices such as coiled and woven baskets and hammock carrying nets commonly made from spun grass and other plant fibers.

4.3 HISTORIC PERIOD

The following is excerpted from the Historic Overview section of the *City of South Pasadena Citywide Historic Context Statement,* prepared by Historic Resources Group (2014).

Spanish explorer Gaspar de Portolá encountered the Hahamog'na while traveling through the area during the 1770s. Traveling with Portolá was Father Junipero Serra, who was charged with establishing a network

of Spanish missions along the California coast in an effort to spread the Christian faith. In 1771, Serra founded the fourth outpost in the chain of missions, Mission San Gabriel Arcangel, several miles to the west along the Rio Hondo, and the Native Americans falling under its jurisdiction became known as Gabrielinos. Due to the fertile soil and mild climate, the Mission San Gabriel was the most agriculturally productive of all the California missions.

In 1822, Mexico successfully revolted against Spanish rule, and California land that had been vested in the name of the King of Spain now belonged to Mexico. In the 1830s, there was growing pressure on the Mexican government to secularize the missions, and in 1833 the Mexican Congress passed the Act for the Secularization of the Missions of California. Mission San Gabriel Arcangel was secularized the following year, and a 14,000-acre tract of land, known as El Rincón de San Pascual, was transferred in a land grant to Juan Mariné, husband of Eulalia Pérez de Guillén, in 1835. The tract included portions of the present-day communities of Pasadena, South Pasadena, Altadena, and San Marino and eventually became known as Rancho San Pascual. José Perez, a cousin of Eulalia Pérez de Guillén constructed what later became known as the Flores Adobe on the Rancho San Pascual in 1839. In 1840, José Perez and Enrique Sepulveda were granted title to the rancho.

Ownership of the rancho passed to Manuel Garfias in 1843. Garfias constructed an adobe home on the property and charged his enterprising mother-in-law with developing the land into a cattle ranch. However, Garfias did not find success as a rancher, and he eventually found himself unable to repay an $8,000 loan he had borrowed from Dr. John S. Griffin to help meet expenses. In 1859, Garfias deeded the property to Benjamin D. “Don Benito” Wilson, who was Griffin’s business partner.

John S. Griffin subsequently purchased an undivided half-interest in Rancho San Pascual, and over the next 10 years he and Wilson sold off more than half of the rancho’s acreage. The earliest sale in what is now South Pasadena was to attorney Joseph Lancaster Brent, who purchased 800 acres composed primarily of land from Rancho San Pascual along with additional acreage from an adjoining ranch to form Marengo Ranch.

The first significant settlement in South Pasadena after the rancho period was undertaken by David and Antonia Raab. David M. Raab purchased 60 acres of undeveloped land of the former Rancho San Pasqual in 1871 from Griffin and Wilson. The property extended from what is now Buena Vista Street on the north to El Centro Street on the south, and from what is now Fremont Avenue on the east to what is now Meridian Avenue on the west. This was three years before the Indiana Colony was founded north and west of the Raab tract, along what is now Orange Grove Avenue. The Raab Family Homestead is designated as South Pasadena Landmark #53.

In 1873, the original California Colony of Indiana, led by Daniel M. Berry, and reorganized as the San Gabriel Orange Grove Association, was deeded land that would become part of Pasadena and South Pasadena. Early in 1874, the colonists met on the site to choose the land they wanted in the settlement. Calvin Fletcher, Andrew O. Porter, Perry M. Green, William J. Barcus, Ward Leavitt, and Benjamin S. Eaton all purchased land south of Columbia Street in the area now known as South Pasadena.

The Indiana Colony residents who settled south of Columbia Street viewed themselves from the beginning as a distinct settlement from Pasadena. When the schoolhouse was moved several miles to the north, residents to the south responded by petitioning for their own school district, a request which was granted in 1878. This was soon followed by a petition for a separate post office, which was established in 1882 in the Hermosa Vista, South Pasadena’s first hotel. In 1884, Pasadena began working towards incorporation; however, most South Pasadenans were opposed to the idea. As businessman O. R. Dougherty explained, “All we want is to be let alone. We have a post office, a school, and want to govern them ourselves, and don’t want any outside interference.” Supervisors took these sentiments into account during their

incorporation efforts; when Pasadena was incorporated in 1886, its boundaries excluded the area south of Columbia Street. In 1888, South Pasadena incorporated with a population of 500 residents.

In 1885, the arrival of the Los Angeles & San Gabriel Valley Railroad, which linked South Pasadena to Pasadena and Los Angeles, spurred local development. The following year, rate wars between the Santa Fe and Southern Pacific Railroads sparked a land boom which brought an influx of tourists, settlers, and land speculators. By the end of 1887, the town's business district had doubled in size and the first church had been constructed, along with several additional hotels. That same year, rail service was taken over by the Santa Fe Railroad. In 1895, the Santa Fe moved its tracks to avoid a sharp curve on Meridian Avenue. South Pasadena's second Santa Fe depot was constructed in 1895 near Glendon Way and Center Street (now El Centro), near the location where the Meridian Ironworks Museum now stands. At this time, the Santa Fe was one of four railroads that ran through South Pasadena; the others were the Southern Pacific, the Union Pacific, and the Pacific Electric.

This period marked the beginning of Southern California's grand resort era, which would have a direct influence on the development of South Pasadena in the late nineteenth and early twentieth centuries. Grand resort hotels distinguished themselves from established hotels in downtown Los Angeles as havens located in the natural splendor of Southern California, far from the gritty urban center. They presented the version of Southern California promulgated by local boosters and the romantic historicism reflected in Helen Hunt Jackson's Ramona, published in 1884. Walter Raymond began planning his own resort hotel in 1883, selecting a hilltop site in the area that would become South Pasadena. The Raymond Hotel, located at the top of Bacon (now Raymond) Hill opened in 1886. Although its remote location placed it far from the region's existing transportation infrastructure, the Los Angeles & San Gabriel Valley Railroad supported Raymond's venture by locating a depot at the base of Bacon Hill. Although similar hotels opened across the region, including the nearby Hotel Green in Pasadena and the beachfront Hotel Arcadia in Santa Monica, the Raymond remained Southern California's leading resort hotel until it burned to the ground in 1895.

5. STUDY FINDINGS AND CONCLUSIONS

5.1 METHODS

An archaeological survey of the Project APE was undertaken by ASM Senior Archaeologist Sherri Andrews, M.A., RPA, on November 20, 2024. The survey was conducted in compliance with the California Environmental Quality Act (CEQA), the National Historic Preservation Act (NHPA), and Public Resources Code (PRC) 5024, to determine whether archaeological resources are present within the APE for each traffic signal location. The majority of the APE is occupied by paved surfaces, and pavement, buildings, or artificial landscaping occupy the adjacent parcels, affording little or no visibility of any natural ground surfaces. Overview photos were taken throughout the APE and all areas of exposed ground surface were examined in an effort to identify any previously undocumented archaeological resources that may be present within the Project APE.

5.2 FINDINGS

All of the known cultural resources within the Project APE and a 0.25-mi. area surrounding it are built-environment resources; no prehistoric or historic archaeological sites have been previously documented within the Project nor were any discovered as a result of the current survey. The entirety of the Project area is an urbanized environment with minimal ground surface visibility (Figures 11-14).



Figure 11. View south from north end of APE along Fair Oaks from Columbia.



Figure 12. View north along Fair Oaks from El Centro.



Figure 13. View south along Fair Oaks toward Huntington from Laurel.



Figure 14. View north along Stratford from Mission.



Figure 15. View south along Garfield from Hardison.

5.3 CONCLUSIONS

No archaeological resources were identified within the Project APE as a result of the records search or pedestrian survey. It is possible that unidentified prehistoric or historic archaeological deposits may exist under the developed surfaces of the Project APE, although the likelihood of encountering such resources during implementation of the current Project is low due to the extensive ground surface and subsurface modifications that have resulted from the urbanization of the area. Therefore, there would be No Historic Properties Affected – specific to archaeological properties – as a result of the implementation of the proposed Project, as described.

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APPENDICES

APPENDIX A

Records Search Maps – CONFIDENTIAL

APPENDIX B

NAHC SLF Search and Native American Correspondence

APPENDIX C

Project Personnel Resumes

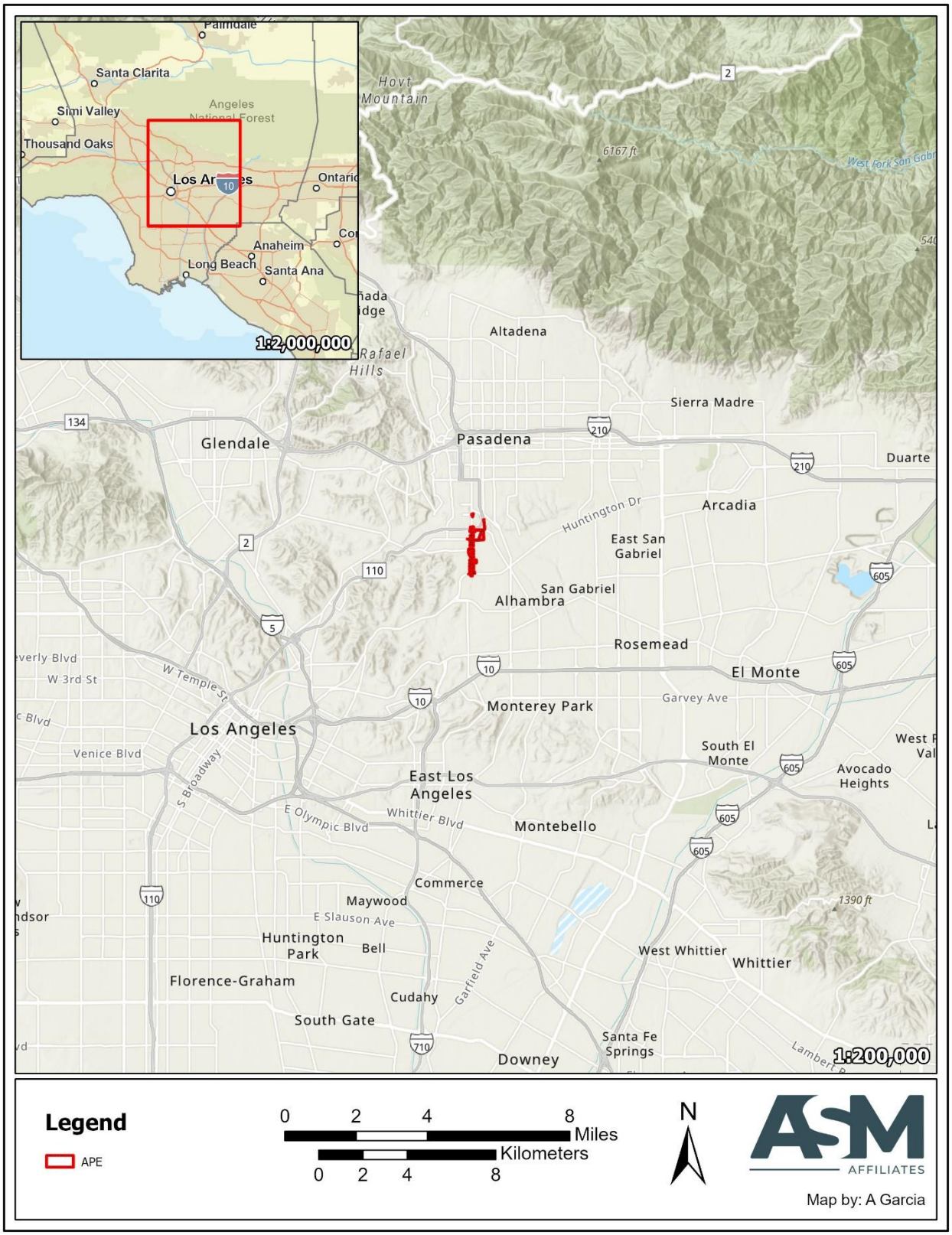


Figure 1. Project Vicinity Map.

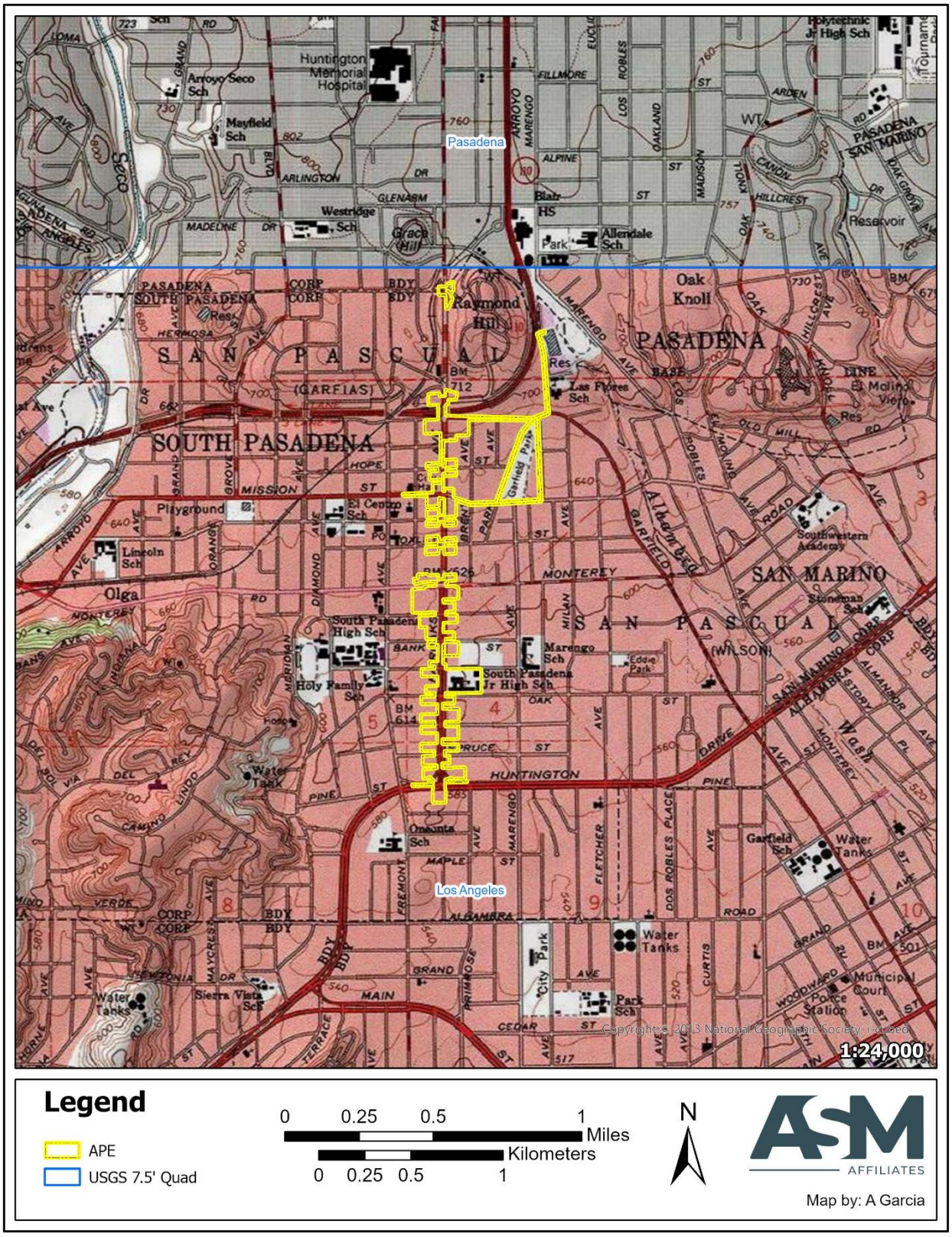
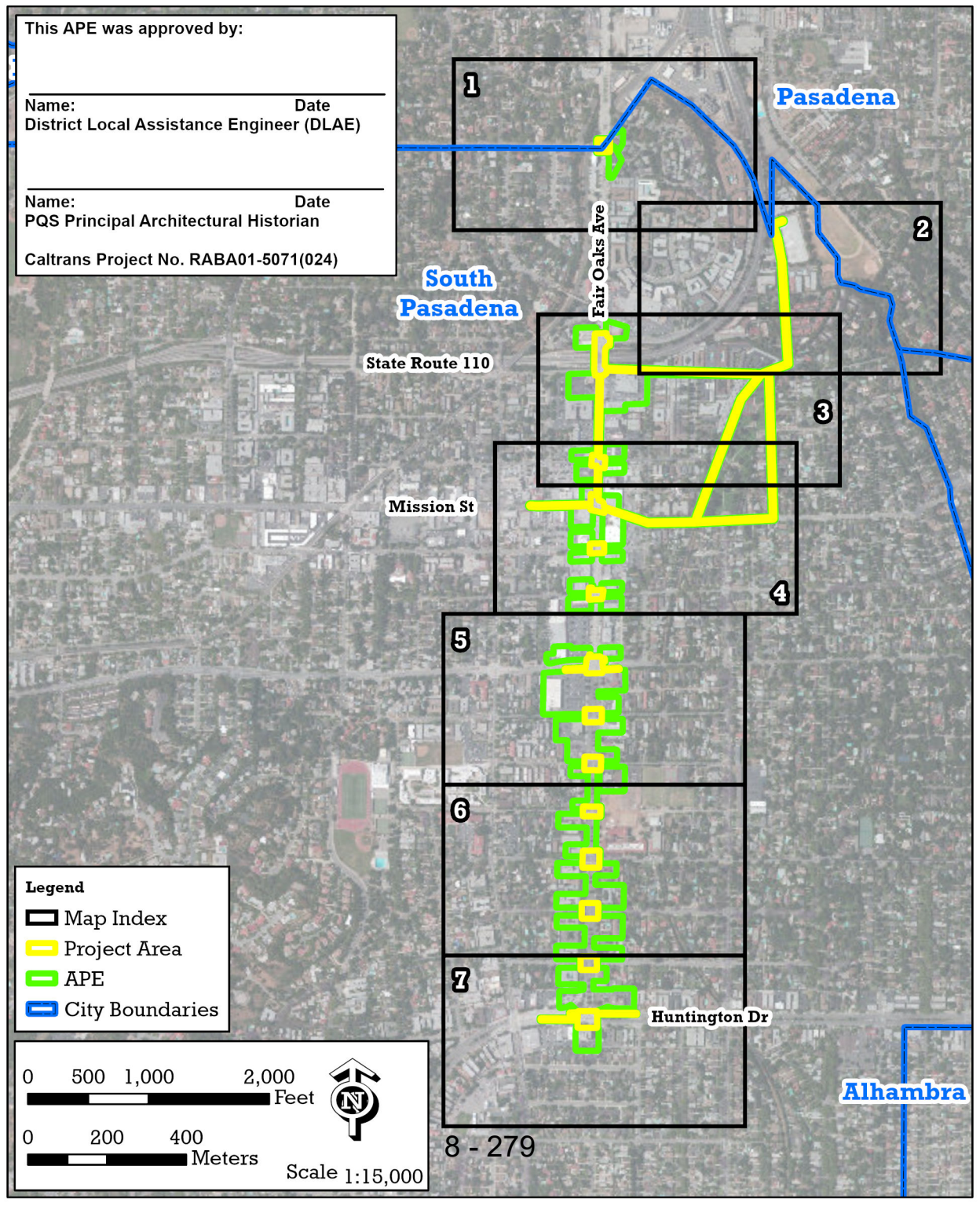


Figure 2. Project Location Map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District Local Assistance Engineer (DLAE)
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PQS Principal Architectural Historian
Caltrans Project No. RABA01-5071(024)
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South Pasadena

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Hope St

Stratford Ave

Legend

- Curb ramp
- Traffic Signal
- CCTV
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- Parcel Boundaries
- City Boundaries

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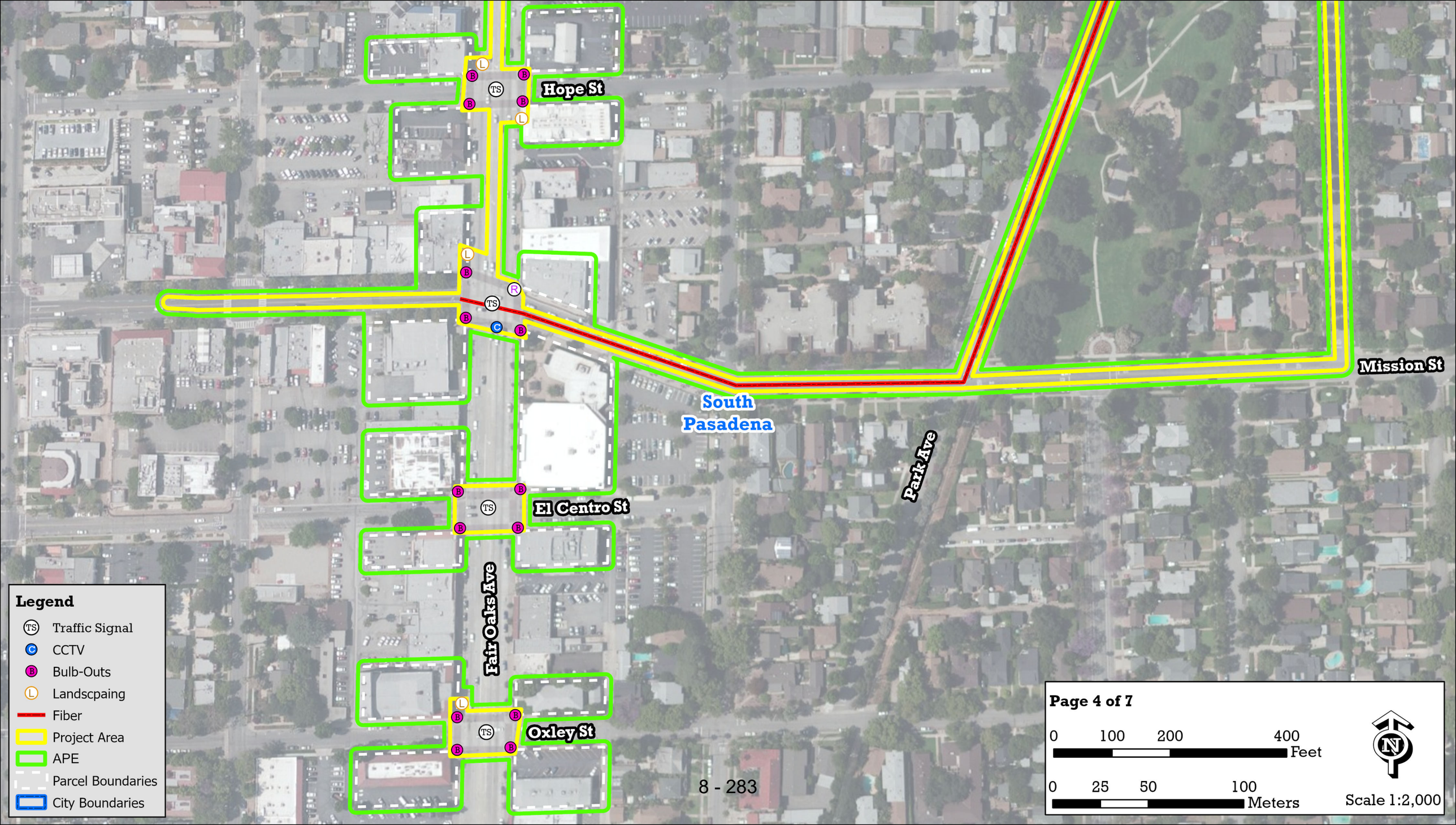
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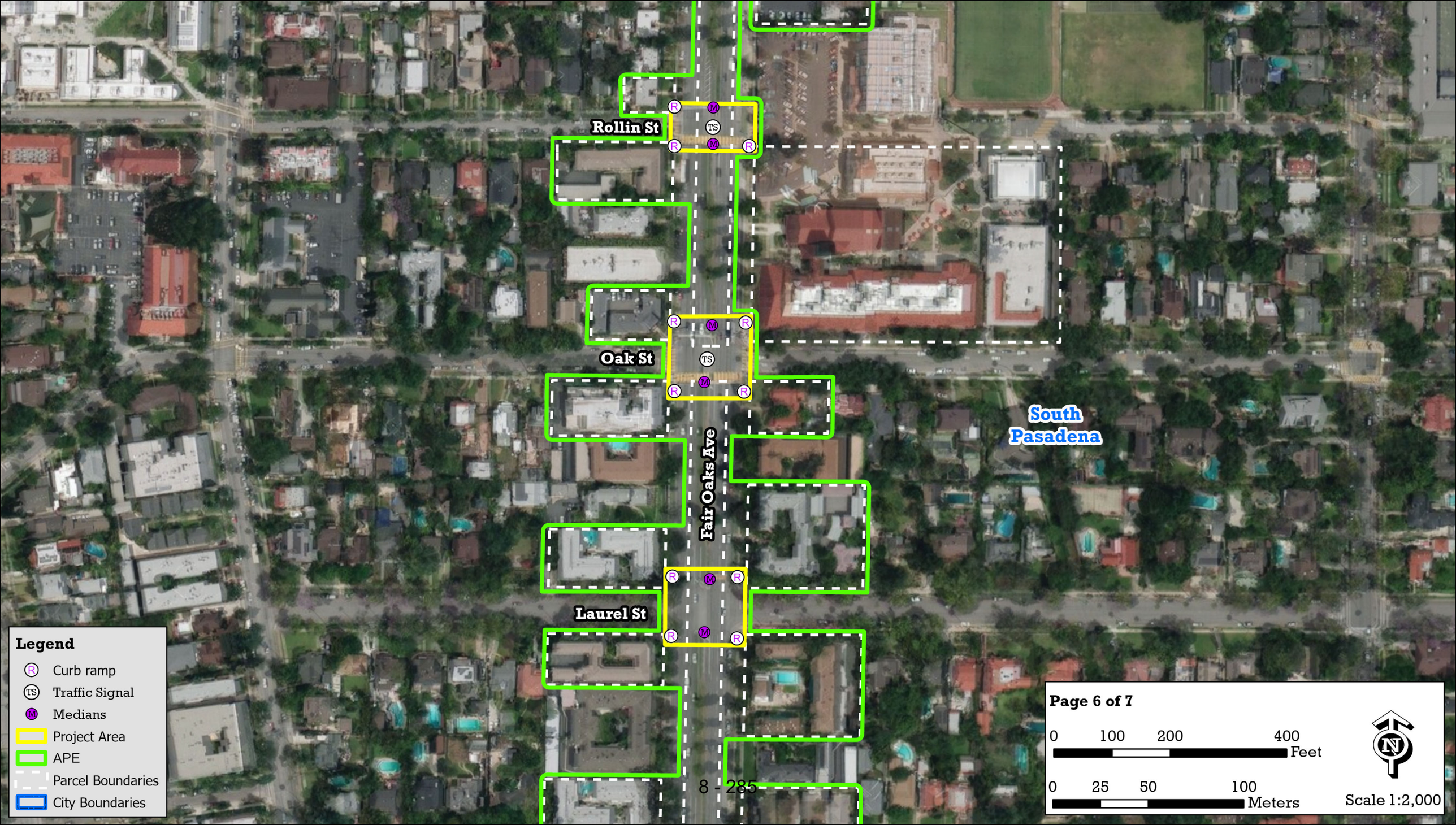
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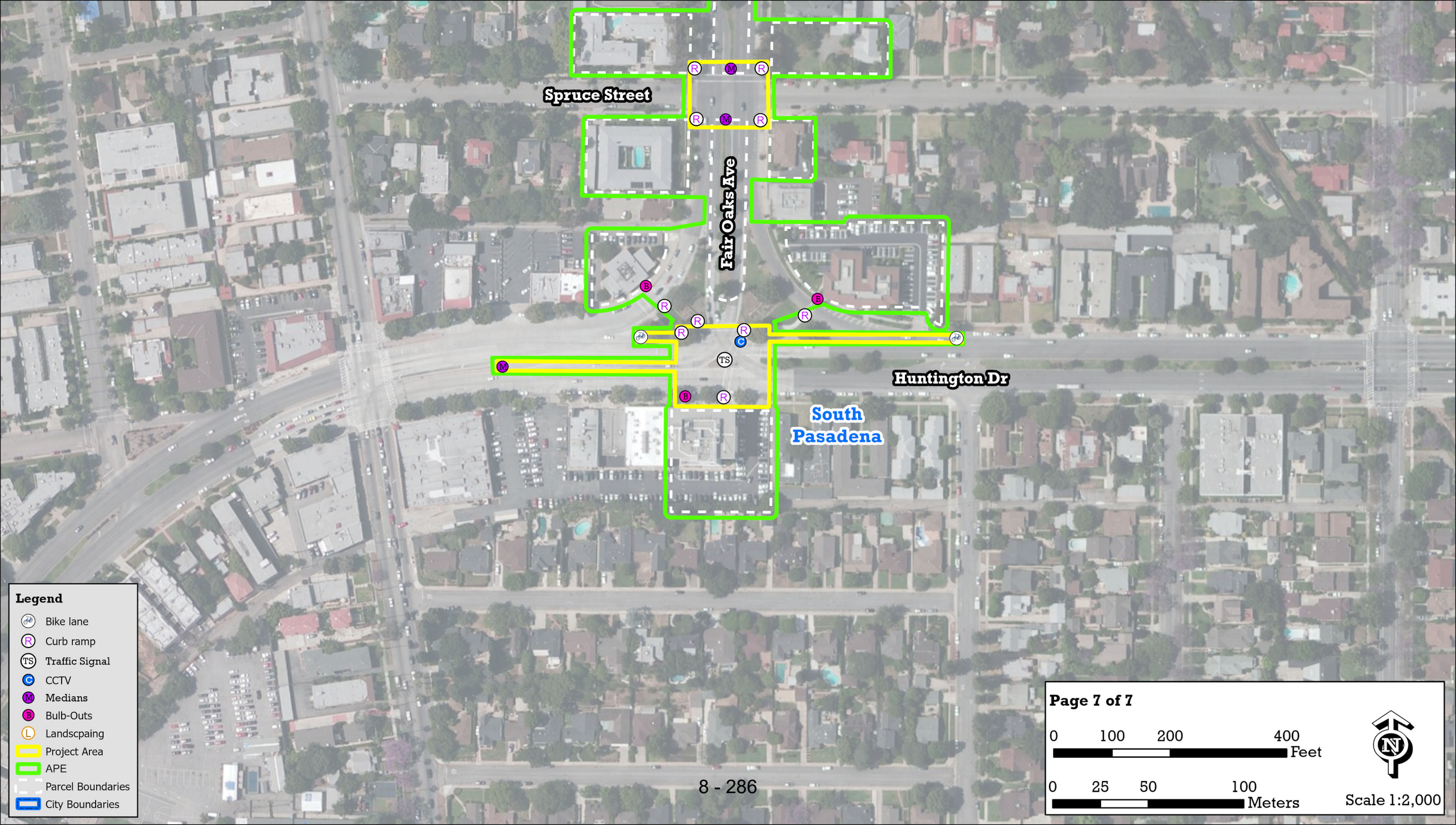
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0 25 50 100 Meters
Scale 1:2,000

Form No. 10-300 (Rev. 10-74) PH0660965

UNITED STATES DEPARTMENT OF THE INTERIOR
~~NATIONAL PARK SERVICE~~
HC & RS

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

DATA SHEET

FOR NPS USE ONLY
RECEIVED JAN 24 1978
DATE ENTERED MAY 24 1978

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC: RIALTO THEATRE

AND/OR COMMON: RIALTO THEATRE

2 LOCATION

STREET & NUMBER: 1019 - 1021 - 1023 Fair Oaks Avenue ___NOT FOR PUBLICATION

CITY, TOWN: South Pasadena ___VICINITY OF

CONGRESSIONAL DISTRICT: 26th

STATE: California CODE: 06

COUNTY: Los Angeles CODE: 037

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
___DISTRICT	___PUBLIC	X OCCUPIED	___AGRICULTURE	___MUSEUM
X BUILDING(S)	X PRIVATE	___UNOCCUPIED	___COMMERCIAL	___PARK
___STRUCTURE	___BOTH	___WORK IN PROGRESS	___EDUCATIONAL	___PRIVATE RESIDENCE
___SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	X ENTERTAINMENT	___RELIGIOUS
___OBJECT	___IN PROCESS	___YES: RESTRICTED	___GOVERNMENT	___SCIENTIFIC
	___BEING CONSIDERED	X YES: UNRESTRICTED	___INDUSTRIAL	___TRANSPORTATION
		___NO	___MILITARY	___OTHER:

4 OWNER OF PROPERTY

more? see cont. sheet

NAME: Bank of America National Trust and Savings Association

STREET & NUMBER: 1335 South Grand Avenue

CITY, TOWN: Los Angeles ___VICINITY OF STATE: California

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Los Angeles Hall of Records

STREET & NUMBER: 320 West Temple Street

CITY, TOWN: Los Angeles STATE: California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE: State of California Historic Resources Inventory

DATE: July 1977 ___FEDERAL X STATE ___COUNTY X LOCAL

DEPOSITORY FOR SURVEY RECORDS: State of Calif., The Resources Agency, The Dept. of Parks & Recreation

CITY, TOWN: Sacramento STATE: California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	__UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	X ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The structure is a two-story reinforced concrete, brick and structural steel building with a painted stucco exterior and a terra cotta tile and composition roof. Originally designed to contain a theater, retail shops and apartments, there have been no substantial alterations to the design format from its original construction. While there have been minor modifications to the street level shop frontage, L. A. Smith's original Moorish motif is still clearly evident.

The original marquee, a two-line reader board featuring the white glass and tin changeable letters, was replaced sometime in the 30's by a larger, three-line three-face neon moderne/art deco marquee to provide a more effective space for the display requirements of the 30's.

The theatre interior presently seats 1143 people with 750 on the ground floor and the remainder in the balcony. The Southwest Builder & Contractor, 8/29/1924 said: "Theater, stores, apartments .... The West Coast Theaters, Inc. and C. L. Langley, associates ..... have announced the erection of a $350,000 theater, store and apartment building at Fair Oaks and Oxley St., South Pasadena ..... 1600 seat theater." In all likelihood there were never more than 1300 seats. The interior is a lavish example of L. A. Smith's flambuoyant eclecticism in expression of moorish fantasy. The interior remains in good shape with no serious alterations. The stage, about 30 feet deep is adequately designed for legitimate theater with dressing rooms under and an orchestra pit out front. The scenery loft remains intact although there has been no stage performance since the early 30's.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN
__1700-1799	X ART	__ENGINEERING	X MUSIC	X THEATER
__1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION
X 1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)
		__INVENTION		

SPECIFIC DATES 1924
1925

BUILDER/ARCHITECT L. A. Smith, architect
Wm. G. Reed, builder

STATEMENT OF SIGNIFICANCE

Although L. A. Smith designed about 15 or more theatres in a very short time, the Rialto is now one of a dwindling handful remaining at this time. It is one of the best preserved examples of this prolific architect's work. It was designed in 1924 and built in 1925 by William G. Reed for West Coast Theatres. It is significant that they chose to build in South Pasadena and only leased theatres in Pasadena. When it opened in 1925, its policy was to run a feature length film and present vaudeville on Thursdays and Saturdays in addition to the Motion Picture. The Rialto was a try out stage for new vaudeville talent produced by Fanchon and Marco. Many performers entered the vaudeville circuit here, moving on to Fanchon and Marco's top house, the Paramount in Los Angeles. General admission was 30¢, loges were 40¢; children under 12 got in for a dime.

In a few years vaudeville was replaced by twice weekly matinee performances of the Charles Royal Players in such plays as "Charlie's Aunt", "Peg O My Heart" and "The Outcast", plus a feature film. In the early 30's the Rialto resumed vaudeville and succeeded in attracting the Orpheum Theater's musical conductor, a man named Frankenstein, to join the Rialto. Within a few months a backstage fire closed the theater for a few months and neither vaudeville nor live drama ever returned. For about ten years, beginning in the middle 30's, the Rialto had an interesting distinction: each year when the academy awards were announced for the best picture of the year, it was already playing at the time at the Rialto.

The original decorative art on the walls and ceilings is in remarkably good shape. The stage is still equipped with the original red and gold house curtains as well as the original asbestos curtain. The exterior vertical main sign appears to be the original.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Southwest Builder & Contractor
August 1, 1924, p.56
August 29, 1924, p.57
October 24, 1924, p.57
February 6, 1925,

(see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .3364 acres

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	11	~~394100~~ 393-960	3717.5 ~~3600~~ 190	B			
C				D			

see continuation sheets

VERBAL BOUNDARY DESCRIPTION

PARCEL 1: Lots 11 and 12 in Block "G" of Raymond Villa Tract No. 1, as per map recorded in Book 1 Page 91 of Maps, in the office of the county recorder of said county.

PARCEL 2: That portion of Lots 1, 2, and 3 in Block "G" of the Raymond Villa Tract No. 1, as per map recorded in Book 1 Page 91 of Maps, in the office of the county recorder of said county, described as follows: (see continuation sheet)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE
Robert F. Shryock, Member of American Society of Landscape Architects

ORGANIZATION

DATE
Nov. 17, 1977

STREET & NUMBER
1545 Columbia Street

TELEPHONE
(213)-799-2655

CITY OR TOWN
South Pasadena California

STATE
91030

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___ STATE ___ LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

[redacted] SIGNATURE Knox McEllon

TITLE State Historic Preservation Officer DATE 1/17/78

FOR NPS USE ONLY
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

[signature] DATE 5/24/78

~~DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION~~ KEEPER OF THE NATIONAL REGISTER

ATTEST: William Klovich DATE May 22, 1978

~~KEEPER OF THE NATIONAL REGISTER~~

Form No. 10-300a
(Rev. 10-74)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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OWNER OF PROPERTY

1. Bank of America, TT & SA as trustees
Trust Real Estate Section #8010, 16th floor
555 S. Flower St.
Los Angeles 90071
Att. George Nesdale

2. Paul M. Jebbia, Pasadena (recently deceased) owns land.

3. Ed Lewis (an attorney)
1801 Century Park East, Suite 1212
Los Angeles 90067
Phone: 213-879-1801
Owns and controls the theatre. Has 99 year lease on building, ending in year of 2002.

4. Kim Jorgenson, owner of
Parallax Theatre System,
11312 Santa Monica Blvd.
Los Angeles, 90025
Sub-leases theatre from Ed Lewis.

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(Rev. 10-74)

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RECEIVED JAN 24 1978
DATE ENTERED MAY 24 1978

MAJOR BIBLIOGRAPHICAL REFERENCES

The Federated News (South Pasadena)

October 16, 1924
October 24, 1924
October 16, 1925

Pasadena Star News

October 14, 1925, p.16
October 16, 1925, p.9

Los Angeles Times

February 22, 1925, part V, p.1

Form No. 10-300a
(Rev. 10-74)

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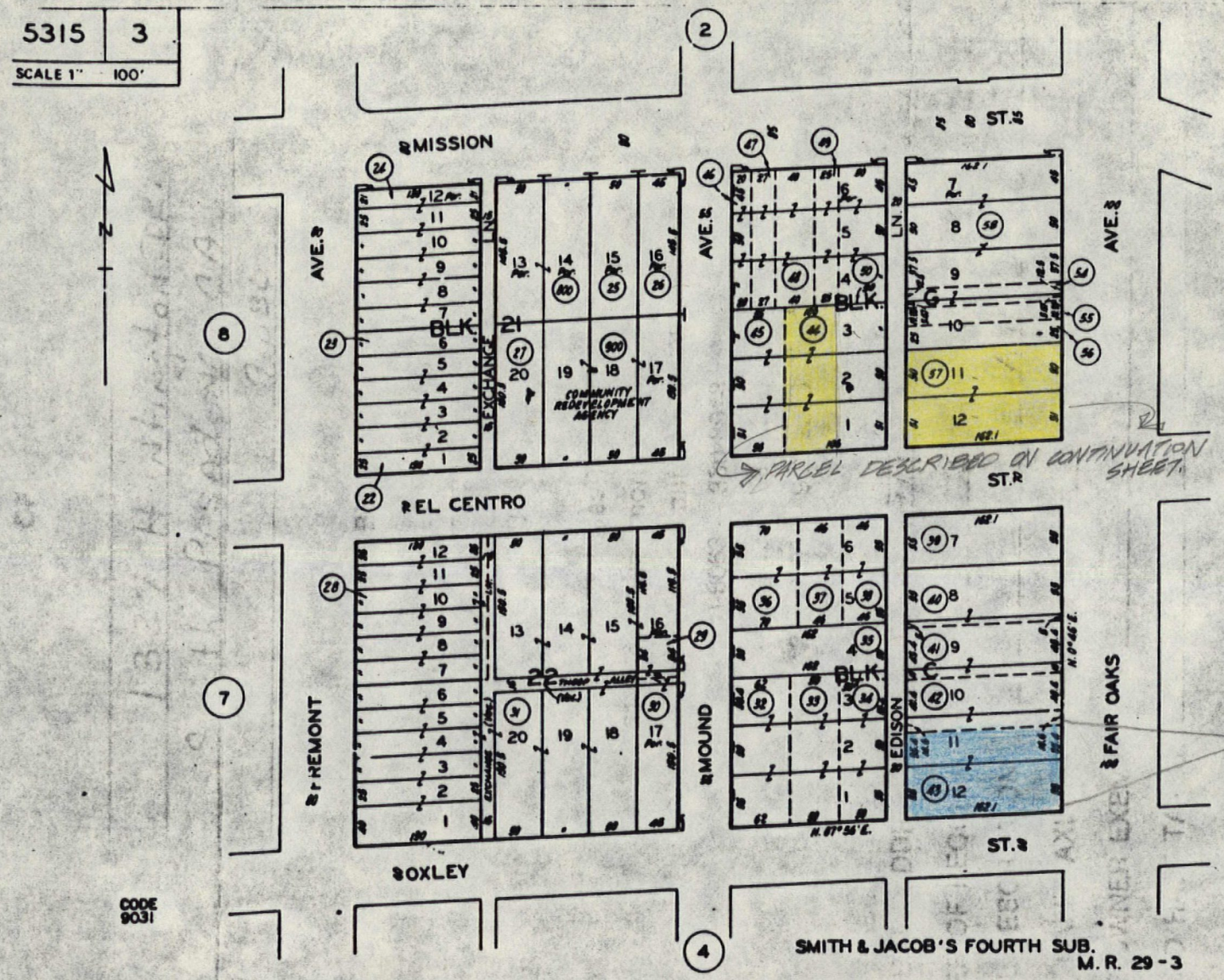
DATE ENTERED MAY 24 1978

GEOGRAPHICAL DATA

Beginning at a point in the Northerly line of Center Street, now El Centro Street, at a point 56 feet Easterly from the intersection of the Northerly line of Center Street, now El Centro Street, with the Easterly line of Mound Avenue, as shown on said map; thence Northerly parallel with the said Easterly line of Mound Avenue to the Northerly line of said Lot 3; thence Easterly along said line 50 feet to a point distant 56 feet Westerly from the Northeasterly corner of said Lot 3; thence Southerly on a line parallel with the Easterly lines of said Lots 1, 2, and 3 to the Northerly line of Center Street, now El Centro Street, 50 feet to the point of beginning.



RECEIVED JAN 24 1978 NATIONAL REGISTER

MAY 24 1978

Property Rialto Theatre

State CA

Working Number 1.24.78.2283

78000700

Los Angeles County

TECHNICAL

Photos 8

Maps 2

~~UIM appears incorrect~~

CONTROL

OK- pl 1.25.78

HISTORIAN

ARCHITECTURAL HISTORIAN

THE V.B.D. AND THE MAP DO NOT CORRESPOND TO THE SAME PROPERTY.

ARCHITECTURALLY, THE BUILDING REPRESENTS A "PALACE OF ENTERTAINMENT" EXECUTED IN A THEME, IN THIS CASE THE MOORISH ~~[illegible]~~ FANTASY.

CALL / ACCEPT

[illegible] 3/7/78

ARCHEOLOGIST

THE PARCEL IS COLORED IN BLUE IN THE SKETCH MAP. INFO RECEIVED 5/12/78

OTHER

When questions answered

accept Brabham 3.9.78

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

justified in terms of theatrical significance.

Accept Lebovich 5/16/78

BRANCH CHIEF

Lebovich for Herrington/Cole 5/22/78

KEEPER

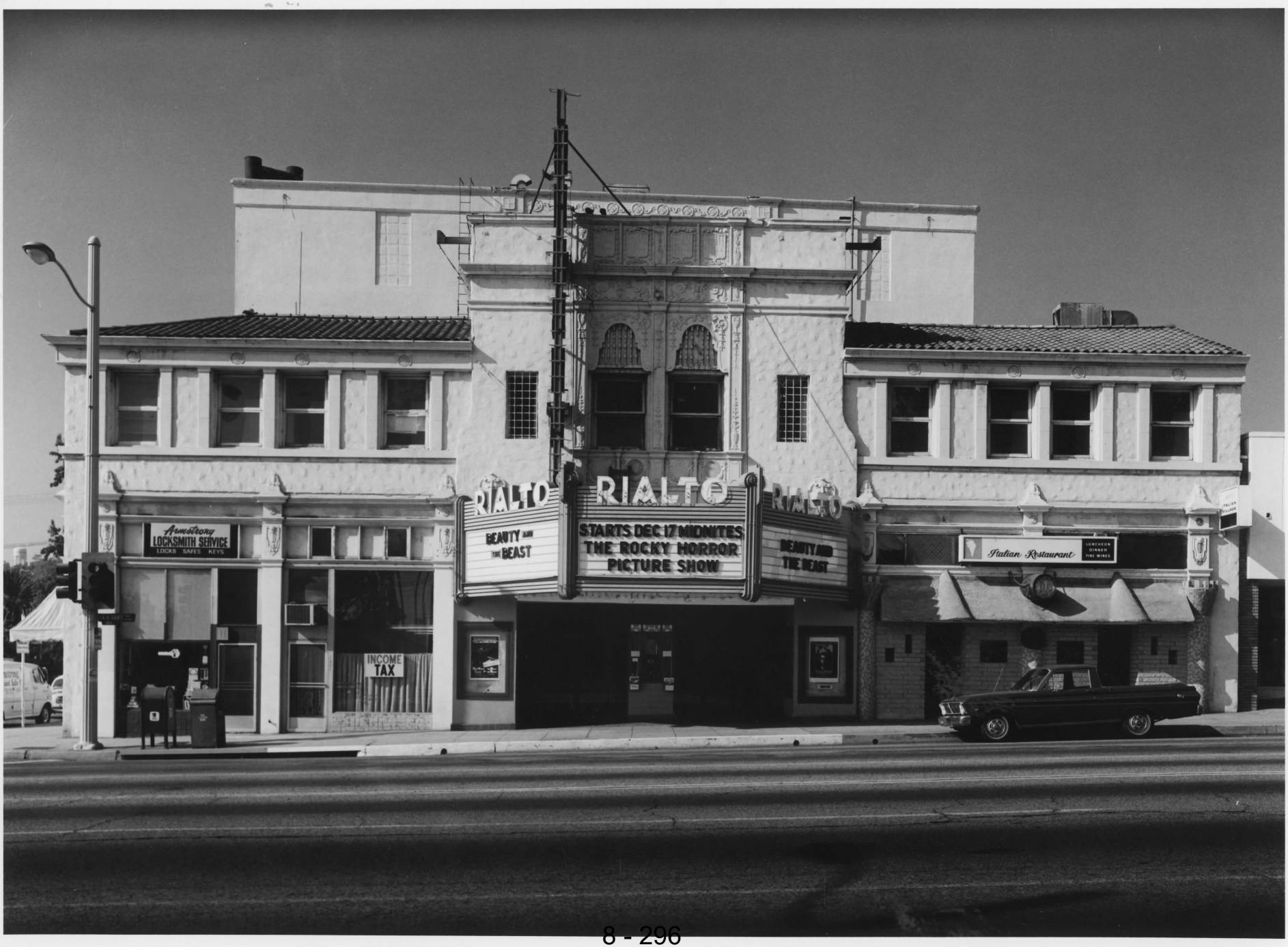
signed 5/24/78

National Register Write-up _____ Send-back _____ Entered MAY 24 1978

Federal Register Entry 7.5.78 Re-submit _____

INT:2106-74

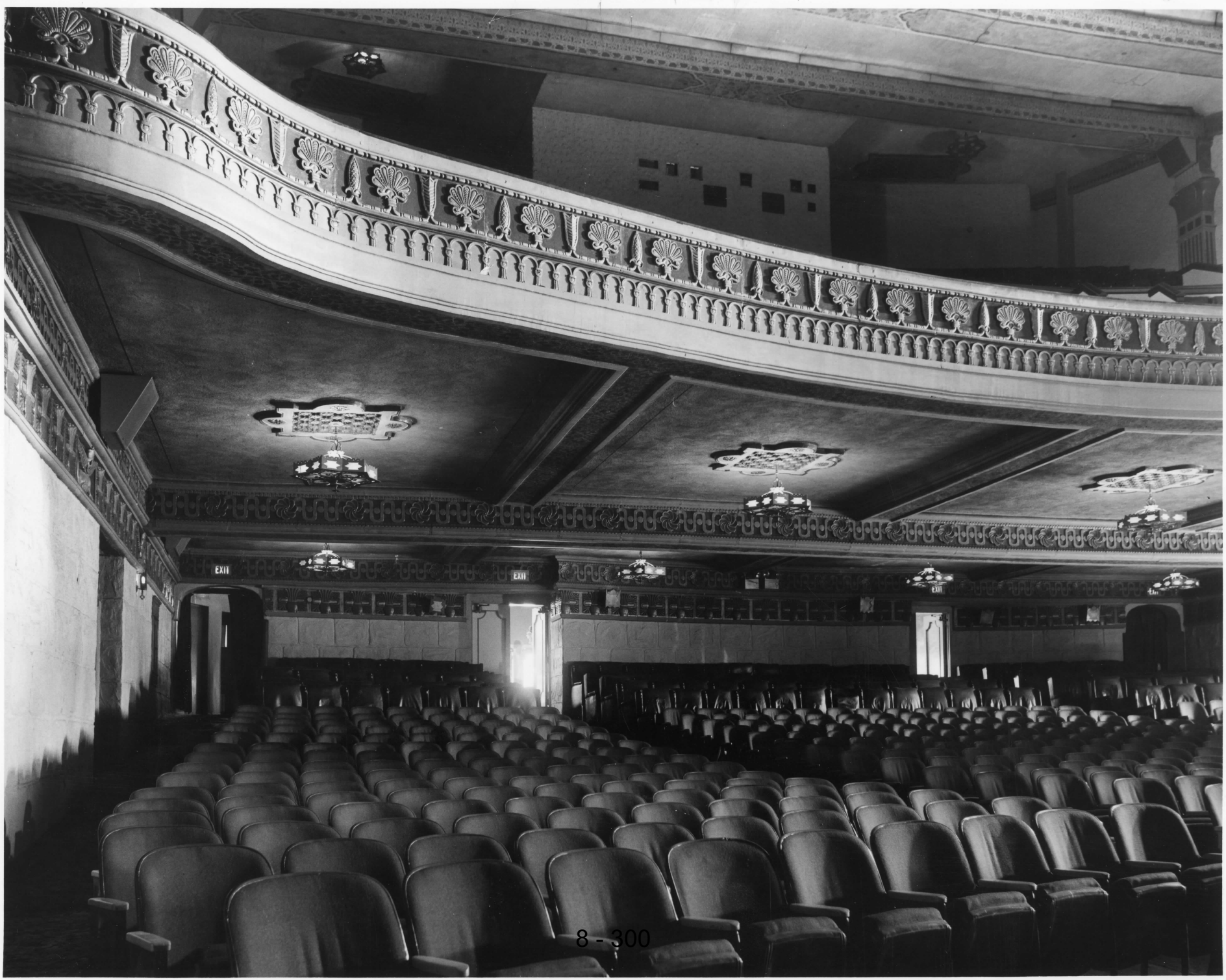
United States Department of the Interior National Park Service WASO No. 7


RIALTO
RIALTO
RIALTO
BEAUTY AND THE BEAST
STARTS DEC 17 MIDNITES
THE ROCKY HORROR
PICTURE SHOW
BEAUTY AND THE BEAST
Armstrong
LOCKSMITH SERVICE
LOCKS SAFES KEYS
INCOME TAX
Italian Restaurant
LUNCHEON
DINNER
FINE WINES


RIALTO
RIALTO
RIALTO
BEAUTY AND THE BEAST
Armstrong LOCKSMITH SERVICE
LOCKS SAFES KEYS
INCOME TAX






EXIT
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EXIT





UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

LOS ANGELES QUADRANGLE
CALIFORNIA—LOS ANGELES CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

2352 II NE (BURBANK)
2352 II NW (PASADENA)
2352 II NE (MT. WILSON)
2352 III NE (INGLEWOOD)
2351 I NW
2351 I NE (WHITTIER)
2352 III SE (HOLLYWOOD)
2352 II SW (EL MONTE)

118°15′ 385000m E. 386 GLENDALE 2.3 MI. 388 12′30″ 389 390 R. 13 W. R. 12 W. 392 10′ 393 4 240 000 FEET 394 PASADENA CITY HALL 1.8 MI. 396 118°07′30″

34°07′30″ 3776000m N. T. 1 N. T. 1 S.

GLENDALE 6 MI. OLIVE AVE. (BURBANK) 4 MI. TO CALIF. 134 SUNSET BLVD. 1.7 MI. ARCADIA 6 MI. 3775 4 150 000 FEET 3774 3773 3772 5′ 3768 2′30″ T. 1 S. 3767 3772 3770 3769 3768 3773 3764 3763 4 120 000 FEET 3765 3764 3763000m N. 34°00′ 118°15′ 385 386 4 220 000 FEET 12′30″ 389 R. 13 W. (SOUTH GATE) 2351 I NW R. 12 W. 392 10′ 393 395000m E. 34°00′ 118°07′30″

HOLLYWOOD BLVD. (HOLLYWOOD) 4.8 MI. TO CALIF. 2 1 MI. TO INTERSTATE 10 (HOLLYWOOD) SAN PEDRO 23 MI. 2 MI. TO INTERSTATE 10 SANTA MONICA 15 MI. 1.1 MI. TO INTERSTATE 405 HUNTINGTON PARK 1.1 MI. 3.6 MI. TO CALIF. 42 (SOUTH GATE) LONG BEACH 17 MI. 3.5 MI. TO CALIF. 19 SANTA ANA 24 MI. 3.6 MI. TO CALIF. 19 SAN BERNARDINO 51 MI. 1.6 MI. TO INTERSTATE 605 WHITTIER 6 MI.

THE RIALTO THEATRE
SOUTH PASADENA, CA.
UTM REFERENCE:
11/394100/3775360
393-960 190

FOREST LAWN MEMORIAL PARK (Cem) · SAN RAFAEL · Toland Way Sch · Fire Sta · Yorkdale Sch · Buchanan St Sch · Luther Burbank Jr High Sch · Garvanza Sch · Garvanza · Franklin High Sch · St Ignatius Sch · Adult Center · Highland Park · Aldama Sch · Monte Vista Sch · Mt Washington Sch · Mt Washington · Recreation Center · Smith · Southwest Museum · Casa de Adobe · Broadview Sanitarium · Bushnell Way Sch · Arroyo Seco · Pasadena Sect · Atchison Topeka and Santa Fe · Olga · Lincoln Sch · Playground · Armory · Adult Center · Fire Sta · Recreation Center · Aldama Sch · Monte Vista Sch · Pasadena · Childrens Home · Childrens Home · Pasadena South Pasadena Res · San Pascual Ave Sch · Raymond Hill · Las Flores Sch · Oak Knoll · PASADENA · Molino Viejo · SAN PASCUAL (GARFIAS) · SOUTH PASADENA · El Centro Sch · City Hall · Garfield Park · Alhambra · Garfield · Southwestern Academy · SAN MARINO · Stoneman Sch · SAN PASCUAL (WILSON) · South Pasadena High Sch · Holy Family Sch · Marengo Sch · South Pasadena Jr High Sch · Eddie Park · Water Tank · Oneonta Sch · Garfield Sch · Water Tanks · Water Tanks · Municipal Court · Police Station · City Hall · Alhambra City High Sch · All Souls Sch · ALHAMBRA · Shopping Center · Northrup Sch · Ramona Sch · Marguerita Sch · Ramona Convent · Las Flores Sch · Raymond Hill · Oak Knoll · Molino Viejo · Southwestern Academy · Stoneman Sch · Garfield Park · Garfield Sch · Water Tanks · Municipal Court · Police Station · City Hall · Alhambra City High Sch · All Souls Sch · Shopping Center · Northrup Sch · Ramona Sch · Marguerita Sch · Ramona Convent

Pater Noster High Sch · Glassell Park · St Bernard Sch · Verdugo Recreation Center · Irving Jr High Sch · Fletcher Dr Sch · Fire Sta · CANADA · DE LOS NOGALES · Glassell Park Sch · Footbridge · Benedict Recreation Center · Shops · LOS FELIS · Elysian Hts Sch · Dorris Place Sch · Footbridges · Aragon Ave Sch · Fire Station · Library · Poplar Recreation Center · Divine Savior Sch · Nightingale Jr High Sch · LOS ANGELES · Dayton Avenue · Police Academy · Radio Tower · Gaging Sta · ELYSIAN PARK · Happy Valley · Glen Alta Sch · Radio Tower (KRKD) · Hillside Sch · Our Lady of Guadalupe (Rose Hill) Sch · Rose Hill Recreation Center · Huntington Dr Sch · Rose Hill Park · Arroyo Seco · Southern Pacific · Atchison Topeka and Santa Fe · Los Angeles River · Golden State Freeway · Pasadena Freeway · Santa Ana Freeway · Glendale Freeway · Foothill Freeway · Ventura Freeway · Hollywood Freeway · Harbor Freeway · San Bernardino Freeway · Long Beach Freeway · San Diego Freeway · Riverside Freeway · Pomona Freeway · Golden State Freeway · Santa Ana Freeway · Glendale Freeway · Foothill Freeway · Ventura Freeway · Hollywood Freeway · Harbor Freeway · San Bernardino Freeway · Long Beach Freeway · San Diego Freeway · Riverside Freeway · Pomona Freeway

Chavez Ravine · Dodger Stadium · Solano Ave Sch · Cathedral High Sch · Armory · Footbridge · Glendale Junc · Lincoln Heights · Lincoln High Sch · Gates St Sch · City View Hosp · Sacred Heart High Sch · Griffin Ave Sch · Albion St Sch · Our Lady Help of Christians Sch · LINCOLN PARK · Caltf College of Medicine · Mission Junc · Taylor Junc · Naud Junc · Betsy Ross High Sch · Our Lady Queen of Angels HS · Ann St Sch · County Courthouse · City Hall · Main PO · Police Bldg · Angels Flight Railway · Prospect Park · Bridge St Sch · State St Recreation Center · White Memorial Sch · White Memorial Hosp · Utah St Sch · St Vibiana Sch · Maryknoll Sch · Fire Station · Hosp · Hecan Recreation Center · LOS ANGELES · Dolores Mission Sch · 28 St Sch · Home for the Aged · International Institute · Breed St Sch · St Marys Sch · Theodore Roosevelt High Sch · Santa Fe Hosp · Hollenbeck Jr High Sch · Taipa Sch · Boyle Heights · Evergreen Recreation Center · Evergreen Cemetery · Home for the Aged · First St Sch · Malabar St Sch · Assumption Sch · Wabash Recreation Center · Sheridan St Sch · Brooklyn Ave · City Terrace · Water Tanks · Mt Sinai Hospital · Drive-in Theater · Soledad Sch · Our Lady of Guadalupe Sch · Hammel St Sch · Belvedere Jr High Sch · Belvedere · McDonnell Ave Sch · Riggin Ave Sch · Wellington Heights · Obregon Park · Chinese Cem · Belvedere Sch · Marianna Ave Sch · Ramona High Sch · Our Lady of Loudes Sch · Spanish American Baptist Seminary · Rowan Ave Sch · Footbridge · Library · Fresno Recreation Center · R L Stevenson Jr High Sch · Lorena St Sch · Resurrection Sch · Dacotah St Sch · Costello Recreation Center · 9th Street Junc · Soto St Junc · Metropolitan High Sch · Bishop Mora High Sch · Soto St Sch · Boyle Heights Recreation Center · Euclid Ave Sch · Jackson High Sch · Footbridge · Library · Lorena St Sch · Fire Station · Home of Peace Cemetery · Mt Zion Cem · Beth Israel Cem · Community Hosp · Eastman Ave Sch · Downey Road · Hobart · Fire Sta · Water Tank · Butte St Junc · Redondo Junc · Clement Junction · Nevin · Nevin Ave Sch · Jefferson High Sch · Snyder Recreation Center · Ascot Ave Sch · Roberts Recreation Center · VERNON · Fire Station · Vernon City Sch · City Hall · Hosp · Los Angeles River · Los Angeles/Vernon WT · Atchison Topeka and Santa Fe · Union Pacific · Southern Pacific · Pacific Electric · Long Beach · Alameda · Soto · Boyle · Mott · Indiana · Rowan · Eastern · Atlantic · Garfield · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover

Aurant · Fire Station · Valley Convalescent Hosp · Episcopal Home for the Aged · Marguerita Sch · Ramona Sch · Ramona Convent · Fremont Sch · Gravois Ave Sch · CALIFORNIA STATE COLLEGE AT LOS ANGELES · School for Cerebral Palsied Children · Lutheran Home · Granada Park · St Thomas More Sch · Ynez Sch · City Hall · Monterey Highlands Sch · Highlands Park · MONTEREY PARK · Water Tank · Repetto Sch · Coyote Pass · Fire Sta · Water Tank · Brightwood St Sch · St Thomas Aquinas Sch · Substation · Edison Trails Park · Sunny Slopes Park · Biscailuz Center (Mens Jail) · County Fire Dept · Sheriff Academy · Sybil Brand Institute for Women · City Terrace Park · City Terrace Sch · Fire Station · Water Tanks · Monterey Pass Road · Monterey Park · Garvey · Ramona Convent · Marguerita Sch · Episcopal Home for the Aged · Valley Convalescent Hosp · Fire Station · Aurant · Fremont Sch · Gravois Ave Sch · CALIFORNIA STATE COLLEGE AT LOS ANGELES · School for Cerebral Palsied Children · Lutheran Home · Granada Park · St Thomas More Sch · Ynez Sch · City Hall · Monterey Highlands Sch · Highlands Park · MONTEREY PARK · Water Tank · Repetto Sch · Coyote Pass · Fire Sta · Water Tank · Brightwood St Sch · St Thomas Aquinas Sch · Substation · Edison Trails Park · Sunny Slopes Park · Biscailuz Center (Mens Jail) · County Fire Dept · Sheriff Academy · Sybil Brand Institute for Women · City Terrace Park · City Terrace Sch · Fire Station · Water Tanks

Wilson High Sch · Farmdale Sch · Recreation Center · Ascot Res · Radio Towers (KPOL) · Radio Towers (KLAC) · Multnomah St Sch · LINCOLN PARK · Caltf College of Medicine · COUNTY HOSPITAL · Hazard Res · Hazard Park · Murchison St Sch · Santa Teresita Sch · Prospect Park · Bridge St Sch · State St Recreation Center · White Memorial Sch · White Memorial Hosp · Utah St Sch · St Vibiana Sch · Maryknoll Sch · Fire Station · Hosp · Hecan Recreation Center · Dolores Mission Sch · 28 St Sch · Home for the Aged · International Institute · Breed St Sch · St Marys Sch · Theodore Roosevelt High Sch · Santa Fe Hosp · Hollenbeck Jr High Sch · Taipa Sch · Boyle Heights · Evergreen Recreation Center · Evergreen Cemetery · Home for the Aged · First St Sch · Malabar St Sch · Assumption Sch · Wabash Recreation Center · Sheridan St Sch · Brooklyn Ave · City Terrace · Water Tanks · Mt Sinai Hospital · Drive-in Theater · Soledad Sch · Our Lady of Guadalupe Sch · Hammel St Sch · Belvedere Jr High Sch · Belvedere · McDonnell Ave Sch · Riggin Ave Sch · Wellington Heights · Obregon Park · Chinese Cem · Belvedere Sch · Marianna Ave Sch · Ramona High Sch · Our Lady of Loudes Sch · Spanish American Baptist Seminary · Rowan Ave Sch · Footbridge · Library · Fresno Recreation Center · R L Stevenson Jr High Sch · Lorena St Sch · Resurrection Sch · Dacotah St Sch · Costello Recreation Center · 9th Street Junc · Soto St Junc · Metropolitan High Sch · Bishop Mora High Sch · Soto St Sch · Boyle Heights Recreation Center · Euclid Ave Sch · Jackson High Sch · Footbridge · Library · Lorena St Sch · Fire Station · Home of Peace Cemetery · Mt Zion Cem · Beth Israel Cem · Community Hosp · Eastman Ave Sch · Downey Road · Hobart · Fire Sta · Water Tank · Butte St Junc · Redondo Junc · Clement Junction · Nevin · Nevin Ave Sch · Jefferson High Sch · Snyder Recreation Center · Ascot Ave Sch · Roberts Recreation Center · VERNON · Fire Station · Vernon City Sch · City Hall · Hosp · Los Angeles River · Los Angeles/Vernon WT · Atchison Topeka and Santa Fe · Union Pacific · Southern Pacific · Pacific Electric · Long Beach · Alameda · Soto · Boyle · Mott · Indiana · Rowan · Eastern · Atlantic · Garfield · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover

El Sereno · Sierra Park Sch · Wilson High Sch · Farmdale Sch · Recreation Center · Ascot Res · Radio Towers (KPOL) · Radio Towers (KLAC) · Multnomah St Sch · LINCOLN PARK · Caltf College of Medicine · COUNTY HOSPITAL · Hazard Res · Hazard Park · Murchison St Sch · Santa Teresita Sch · Prospect Park · Bridge St Sch · State St Recreation Center · White Memorial Sch · White Memorial Hosp · Utah St Sch · St Vibiana Sch · Maryknoll Sch · Fire Station · Hosp · Hecan Recreation Center · Dolores Mission Sch · 28 St Sch · Home for the Aged · International Institute · Breed St Sch · St Marys Sch · Theodore Roosevelt High Sch · Santa Fe Hosp · Hollenbeck Jr High Sch · Taipa Sch · Boyle Heights · Evergreen Recreation Center · Evergreen Cemetery · Home for the Aged · First St Sch · Malabar St Sch · Assumption Sch · Wabash Recreation Center · Sheridan St Sch · Brooklyn Ave · City Terrace · Water Tanks · Mt Sinai Hospital · Drive-in Theater · Soledad Sch · Our Lady of Guadalupe Sch · Hammel St Sch · Belvedere Jr High Sch · Belvedere · McDonnell Ave Sch · Riggin Ave Sch · Wellington Heights · Obregon Park · Chinese Cem · Belvedere Sch · Marianna Ave Sch · Ramona High Sch · Our Lady of Loudes Sch · Spanish American Baptist Seminary · Rowan Ave Sch · Footbridge · Library · Fresno Recreation Center · R L Stevenson Jr High Sch · Lorena St Sch · Resurrection Sch · Dacotah St Sch · Costello Recreation Center · 9th Street Junc · Soto St Junc · Metropolitan High Sch · Bishop Mora High Sch · Soto St Sch · Boyle Heights Recreation Center · Euclid Ave Sch · Jackson High Sch · Footbridge · Library · Lorena St Sch · Fire Station · Home of Peace Cemetery · Mt Zion Cem · Beth Israel Cem · Community Hosp · Eastman Ave Sch · Downey Road · Hobart · Fire Sta · Water Tank · Butte St Junc · Redondo Junc · Clement Junction · Nevin · Nevin Ave Sch · Jefferson High Sch · Snyder Recreation Center · Ascot Ave Sch · Roberts Recreation Center · VERNON · Fire Station · Vernon City Sch · City Hall · Hosp · Los Angeles River · Los Angeles/Vernon WT · Atchison Topeka and Santa Fe · Union Pacific · Southern Pacific · Pacific Electric · Long Beach · Alameda · Soto · Boyle · Mott · Indiana · Rowan · Eastern · Atlantic · Garfield · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover

EAST LOS ANGELES · CALVARY CEMETERY · Mausoleum · Humphreys Ave Sch · Garfield High Sch · 4th St Sch · St Alphonsus Sch · Atlantic Ave Park · County Health Center · Eastmont Jr High Sch · MONTEBELLO · Fire Sta · Sacred Heart of Mary High Sch · Cantwell High Sch · Montebello Park Sch · MONTEBELLO MUNICIPAL GOLF COURSE · Marian Sch · Winter Gardens Sch · Fire Sta · Police Sta · Northwest Park · Las Palmas Sch · SAN ANTONIO · Water Tanks · Station · UP Shops · Bandini Park · Rosewood Park Sch · COMMERCE (City of Commerce PO) · City Hall · Oil Wells · Footbridge · Fire Sta · Los Angeles River · Union Pacific · Santa Fe · Atlantic · Harbor · Long Beach · Alameda · Soto · Boyle · Mott · Indiana · Rowan · Eastern · Atlantic · Garfield · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover · Vermont · Normandie · Western · Crenshaw · Fairfax · La Brea · Hoover

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Los Angeles City and County

Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1966
Supersedes map surveyed 1923–25, revised 1953

Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 7
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue

Red tint indicates areas in which only landmark buildings are shown

A portion of the south half of this map lies within a subsidence area
Vertical control based on the latest available adjustment

GN MN 0°40′ 12 MILS 15° 267 MILS
UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET
DOTTED LINES REPRESENT 10-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

RECEIVED
JAN 24 1978
NATIONAL REGISTER
CALIF
QUADRANGLE LOCATION

Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1972. This information not field checked

Purple tint indicates extension of urban areas

ROAD CLASSIFICATION
Heavy-duty · Light-duty
Medium-duty · Unimproved dirt
Interstate Route · U. S. Route · State Route

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1975

LOS ANGELES, CALIF.
N3400—W11807.5/7.5

1966
PHOTOREVISED 1972
AMS 2352 II SW—SERIES V895

CITY OF SOUTH PASADENA

1424 Mission Street • South Pasadena • California 91030 • 799-9101 682-2175

Cultural Heritage Commission

December 17, 1977

RECEIVED
DEC 2 0 1977
OHP

RECEIVED
JAN 24 1978
NATIONAL REGISTER

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
Post Office Box 2390
Sacramento, Ca. 95811

Dear Dr. Mellon:

We are pleased to inform your office that at the December 7, 1977 meeting of the South Pasadena City Council, The Rialto Theatre was redesignated City Cultural Heritage Landmark #25 (it had been designated a landmark by the city council early in July only to have its landmark status rescinded by the council on July 20, 1977).

Further, we understand that the Rialto Theatre has been submitted for consideration for placement on the National Register of Historic Places. Our commission voted to unanimously support this nomination at its December 15, 1977 meeting.

In our opinion the City of South Pasadena and the Rialto Theatre will both benefit from the placement of this vital and irreplaceable resource on the National Register.

Sincerely,

Stuart Denker

Stuart Denker
Chairman, Cultural Heritage Commission

STATE OF CALIFORNIA—THE RESOURCES AGENCY

EDMUND G. BROWN JR., Governor

DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 2390
SACRAMENTO 95811

(916) 445-8006



January 13, 1978

Dr. William J. Murtagh
Keeper of the National Register
U. S. Department of the Interior
18th and C Streets, N. W.
Washington, D. C. 20040

Attention: Charles Herrington

Dear Dr. Murtagh:

We submit Rialto Theatre for nomination to the National Register of Historic Places. This nomination is located in Los Angeles County in the 26th California Congressional District.

Sincerely yours,

Knox Mellon

Dr. Knox Mellon
State Historic Preservation Officer

Enclosures

K-5/2402

WASO-166
(August 1971)

U. S. DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

TELEPHONE REPORT

DATE 3/9/78

TIME OF CALL 1:15 AM PM

1. CALL ☐ TO: ☒ FROM (Name)

PAM McGUIRE

2. ADDRESS (Tel. No. if needed)

(916) 322-8599
CALIFORNIA SHPO'S OFFICE

3. SUBJECT, PROJECT NO., ETC.

RIALTO THEATRE

4. DETAILS OF DISCUSSION

I EXPLAINED THAT THERE IS AN INDISCREPANCY BETWEEN THE DRAWING OF THE SITE & THE VERBAL BOUNDARY DESCRIPTION. SHE WILL LOOK INTO IT AND REPLY A.S.A.P. W/ A CONTINUATION SHEET.

I CALLED PAM ON 3/27/78 1:20 p.m. TO REMIND HER. SHE INDICATED SHE WILL CALL THE OWNER AGAIN TO CLARIFY - THEN SHE WILL RESPOND.

HBrick

I TALKED TO PAM AGAIN TO REMIND HER! SHE SAID THE OWNER HASN'T SENT HER ANYTHING.

HBrick 4/11/78

PAM SENT BY MAIL 5/8/78

HBrick

NAME OF PERSON PLACING/RECEIVING CALL	TITLE	OFFICE
HBrick	ARCH. HISTORIAN	N.R.

Los Angeles County

Rialto Theatre Legal Description

The subject property occupies the south 35.4 feet of lot 11 and all of lot 12, Block C, Raymond Villa Tract I (Book 1, p. 91, of Maps, Office of Los Angeles County Recorder). The boundaries are described as follows:

Beginning at the southwest corner of said lot 12, thence northerly along the alley 90.4 feet, thence easterly parallel with the south line of said lot 11, 162.1 feet to the easterly line thereof, thence southerly 90.4 feet to the southeast corner of lot 12, thence westerly 162.1 feet to the point of beginning; property encompassed is 1019 Fair Oaks Avenue, South Pasadena.

Herbert -
Written description at last.
Pam

5/8/78

CALIFORNIA HISTORICAL LANDMARKS ADVISORY COMMITTEE

Many times local groups ask us the proper format for state landmark dedications. Actually there is no hard and fast rule or rules governing this activity, but we suggest the following as a typical format which might be used.

PARTICIPANTS

1. Master of Ceremonies: Conducts program and introduces all other participants.

2. Clergy: To give invocation and closing prayer.

3. Department of Parks and Recreation: Director or member of Historical Landmarks Advisory Committee to present plaque to recipient. In case the plaque is placed in a unit of the State Park System, it is presented to the Area Manager.

4. Local Dignitary: Mayor, City Manager, member of Board of Supervisors, Legislator, President of Historical Society, etc., to welcome guests and accept plaque from Department of Parks and Recreation.

5. Speaker: To deliver remarks appropriate to occasion if desired. Can be local historian, civic leader, etc.

6. Band: To play National Anthem and musical selections.

7. Boy Scouts, Girl Scouts, or Military Group: To present Colors and lead Pledge of Allegiance.

PROGRAM

Opening Remarks	Master of Ceremonies
Inovcation	Clergy
Presentation of Colors and Pledge of Allegiance (optional)	Boy Scouts, Girl Scouts, or Military Group
Speaker	
Presentation of Plaque	Department of Parks and Recreation
Unveiling of Plaque (optional)	The veil over the plaque should be either the State Flag or appropriate bunting but NEVER the American Flag.)
Acceptance of Plaque	Local governmental official, historical society, etc.
Closing Prayer	Clergy

Often a dedication is used as an opportunity for political candidates or proponents to make remarks not germane to or appropriate to the occasion. We encourage that Historical Landmark Dedications be carried out with the dignity and integrity that befits the landmark and that the landmark site be the focal point of the event.

ENTRIES IN THE NATIONAL REGISTER

STATE CALIFORNIA

Date Entered MAY 24 1978

Name	Location
Great Sierra Mine Historic Site	Lee Vining Tuolumne County
Rialto Theatre	South Pasadena Los Angeles County

Also Notified

Honorable S. I. Hayakawa
Honorable John J. McFall
Honorable Alan Cranston
Honorable John H. Rousselot
Mr. David F. Hales
Deputy Assistant Secretary for
Fish and Wildlife and Parks
Mr. F. Ross Holland
Chief, Cultural Resource Management

State Historic Preservation Officer
Dr. Knox Mellon
Office of Historic Preservation
Department of Parks and Recreation
State Resources Agency
P.O. Box 2390
Sacramento, California 95811

NR Byers 6/9/78

PH0660965

NATIONAL REGISTER DATA SHEET

(1) NAME as it appears on federal register: Rialto Theatre

(2) OTHER NAMES:

(3) date of entry: MAY 24 1978

(4) county code: 37

(5) LOCATION street & number: 1019-1023 Fair Oaks Ave. | city / town: South Pasadena | vicinity of | state: CA | county: Los Angeles

(6) NPS REGION: W

(7) OWNER [X] PRIVATE [ ] STATE [ ] MUNICIPAL [ ] COUNTY [ ] MULTIPLE [ ] FEDERAL (agency name) _____

(8) ADMINISTRATOR: _____

(9) EXISTING SURVEYS [ ] HABS [ ] HAER [ ] NHL (10) FUNDED? [ ] YES [ ] NO (11) CONGRESS. DISTRICT 26th (12) SOURCE of NOMINATION [X] STATE [ ] FEDERAL _____

(13) WITHIN NATIONAL REGISTER HISTORIC DISTRICT? [ ] YES. NAME _____ [ ] NO

(14) WITHIN NATIONAL HISTORIC LANDMARK? [ ] YES. NAME _____ [ ] NO

(15) ACREAGE

if state who prepared form? Amer. Soc. Landscape Arch.
[ ] LOCAL [ ] PRIVATE ORGANIZATION

(16) CONDITION
[ ] excellent [ ] good [ ] fair
[ ] deteriorated [ ] ruins [ ] unexposed [ ] unexcavated
[ ] altered [ ] unaltered [ ] reconstructed [ ] excavated
[ ] original site [ ] moved [ ] unknown

(17) features:
INTERIOR: [ ] SUBSTANTIALLY INTACT-1 [ ] NOT INTACT-0 [ ] UNKNOWN-4 [ ] NOT APPLICABLE-7
EXTERIOR: [ ] SUBSTANTIALLY INTACT-2 [ ] NOT INTACT-0 [ ] UNKNOWN-5 [ ] NOT APPLICABLE-8
ENVIRONS: [ ] SUBSTANTIALLY INTACT-3 [ ] NOT INTACT-0 [ ] UNKNOWN-6 [ ] NOT APPLICABLE-9

(18) ACCESS [ ] YES-Restricted [ ] YES-Unrestricted [ ] No Access [ ] Unknown

(19) ADAPTIVE USE [ ] YES [ ] NO

(20) SAVED? [ ] YES

IS PROPERTY A HISTORIC DISTRICT? [ ] yes [ ] no

(21) AREAS OF SIGNIFICANCE:
[ ] ARCHEOLOGY-prehistoric-2
[ ] ARCHEOLOGY-historic-1
[ ] AGRICULTURE-3
[ ] ARCHITECTURE-4
[ ] ART-5
[ ] COMMERCE-6
[ ] COMMUNICATIONS-7
[ ] CONSERVATION-8
[ ] ECONOMICS-9
[ ] EDUCATION-10
[ ] ENGINEERING-11
[ ] ENTERTAINMENT-26
[ ] EXPLORATION-12
[ ] HEALTH-27
[ ] INDUSTRY-13
[ ] INVENTION-14
[ ] LANDSCAPE ARCH.-15
[ ] LAW-16
[ ] LITERATURE-17
[ ] MILITARY-18
[ ] MUSIC-19
[ ] PHILOSOPHY-20
[ ] POLITICS/GOVT.-21
[ ] RELIGION-22
[ ] SCIENCE-23
[ ] SOCIAL/HUMANITARIAN-24
[ ] SOCIAL/CULTURAL-30
[ ] TRANSPORTATION-25
[ ] RECREATION-28
[ ] SETTLEMENT-29
[ ] URBAN PLANNING-31
[ ] OTHER (SPECIFY)

(22) CLAIMS: explain
'first' [ ]
'oldest' [ ]
'only' [ ]

(23) functions
WHEN HISTORICALLY SIGNIFICANT:
CURRENTLY:

(24) dates of initial construction:
major alterations:
historic events:

(25) ETHNIC GROUP ASSOCIATION

(26) architectural style(s):

(27) architect:

(28) master builder:

(29) engineer:

(30) landscape architect / garden designer:

(31) interior decorator:

(32) artist:

(33) artisan:

(34) builder/contractor:

(35) NAMES give role & date
PERSONAL:
EVENTS:
INSTITUTIONAL:

(36) NATIONAL REGISTER WRITE-UP

reviewers initials _____ date _____ IF ADDITIONAL SPACE NEEDED, NUMBER & PUT ON REVERSE

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

February 26, 2015 Reply To: FHWA_2014_1216_001

Kelly Ewing-Toledo
Heritage Resource Coordinator
Caltrans District 7 Division of Environmental Planning
100 South Main Street, Suite 100
Los Angeles, CA 90012-3606

Re: Determinations of Eligibility for the SR 710 North Study Project, Los Angeles County, CA

Dear Ms. Ewing-Toledo:

Thank you for consulting with me about the subject undertaking in accordance with the January 1, 2014 *First Amended Programmatic Agreement Among the Federal Highway Administration, the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation Regarding Compliance with Section 106 of the National Historic Preservation Act, as it Pertains to the Administration of the Federal-Aid Highway Program in California* (PA).

On December 15, 2014 Caltrans initiated consultation on the above project. On January 9 and 12 and February 15, 2015, Natalie Lindquist of my office requested additional information regarding the project. Supplemental information was provided via e-mail in January and a final transmittal with a revised Historic Property Survey Report, Historic Resources Evaluation Report, and DPR 523 forms were sent along with your letter of February 20, 2015.

In your letter of February 20, 2015 Caltrans is requesting the following:

- Pursuant to Stipulation VIII.C.6 of the PA, concurrence that the 440 properties listed in Attachment 1, Table 2 of your letter are not eligible for the National Register of Historic Places (NRHP)
- Pursuant to Stipulation VIII.C.6 of the PA, concurrence that the 22 properties listed in Attachment 1, Table 3 of your letter are eligible for the NRHP
- Pursuant to Stipulation VIII.C.4 Caltrans is assuming NRHP eligibility for the purposes of the undertaking for the following properties:
    - 318 Fairview Avenue, South Pasadena, CA
    - 202 Fremont Street, South Pasadena, CA
    - US Highway 66
    - Horatio Rush Prehistoric Village Site
    - Otsunga Prehistoric Village Site
- Based on an e-mail from Kelly Hobbs on February 26, 2015 and conversations with Francesca Smith, also on February 26, 2015, Caltrans will also, pursuant to Stipulation VIII.C.4 of the PA, assume the following properties eligible for the NRHP for the purposes of the project (these properties are currently listed as not eligible in Attachment 1, Table 2):
    - Library Neighborhood Historic District
    - 904 Monterey Road, South Pasadena, CA
    - 270 S Orange Grove Boulevard, Pasadena, CA

Based on my review of submitted documentation, I have no objection to the foregoing determinations and assumptions of eligibility.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist of my staff at (916) 445-7014 or email at natalie.lindquist@parks.ca.gov .

Sincerely,



Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY EDMUND G. BROWN, JR, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, Division of Environmental Planning
100 South Main Street, Suite 100
LOS ANGELES, CA 90012-3606
PHONE (213) 897-9016
TTY (213) 897-4937

Serious drought.
Help save water!

February 20, 2015

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks & Recreation
Post Office Box 942896
Sacramento, California 94296-0001
Attn: Lucinda Woodward

Re: Response to comments for the SR 710 North Study Project, Los Angeles County, California

Dear Dr. Roland-Nawi:

The California Department of Transportation (Caltrans) is continuing consultation with you regarding the SR 710 North Study Project. This consultation is undertaken in accordance with our January 2014 First Amended, Section 106 *Programmatic Agreement (*PA*) among the Federal Highway Administration (FHWA), the Advisory Council on Historic Preservation, the California State Historic Preservation Officer, and the California Department of Transportation.*

Caltrans is submitting this revised Historic Property Survey Report (HPSR) as the NEPA lead agency under the provision of the *Memorandum of Understanding (MOU) between the Federal Highway Administration and the California Department of Transportation Concerning the State of California's Participation in the Surface Transportation Project Delivery 23 USC 327 NEPA Assignment,* which became effective on October 1, 2012. The MOU was signed pursuant to Title 23 USC 327, which allows the Secretary of Transportation to assign, and the State of California to assume, this responsibility under other Federal environmental laws. As this project is covered by the NEPA assignment MOU, the FHWA has assigned and Caltrans has assumed FHWA responsibility for environmental review, consultation, and coordination on this project. Please direct all future correspondence on this project to Caltrans.

Attached for your review are the revised HPSR, HRER, and DPR 523 forms for the proposed undertaking. Consultation began on December 15, 2014. Caltrans received a request for information from Natalie Lindquist on January 9 and 12 and Final comments on February 12, 2015. Supplemental information was sent to OHP staff in response to the first request from January 9 through January 15. This transmittal includes responses to the January 12 and February 12 comments.

Identification efforts for the SR 710 North Study Project (see pages 5–6 in the attached HPSR) resulted in the discovery of 457 resources within the APE that require formal evaluation. In conformance with Stipulation VIII.C of the PA, they were formally evaluated for National Register eligibility. The results of these evaluations are documented in Attachment C of the HPSR.

Additionally, there are 43 properties within the APE that have been **previously determined eligible** for listing or listed in the National Register and that determination is still valid. This includes 2 properties in unincorporated Los Angeles County; 28 in Pasadena; 12 in South Pasadena; and 1 in both Pasadena and South Pasadena (see Attachment 1, Table 1).

Pursuant to Stipulation VIII.C.6 of the PA, Caltrans is requesting your concurrence with these National Register eligibility determinations: 440 resources evaluated as a result of the project are **not eligible** for inclusion in the National Register (see Attachment 1, Table 2).

Pursuant to Stipulation VIII.C.6 of the PA, Caltrans is requesting your concurrence with these National Register eligibility determinations: 22 resources within the APE were evaluated, or reevaluated, for the project and were determined **eligible for inclusion** in the National (see Attachment 1, Table 3).

In accordance with Stipulation VIII.C.4 Caltrans is **assuming National Register eligibility** for the purposes of the undertaking for 3 historic resources: 318 Fairview Avenue and 202 Fremont Street single family residences at the local level of significance under Criterion C; and U.S. Highway 66 a multiple resource property at a national level of significance under Criteria A and C. Caltrans is also **assuming National Register eligibility** for the purposes of the undertaking for two prehistoric resources: the Horatio Rust Prehistoric Village Site (During 1897 road grading activities, ground and chipped stone tools, along with bone tools, were recovered within 2–3 feet of the ground surface; this site is in the APE in South Pasadena north of I-110 freeway, west of Raymond Hill, and under beneath a residential area) and the Otsunga Prehistoric Village Site (Early European settlers attested this site as a Tongva village; it is within an area currently occupied by parking facilities at California State University, Los Angeles and the current terminus of SR 710 just north of I-10).

All other resources identified within the APE (property types 1, 2, 3, 4, 5, 6, 7) were exempted from formal evaluation pursuant to Stipulation VIII C. 1 and Attachment 4 of the PA.

Pending your concurrence with our eligibility determinations, we will continue consultation on the Finding of Effect for the eligible properties found within the APE. If you have any questions, please contact me at 213.897.4095 or (email: Kelly.ewing-toledo@dot.ca.gov).

Sincerely,

Kelly Ewing-Toledo
Heritage Resource Coordinator
Division of Environmental Planning
Caltrans, District 7

Attachments: Attachment 1 (Tables 1, 2, and 3)

Revised HPSR (including the HRER and Revised DPR 523 forms) for the SR 710 North Study Project

cc: Ms. Anmarie Medin, Headquarters CCSO

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
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www.ohp.parks.ca.gov

February 26, 2015 Reply To: FHWA_2014_1216_001

Kelly Ewing-Toledo
Heritage Resource Coordinator
Caltrans District 7 Division of Environmental Planning
100 South Main Street, Suite 100
Los Angeles, CA 90012-3606

Re: Determinations of Eligibility for the SR 710 North Study Project, Los Angeles County, CA

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    - Otsunga Prehistoric Village Site
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    - 270 S Orange Grove Boulevard, Pasadena, CA

Based on my review of submitted documentation, I have no objection to the foregoing determinations and assumptions of eligibility.

Thank you for considering historic properties during project planning. If you have any questions, please contact Natalie Lindquist of my staff at (916) 445-7014 or email at natalie.lindquist@parks.ca.gov .

Sincerely,



Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

ATTACHMENT 1
(TABLES 1, 2, and 3)

Transmittal Letter Table 1: Properties Previously Listed or Determined Eligible for Listing in the National Register

Name	Address	Local Jurisdiction/ Community	Date of Determination	OHP Code	APE Map Ref No.
Golden Gate Theater (now CVS)	909 S. Atlantic Blvd. (aka 5170–5188 E. Whittier Blvd.)	Los Angeles County (unincorporated)	February 1982	1S	1-3B
Short Line Villa Tract Historic District	Roughly bounded by Kendall Ave., Huntington Dr., Alpha St., Newtonia Dr., and Maycrest Ave.	Los Angeles (El Sereno neighborhood)	November 1995	2S	5-HD-3A
Glenarm Building	72 E. Glenarm St.	Pasadena	1994	2S2	114-3B
Ambassador West Cultural Landscape Historic District	Generally bounded by W. Green St., S. St. John Ave., W. Del Mar Blvd., and S. Orange Grove Blvd.	Pasadena	2012	2S2	21-HD-3A
Markham Place Historic District	Roughly bounded by W. California Blvd., S. Pasadena Ave., Bellefontaine St., and S. Orange Grove Blvd.	Pasadena	March 2013	1S	20-HD-3A
Caroline Walkley House and small apartment	595 S. Pasadena Ave. 190 W. California Blvd.	Pasadena	March 2013 May 2001	2B/1D	371-CT-3A
	206-216 W. California Blvd.	Pasadena	March 2013	2B/1D	369-CT-3A
Driscoll House	679 S. Pasadena Ave.	Pasadena	March 2013	2B/1D	356a-CT-3A
Miss Markham House	763 S. Pasadena Ave.	Pasadena	March 2013	2B/1D	351-CT-3A
Page House	765 S. Pasadena Ave.	Pasadena	March 2013	2B/1D	348-CT-3A
Tomkins House	779 S. Pasadena Ave.	Pasadena	March 2013	2S2/1D	348a-CT-3A
	801 S. Pasadena Ave.	Pasadena	March 2013	2B/1D	347-CT-3A
Caroline Walkley/Alice & Robert Wood House	696 S. St. John Ave.	Pasadena	March 2013	2B/1D	357-CT-3A

Transmittal Letter Table 1: Properties Previously Listed or Determined Eligible for Listing in the National Register

Name	Address	Local Jurisdiction/ Community	Date of Determination	OHP Code	APE Map Ref No.
Old Pasadena Historic District	Roughly bounded by S. Pasadena, S. Fair Oaks and S. Raymond Aves., Arroyo Pkwy., E. and W. Del Mar Blvd., and Corson St.	Pasadena	1983 2008	1S	22-HD-3A
Pasadena Avenue Historic District	Roughly bounded by S. Pasadena Ave., Arlington Dr., Avoca Ave., Brookmere Rd., Columbia St., West Glenarm St., Hurlbut St., Madeline Dr., W. State St., and Wigmore Dr.	Pasadena/ South Pasadena	March 1983 November 1995	1S	19-HD-3A
Reverend Hiram Hill/ Alonzo Beal House	866 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	343-CT-3A
Hurlbut Street Fire Station No. 5	900 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	335-CT-3A
J. Durand Kennett House	1000 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	321-CT-3A
F.J. Kennet House	1030 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	317-CT-3A
Mrs. D. Hagan House	1041 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	314-CT-3A
James and Fanny Hale House	1051 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	313-CT-3A
W.W. Phelps House	1112 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	303-CT-3A
A.G. Simons/John McWilliams Jr. House	1199 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	281-CT-3A
Mary Werner House	1200 S. Pasadena Ave.	Pasadena	March 1983 November 1995	2S2/1D	282-CT-3A

Transmittal Letter Table 1: Properties Previously Listed or Determined Eligible for Listing in the National Register

Name	Address	Local Jurisdiction/ Community	Date of Determination	OHP Code	APE Map Ref No.
R. Sturgis Cook House	180 W. State St. (aka 1170 S. Pasadena Ave.)	Pasadena	March 1983 November 1995	2S2/1D	290-CT-3A
Hartshorn House No. 1	224 W. State St.	Pasadena	March 1983 November 1995	2S2/1D	284-CT-3A
Hartshorn House No. 2	232 W. State St.	Pasadena	March 1983 November 1995	2S2/1D	284-CT-3A
Raymond-Summit Historic District	Roughly bounded by N. Raymond Ave., E. Villa St., Summit Ave., and E. Maple St.	Pasadena	2011	1S	23-HD-3A
Bekins Storage Co. Roof Sign	511 S. Fair Oaks Ave.	Pasadena	October 1997	1S	135-3B
Sequoyah School/ Neighborhood Church (3 buildings: Children's Chapel, Nursery School, and Religious Education Building)	535 S. Pasadena Ave.	Pasadena	May 2010 March 2013	2S2	373-CT-3A
Ralph B. Hubbard Residence	1207 S. Pasadena Ave.	Pasadena	March 2013	2S2	280-CT-3A
Otake-Nambu House	857 Bank St.	South Pasadena	March 1995	2S2/5S1	242-3A
East Wynyate	909 Lyndon St.	South Pasadena	March 1995	2S2	247-3A
J.G. Pierce House	911 Monterey Rd.	South Pasadena	March 1983	2S2	253-CT-3A
Kenneth M. Joy House	921 Monterey Rd.	South Pasadena	March 1983	2S2	265-3A
Rialto Theater	1019 Fair Oaks Ave.	South Pasadena	May 1978	1S	85-3B
Arroyo Seco Parkway Historic District	Consists primarily of the Arroyo Seco Parkway (aka Pasadena Fwy and SR 110)	South Pasadena	February 2011	1S	16-HD-3A

Transmittal Letter Table 1: Properties Previously Listed or Determined Eligible for Listing in the National Register

Name	Address	Local Jurisdiction/ Community	Date of Determination	OHP Code	APE Map Ref No.
North of Mission Historic District	Roughly bounded by Meridian Ave. north of Mission St. and south of Grevelia St.	South Pasadena	March 1983	2S2	14-HD-3A
Oaklawn Historic District	Generally bordered by SR 110, Columbia St., Fremont Ave., and Fair Oaks Ave.	South Pasadena	1977	2S2	18-HD-3A
Oaklawn Bridge and Waiting Station	435 Fair Oaks Ave.	South Pasadena	July 1973 June 2001 (additional documentation)	1S/2D2	104a-3B
War Memorial Building	435 Fair Oaks Ave.	South Pasadena	1994	2S2	104-3B
South of Mission Historic District	Roughly bounded by Meridian Ave and Glendon Way between Throop Alley and Monterey Rd.	South Pasadena	March 1983	2S2	10-HD-3A
South Pasadena Historic Business District	Roughly bounded by Mission and Oxley Sts., Diamond Ave., Fairview and Meridian Aves., El Centro St., and the railroad tracks	South Pasadena	1982	1S	13-HD-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	3351 Balzac St.	Alhambra	6Y, 6Z	16-3A
	3328 Balzac St.	Alhambra	6Y, 6Z	17-3A
	3312 Balzac St.	Alhambra	6Y, 6Z	18-3A
	3308 Balzac St.	Alhambra	6Y, 6Z	19-3A
	3300 Balzac St.	Alhambra	6Y, 6Z	20-3A
	3220 Balzac St.	Alhambra	6Y, 6Z	21-3A
	1801 Westmont Dr.	Alhambra	6Y, 6Z	25-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	1705 Westmont Dr.	Alhambra	6Y, 6Z	26-3A
	1701 Westmont Dr.	Alhambra	6Y, 6Z	27-3A
	1615 Westmont Dr.	Alhambra	6Y, 6Z	28-3A
Andy's Auto Service	3200 W Valley Blvd.	Alhambra	6Y, 6Z	29-3A
ARCO	3201 W Valley Blvd.	Alhambra	6Y, 6Z	32-3A
Socal Auto Repair	3071 W Valley Blvd.	Alhambra	6Y, 6Z	33-3A
	1517 Westmont Dr.	Alhambra	6Y, 6Z	34-3A
	1515 Westmont Dr.	Alhambra	6Y, 6Z	35-3A
	1509 Westmont Dr.	Alhambra	6Y, 6Z	36-3A
	1505 Westmont Dr.	Alhambra	6Y, 6Z	37-3A
	1501 Westmont Dr.	Alhambra	6Y, 6Z	38-3A
	1421 Westmont Dr.	Alhambra	6Y, 6Z	39-3A
	1417 Westmont Dr.	Alhambra	6Y, 6Z	40-3A
	1415 Westmont Dr.	Alhambra	6Y, 6Z	41-3A
	1409 Westmont Dr.	Alhambra	6Y, 6Z	42-3A
	1407 Westmont Dr.	Alhambra	6Y, 6Z	43-3A
	1321 Westmont Dr.	Alhambra	6Y, 6Z	44-3A
	1317 Westmont Dr.	Alhambra	6Y, 6Z	45-3A
	1315 Westmont Dr.	Alhambra	6Y, 6Z	46-3A
	1309 Westmont Dr.	Alhambra	6Y, 6Z	47-3A
	1305 Westmont Dr.	Alhambra	6Y, 6Z	48-3A
	1301 Westmont Dr.	Alhambra	6Y, 6Z	49-3A
Sinicrope & Sons	1124 Westminster Ave.	Alhambra	6Y, 6Z	50-3A
Rod's Unfinished Furniture	1121 S Meridian Ave.	Alhambra	6Y, 6Z	51-3A
	1146 S Meridian Ave.	Alhambra	6Y, 6Z	52-3A
J & M Towing	1003 S Fremont Ave.	Alhambra	6Y, 6Z	53-3A
Merced Air Conditioning Equipment Service	805 S Fremont Ave.	Alhambra	6Y, 6Z	78-3A
Khangura	733 S Fremont Ave.	Alhambra	6Y, 6Z	79-3A
Hi-Quality Auto Body	723 S Fremont Ave.	Alhambra	6Y, 6Z	80-3A
	516 S Fremont Ave.	Alhambra	6Y, 6Z	98-3A
	512–14 S Fremont Ave.	Alhambra	6Y, 6Z	99-3A
	318–320 S Fremont Ave.	Alhambra	6Y, 6Z	100-3A
	316 S Fremont Ave.	Alhambra	6Y, 6Z	101-3A
	220 S Fremont Ave.	Alhambra	6Y, 6Z	102-3A
	216–18 S Fremont Ave.	Alhambra	6Y, 6Z	103-3A
	208-10 S Fremont Ave.	Alhambra	6Y, 6Z	104-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	128 S Fremont Ave.	Alhambra	6Y, 6Z	110-3A
	112 S Fremont Ave.	Alhambra	6Y, 6Z	111-3A
	104 S Fremont Ave.	Alhambra	6Y, 6Z	112-3A
	100 S Fremont Ave.	Alhambra	6Y, 6Z	113-3A
	18–20 S Fremont Ave.	Alhambra	6Y, 6Z	114-3A
	12 S Fremont Ave.	Alhambra	6Y, 6Z	115-3A
	2526 W Grand Ave.	Alhambra	6Y, 6Z	116-3A
	2526 Birch St.	Alhambra	6Y, 6Z	138-3A
	2525 Birch St.	Alhambra	6Y, 6Z	141-3A
	212 N Fremont Ave.	Alhambra	6Y, 6Z	143-3A
	1100 W Glendon Way.	Alhambra	6Y, 6Z	42-3B
	1712 S Atlantic Blvd.	Alhambra	6Y, 6Z	43-3B
	1700 S Atlantic Blvd.	Alhambra	6Y, 6Z	44-3B
	1221 S Atlantic Blvd.	Alhambra	6Y, 6Z	46-3B
700 Thong Automotive	700 S Atlantic Blvd.	Alhambra	6Y, 6Z	47-3B
Alhambra Car Wash	707 W Main St.	Alhambra	6Y, 6Z	48-3B
	3538 Lowell Ave.	Los Angeles	6Y, 6L, 6Z	88-3A
	3945 Stockbridge Ave.	Los Angeles	6Y, 6L, 6Z	106-3A
Substation	NW cor E 3rd and Kern	Los Angeles	6Y, 6Z	1-3A
	252 S Kern Ave.	Los Angeles	6Y, 6Z	2-3A
	236 S Kern Ave.	Los Angeles	6Y, 6Z	3-3A
	212 S Kern Ave.	Los Angeles	6Y, 6Z	4-3A
	130 S Kern Ave.	Los Angeles	6Y, 6Z	6-3A
Zamora	4771 E Cesar E Chavez Ave.	Los Angeles	6Y, 6Z	7-3A
	4777 Dozier Ave.	Los Angeles	6Y, 6Z	9-3A
	4772 Hammel St.	Los Angeles	6Y, 6Z	10-3A
Family Clinic and Woman's Clinic	605 N Mednik Ave.	Los Angeles	6Y, 6Z	11-3A
Super Salud Liquor and Market	617 N Mednik Ave.	Los Angeles	6Y, 6Z	12-3A
Argil Building Material Company	4754 Floral Dr.	Los Angeles	6Y, 6Z	13-3A
Antiques	4732 Floral Dr.	Los Angeles	6Y, 6Z	14-3A
	2276 Highbury Ave.	Los Angeles	6Y, 6Z	22-3A
	2318 Highbury Ave.	Los Angeles	6Y, 6Z	23-3A
	2338 Highbury Ave.	Los Angeles	6Y, 6Z	24-3A
Pharmaceutical Manufacturing	5555 Valley Blvd.	Los Angeles	6Y, 6Z	30-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	5561 Valley Blvd.	Los Angeles	6Y, 6Z	31-3A
	3114 Lowell Ave.	Los Angeles	6Y, 6Z	54-3A
	3119 Winchester Ave.	Los Angeles	6Y, 6Z	55-3A
	3122 Lowell Ave.	Los Angeles	6Y, 6Z	56-3A
	3130 Lowell Ave.	Los Angeles	6Y, 6Z	57-3A
	3206 Lowell Ave.	Los Angeles	6Y, 6Z	58-3A
	3216 Lowell Ave.	Los Angeles	6Y, 6Z	59-3A
	3220 Lowell Ave.	Los Angeles	6Y, 6Z	60-3A
	3222 Lowell Ave.	Los Angeles	6Y, 6Z	61-3A
	3221 Winchester Ave.	Los Angeles	6Y, 6Z	62-3A
	3227 Winchester Ave.	Los Angeles	6Y, 6Z	63-3A
	5545 Norwich Ave.	Los Angeles	6Y, 6Z	64-3A
	3318 Lowell Ave.	Los Angeles	6Y, 6Z	65-3A
	3322 Lowell Ave.	Los Angeles	6Y, 6Z	66-3A
	3321 Winchester Ave.	Los Angeles	6Y, 6Z	67-3A
	3327 Winchester Ave.	Los Angeles	6Y, 6Z	68-3A
	3331 Winchester Ave.	Los Angeles	6Y, 6Z	69-3A
	3335 Winchester Ave.	Los Angeles	6Y, 6Z	70-3A
	3334 Lowell Ave.	Los Angeles	6Y, 6Z	71-3A
	3342 Lowell Ave.	Los Angeles	6Y, 6Z	72-3A
	3343 Winchester Ave.	Los Angeles	6Y, 6Z	73-3A
	3401 Winchester Ave.	Los Angeles	6Y, 6Z	74-3A
	3409 Winchester Ave.	Los Angeles	6Y, 6Z	75-3A
	3408 Lowell Ave.	Los Angeles	6Y, 6Z	76-3A
	3418 Lowell Ave.	Los Angeles	6Y, 6Z	77-3A
	3431 Winchester Ave.	Los Angeles	6Y, 6Z	81-3A
	5540 Templeton St.	Los Angeles	6Y, 6Z	82-3A
	5510 Templeton St.	Los Angeles	6Y, 6Z	83-3A
	3515 Winchester Ave.	Los Angeles	6Y, 6Z	84-3A
	3522 Lowell Ave.	Los Angeles	6Y, 6Z	85-3A
	3529 Winchester Ave.	Los Angeles	6Y, 6Z	86-3A
	3539 Winchester Ave.	Los Angeles	6Y, 6Z	87-3A
	3542 Lowell Ave.	Los Angeles	6Y, 6Z	89-3A
	3700 Lowell Ave.	Los Angeles	6Y, 6Z	90-3A
	3715 Winchester Ave.	Los Angeles	6Y, 6Z	92-3A
	5510 Poplar Blvd.	Los Angeles	6Y, 6Z	94-3A
	5544 Poplar Blvd.	Los Angeles	6Y, 6Z	95-3A
	5545 Poplar Blvd.	Los Angeles	6Y, 6Z	96-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	3827 Winchester Ave.	Los Angeles	6Y, 6Z	97-3A
	3837 Winchester Ave.	Los Angeles	6Y, 6Z	105-3A
	5483 Keats St.	Los Angeles	6Y, 6Z	107-3A
	4333 Maycrest Ave.	Los Angeles	6Y, 6Z	118-3A
	4344 Winchester Ave.	Los Angeles	6Y, 6Z	119-3A
	4352 Maycrest Ave.	Los Angeles	6Y, 6Z	120-3A
	4401 Alpha St.	Los Angeles	6Y, 6Z	121-3A
	4407 Alpha St.	Los Angeles	6Y, 6Z	122-3A
	4416 Maycrest Ave.	Los Angeles	6Y, 6Z	123-3A
	4427 Alpha St.	Los Angeles	6Y, 6Z	125-3A
	4427 Maycrest Ave.	Los Angeles	6Y, 6Z	126-3A
	4437 Maycrest Ave.	Los Angeles	6Y, 6Z	129-3A
	4441 Alpha St.	Los Angeles	6Y, 6Z	130-3A
	4447 Alpha St.	Los Angeles	6Y, 6Z	131-3A
	4501 Alpha St.	Los Angeles	6Y, 6Z	132-3A
	4516 Maycrest Ave.	Los Angeles	6Y, 6Z	133-3A
	4522 Maycrest Ave.	Los Angeles	6Y, 6Z	134-3A
	4526 Maycrest Ave.	Los Angeles	6Y, 6Z	137-3A
	4527 Alpha St.	Los Angeles	6Y, 6Z	157-3A
	4536 Maycrest Ave.	Los Angeles	6Y, 6Z	158-3A
	4542 Maycrest Ave.	Los Angeles	6Y, 6Z	159-3A
	752 S Atlantic Blvd.	Los Angeles	6Y, 6Z	4-3B
Mega Cars	723 S Atlantic Blvd.	Los Angeles	6Y, 6Z	5-3B
Krystal Beauty Salon	715 S Atlantic Blvd.	Los Angeles	6Y, 6Z	6-3B
Comfort Living	650 S Atlantic Blvd.	Los Angeles	6Y, 6Z	8-3B
Income Tax	635 S Atlantic Blvd.	Los Angeles	6Y, 6Z	9-3B
Atlantic Park and swimming pool	570 S Atlantic Blvd.	Los Angeles	6Y, 6Z	10-3B
Atlantic Automotive	545 S Atlantic Blvd.	Los Angeles	6Y, 6Z	11-3B
Cycle Parts	400 S Atlantic Blvd.	Los Angeles	6Y, 6Z	13-3B
Pep Boys	256 S Atlantic Blvd.	Los Angeles	6Y, 6Z	14-3B
California Equine Products Inc.	1401 Monterey Pass Rd.	Monterey Park	6Y, 6Z	15-3A
Bank of America	1969 S Atlantic Blvd.	Monterey Park	6Y, 6Z	17-3B
Monterey Hills Medical Dental Arts Building	1900 S Atlantic Blvd.	Monterey Park	6Y, 6Z	23-3B
Gas Company	1801 S Atlantic Blvd.	Monterey Park	6Y, 6Z	24-3B
St. Thomas Aquinas Church	1501 S Atlantic Blvd.	Monterey Park	6Y, 6Z	25-3B

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
Royal View Terrace	1301 S Atlantic Blvd.	Monterey Park	6Y, 6Z	26-3B
Family Dentistry	861 S Atlantic Blvd.	Monterey Park	6Y, 6Z	27-3B
Law Office of E. Lou	826 S Atlantic Blvd.	Monterey Park	6Y, 6Z	29-3B
C.F. Clinic	820 S Atlantic Blvd.	Monterey Park	6Y, 6Z	30-3B
Law Offices	601 S Atlantic Blvd.	Monterey Park	6Y, 6Z	32-3B
Good Shepherd Taiwanese Presbyterian Church	606 S Atlantic Blvd.	Monterey Park	6Y, 6Z	33-3B
Maxim Flowers and Gifts	508 S Atlantic Blvd.	Monterey Park	6Y, 6Z	34-3B
Action Sales	415 S Atlantic Blvd.	Monterey Park	6Y, 6Z	36-3B
	734 W Emerson Ave.	Monterey Park	6Y, 6Z	39-3B
Monterey Carwash	521 N Atlantic Blvd.	Monterey Park	6Y, 6Z	40-3B
Purrfect Auto Service	621 N Atlantic Blvd.	Monterey Park	6Y, 6Z	41-3B
Pasadena Light & Power Dispatching Center	45 E Glenarm St.	Pasadena	6Y, 6L, 6Z	401-3A
	665 S Raymond Ave.	Pasadena	6Y, 6L, 6Z	409-3A
	372 S Pasadena Ave.	Pasadena	6Y, 6L, 6Z	419-3A
Cal-Fair Plaza	1, 11, 21, 23, and 27 W. California Blvd, 527 S. Fair Oaks	Pasadena	6Y, 6L, 6Z	129-3B
T.L. Gurley Antiques	512 S. Fair Oaks Ave.	Pasadena	6Y, 6L, 6Z	134-3B
Pasadena Antique Center	474–480 S Fair Oaks Ave.	Pasadena	6Y, 6L, 6Z	138-3B
W.D.I. Group	325 S. Fair Oaks Ave.	Pasadena	6Y, 6L, 6Z	145-3B
Walgreens	310 S. Lake Ave.	Pasadena	6Y, 6L, 6Z	152-3B
	901 S. Raymond Ave.	Pasadena	6Y, 6Z	403-3A
	859 S. Raymond Ave.	Pasadena	6Y, 6Z	404-3A
Rose Palace	835 S. Raymond Ave.	Pasadena	6Y, 6Z	405-3A
Metro parking	700 S. Raymond Ave.	Pasadena	6Y, 6Z	406-3A
Jones Coffee Roasters	693–95 S. Raymond Ave.	Pasadena	6Y, 6Z	407-3A
Pasadena Document Solutions	673–81 S. Raymond Ave.	Pasadena	6Y, 6Z	408-3A
Silver Birches	650 S. Raymond Ave.	Pasadena	6Y, 6Z	410-3A
Palm Gardens	615 S. Pasadena Ave.	Pasadena	6Y, 6Z	412-3A
Paw Boutique	519 S. Raymond Ave.	Pasadena	6Y, 6Z	414-3A
Pasadena Community Christian Fellowship	500 S. Pasadena Ave.	Pasadena	6Y, 6Z	415-3A
	476 S. Pasadena Ave.	Pasadena	6Y, 6Z	416-3A
	406 Gordon Ter.	Pasadena	6Y, 6Z	418-3A
	370 S. Pasadena Ave.	Pasadena	6Y, 6Z	420-3A
Maranatha High School	270 S. Orange Grove Blvd.	Pasadena	6Y, 6Z	422-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
Dealership Building	55 N. Vernon Ave.	Pasadena	6Y, 6Z	433-3A
Roosevelt Elementary School	315 N. Pasadena Ave.	Pasadena	6Y, 6Z	436-3A
	27 Chestnut St.	Pasadena	6Y, 6Z	437-3A
Professor William Hammond House (part of Herkimer Gardens)	411–412 N. Raymond Ave.	Pasadena	6Y, 6Z	440-3A
	399 N. Raymond Ave.	Pasadena	6Y, 6Z	441-3A
	396 N. Raymond Ave.	Pasadena	6Y, 6Z	442-3A
	397 N. Summit Ave.	Pasadena	6Y, 6Z	443-3A
	393 N. Euclid Ave.	Pasadena	6Y, 6Z	447-3A
	650 N. Pasadena Ave.	Pasadena	6Y, 6Z	448-3A
	10 Mayview Ln.	Pasadena	6Y, 6Z	449-3A
	717 Cypress Ave.	Pasadena	6Y, 6Z	450-3A
	1180 N. Fair Oaks Ave.	Pasadena	6Y, 6Z	110-3B
Crossfit	1167 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	111-3B
Mirror Image Fitness	1139 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	113-3B
Pasadena Federal Credit Union	1038 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	115-3B
Nightsun	995 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	116-3B
	909 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	118-3B
	837 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	120-3B
Huntington Collection	766 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	123-3B
Pasadena Medical Plaza	10 Congress St.	Pasadena	6Y, 6Z	124-3B
GEM Transitional Care	712 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	125-3B
Huntington Medical Research Institutes	660 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	126-3B
Sugano Jewelers	527 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	131-3B
Fair Oaks Law Building	488 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	137-3B
Stanyer and Edmonson	400 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	141-3B
LAMA	370 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	143-3B
Goodwill	340 S. Fair Oaks Ave.	Pasadena	6Y, 6Z	144-3B
	245 S. Los Robles Ave.	Pasadena	6Y, 6Z	149-3B
Citibank, etc	255 S. Lake Ave.	Pasadena	6Y, 6Z	151-3B
	255 S. Hill Ave.	Pasadena	6Y, 6Z	153-3B
	4134 Rosemead Blvd.	Rosemead	6Y, 6Z	6-3C
Broadway Steam Plant	SE corner Glenarm St. and I-110	Pasadena	6Y, 5S3	3-3C

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
San Gabriel Police Department	625 S. Del Mar Blvd.	San Gabriel	6Y, 6Z	4-3C
Knox-Merwin-Gates-Porter House	1120 Buena Vista St.	South Pasadena	6Y, 3CS	374-3A
David M. Raab Family Homestead	1107 Buena Vista St.	South Pasadena	6Y, 5S1	366-3A
	2028 Alpha St.	South Pasadena	6Y, 5D2	175-3A
	719 Hope Ct.	South Pasadena	6Y, 5D2	331-3A
Oral and Maxillofacial Surgery	1141 Fremont Ave.	South Pasadena	6Y, 5D2	2-3C
	2070 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	145-3A
	2042 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	148-3A
	2040 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	149-3A
	2030 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	150-3A
	2016 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	152-3A
	2012 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	153-3A
	2008 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	154-3A
	2000 Fremont Ave.	South Pasadena	6Y, 6L, 6Z	156-3A
	2046 Alpha St.	South Pasadena	6Y, 6L, 6Z	165-3A
	1900 La Fremontia St.	South Pasadena	6Y, 6L, 6Z	192-3A
	857 Oneonta Dr.	South Pasadena	6Y, 6L, 6Z	194-3A
	1417 Beech St.	South Pasadena	6Y, 6L, 6Z	201-3A
	1429 Oneonta Knl.	South Pasadena	6Y, 6L, 6Z	207-3A
	1424 Oneonta Knl.	South Pasadena	6Y, 6L, 6Z	212-3A
	1801 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	220-3A
	901 Summit Dr.	South Pasadena	6Y, 6L, 6Z	233-3A
	829 Rollin St.	South Pasadena	6Y, 6L, 6Z	238-3A
	914 Lyndon St.	South Pasadena	6Y, 6L, 6Z	260-3A
	904 Lyndon St.	South Pasadena	6Y, 6L, 6Z	262-3A
	1212 Meridian Ave.	South Pasadena	6Y, 6L, 6Z	263-3A
	1003 Monterey Rd.	South Pasadena	6Y, 6L, 6Z	264-3A
	915 Monterey Rd.	South Pasadena	6Y, 6L, 6Z	266-3A
	905 Monterey Rd.	South Pasadena	6Y, 6L, 6Z	267-3A
	904 Monterey Rd.	South Pasadena	6Y, 6L, 6Z	268-3A
Lean by Marco	1610 Mission St.	South Pasadena	6Y, 6L, 6Z	310-3A
	1709 Garfield Ave.	South Pasadena	6Y, 6L, 6Z	49-3B
	1714 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	55-3B
	1540 Laurel St.	South Pasadena	6Y, 6L, 6Z	58-3B
	1600 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	63-3B

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	1515 Oak St.	South Pasadena	6Y, 6L, 6Z	64-3B
	1411 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	73-3B
	1401 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	75-3B
Tina Nails	1134 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	78-3B
My Escape	1132 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	79-3B
	1118 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	80-3B
	1114 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	81-3B
	1100 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	83-3B
	1016 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	86-3B
B. Lee Salon	1009 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	88-3B
	1520 Mission St.	South Pasadena	6Y, 6L, 6Z	96-3B
	513 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	99-3B
	509 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	100-3B
	505 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	101-3B
	501 Fair Oaks Ave.	South Pasadena	6Y, 6L, 6Z	102-3B
	2064 Fremont Ave.	South Pasadena	6Y, 6Z	146-3A
	2054 Fremont Ave.	South Pasadena	6Y, 6Z	147-3A
	2004 Fremont Ave.	South Pasadena	6Y, 6Z	155-3A
	2060 Alpha St.	South Pasadena	6Y, 6Z	161-3A
	2050 Alpha St.	South Pasadena	6Y, 6Z	162-3A
	2049 Alpha St.	South Pasadena	6Y, 6Z	163-3A
	2043 Alpha St.	South Pasadena	6Y, 6Z	164-3A
	2041 Alpha St.	South Pasadena	6Y, 6Z	167-3A
	2040 Maycrest Ave.	South Pasadena	6Y, 6Z	168-3A
	2037 Alpha St.	South Pasadena	6Y, 6Z	169-3A
	2034 Alpha St.	South Pasadena	6Y, 6Z	170-3A
	2032 Alpha St.	South Pasadena	6Y, 6Z	171-3A
	2033 Alpha St.	South Pasadena	6Y, 6Z	172-3A
	2028 Maycrest Ave.	South Pasadena	6Y, 6Z	173-3A
	2029 Alpha St.	South Pasadena	6Y, 6Z	174-3A
	2025 Alpha St.	South Pasadena	6Y, 6Z	176-3A
	2021 Alpha St	South Pasadena	6Y, 6Z	177-3A
	2020 Maycrest Ave.	South Pasadena	6Y, 6Z	178-3A
	2019 Alpha St.	South Pasadena	6Y, 6Z	179-3A
	2015 Alpha St.	South Pasadena	6Y, 6Z	181-3A
	2012 Maycrest Ave.	South Pasadena	6Y, 6Z	182-3A
	2010 Maycrest Ave.	South Pasadena	6Y, 6Z	183-3A
	2012 Alpha St.	South Pasadena	6Y, 6Z	184-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	2011 Alpha St.	South Pasadena	6Y, 6Z	185-3A
	2005 Alpha St.	South Pasadena	6Y, 6Z	186-3A
	2001 Alpha St.	South Pasadena	6Y, 6Z	187-3A
	1938 La Fremontia St.	South Pasadena	6Y, 6Z	188-3A
	1926 La Fremontia St.	South Pasadena	6Y, 6Z	190-3A
	1912 La Fremontia St.	South Pasadena	6Y, 6Z	191-3A
	1906 Alpha St.	South Pasadena	6Y, 6Z	193-3A
	1870 Alpha St.	South Pasadena	6Y, 6Z	195-3A
	1858 Alpha St.	South Pasadena	6Y, 6Z	196-3A
	1404 Maple St.	South Pasadena	6Y, 6Z	197-3A
	1408 Maple St.	South Pasadena	6Y, 6Z	198-3A
	1412 Maple St.	South Pasadena	6Y, 6Z	199-3A
	1421 Beech St.	South Pasadena	6Y, 6Z	200-3A
	1415 Beech St.	South Pasadena	6Y, 6Z	202-3A
	1414 Beech St.	South Pasadena	6Y, 6Z	203-3A
	1418 Beech St.	South Pasadena	6Y, 6Z	204-3A
	1422 Beech St.	South Pasadena	6Y, 6Z	205-3A
	1426 Beech St.	South Pasadena	6Y, 6Z	206-3A
	1421 Oneonta Knl.	South Pasadena	6Y, 6Z	208-3A
	1406 Oneonta Knl.	South Pasadena	6Y, 6Z	209-3A
	1414 Oneonta Knl.	South Pasadena	6Y, 6Z	210-3A
	1420 Oneonta Knl.	South Pasadena	6Y, 6Z	211-3A
	1428 Oneonta Knl.	South Pasadena	6Y, 6Z	213-3A
	1432 Oneonta Knl.	South Pasadena	6Y, 6Z	214-3A
	1500 Oneonta Knl.	South Pasadena	6Y, 6Z	215-3A
	1505 Huntington Dr.	South Pasadena	6Y, 6Z	216-3A
Fashion Dry Cleaners	1431 Huntington Dr.	South Pasadena	6Y, 6Z	217-3A
	1810 Fair Oaks Ave.	South Pasadena	6Y, 6Z	218-3A
Fair Oaks Medical	1800 Fair Oaks Ave.	South Pasadena	6Y, 6Z	219-3A
	834 Oneonta Dr.	South Pasadena	6Y, 6Z	221-3A
	830 Oneonta Dr.	South Pasadena	6Y, 6Z	222-3A
	826 Oneonta Dr.	South Pasadena	6Y, 6Z	224-3A
	825 Summit Dr.	South Pasadena	6Y, 6Z	228-3A
	821 Summit Dr.	South Pasadena	6Y, 6Z	229-3A
	817 Summit Dr.	South Pasadena	6Y, 6Z	230-3A
	809 Summit Dr.	South Pasadena	6Y, 6Z	231-3A
	826 Summit Dr.	South Pasadena	6Y, 6Z	232-3A
	1740 Gillette Crst.	South Pasadena	6Y, 6Z	234-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	863 Flores De Oro	South Pasadena	6Y, 6Z	236-3A
	857 Flores De Oro	South Pasadena	6Y, 6Z	237-3A
	839 Rollin St.	South Pasadena	6Y, 6Z	239-3A
	845 Rollin St.	South Pasadena	6Y, 6Z	240-3A
	1417 Meridian Ave.	South Pasadena	6Y, 6Z	241-3A
	1401 Meridian Ave.	South Pasadena	6Y, 6Z	243-3A
	908 Bank St.	South Pasadena	6Y, 6Z	244-3A
	900 Bank St.	South Pasadena	6Y, 6Z	245-3A
	870 Bank St.	South Pasadena	6Y, 6Z	246-3A
	1315 Meridian Ave.	South Pasadena	6Y, 6Z	248-3A
	1316–18 Meridian Ave.	South Pasadena	6Y, 6Z	249-3A
	925 Lyndon St.	South Pasadena	6Y, 6Z	253-3A
	915 Lyndon St.	South Pasadena	6Y, 6Z	254-3A
	913 Lyndon St.	South Pasadena	6Y, 6Z	255-3A
	911 Lyndon St.	South Pasadena	6Y, 6Z	256-3A
	1220–22 Meridian Ave.	South Pasadena	6Y, 6Z	258-3A
	908 Lyndon St.	South Pasadena	6Y, 6Z	261-3A
	912 Monterey Rd.	South Pasadena	6Y, 6Z	269-3A
	920 Monterey Rd.	South Pasadena	6Y, 6Z	270-3A
	1135 Diamond Ave.	South Pasadena	6Y, 6Z	274-3A
	1115 Diamond Ave.	South Pasadena	6Y, 6Z	289-3A
	1105 Diamond Ave.	South Pasadena	6Y, 6Z	294-3A
	1101 Diamond Ave.	South Pasadena	6Y, 6Z	298-3A
	1025 Diamond Ave.	South Pasadena	6Y, 6Z	299-3A
	1024 Meridian Ave.	South Pasadena	6Y, 6Z	300-3A
	1021 Diamond Ave.	South Pasadena	6Y, 6Z	302-3A
	1017 Diamond Ave.	South Pasadena	6Y, 6Z	304-3A
	1001 El Centro St.	South Pasadena	6Y, 6Z	307-3A
	1009 El Centro St.	South Pasadena	6Y, 6Z	308-3A
Century House	1000 Meridian Ave.	South Pasadena	6Y, 6Z	315-3A
	808 Meridian Ave.	South Pasadena	6Y, 6Z	324-3A
	718 Hope Ct.	South Pasadena	6Y, 6Z	329-3A
	1030 Hope St.	South Pasadena	6Y, 6Z	330-3A
	715 Hope Ct.	South Pasadena	6Y, 6Z	332-3A
	713 Hope Ct.	South Pasadena	6Y, 6Z	333-3A
	712 Hope Ct.	South Pasadena	6Y, 6Z	334-3A
	1011 Magnolia St.	South Pasadena	6Y, 6Z	340-3A
	1017 Magnolia St.	South Pasadena	6Y, 6Z	341-3A

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	1025 Magnolia St.	South Pasadena	6Y, 6Z	344-3A
	1029 Magnolia St.	South Pasadena	6Y, 6Z	345-3A
	1035 Magnolia St.	South Pasadena	6Y, 6Z	346-3A
	1030 Magnolia St.	South Pasadena	6Y, 6Z	348-3A
	1014 Magnolia St.	South Pasadena	6Y, 6Z	349-3A
	1017 Grevelia St.	South Pasadena	6Y, 6Z	355-3A
	1031 Grevelia St.	South Pasadena	6Y, 6Z	356-3A
	607 Fairview Ave.	South Pasadena	6Y, 6Z	357-3A
	1035 Grevelia St.	South Pasadena	6Y, 6Z	358-3A
	1020 Foothill St.	South Pasadena	6Y, 6Z	361-3A
	1034 Foothill St.	South Pasadena	6Y, 6Z	363-3A
	1038 Foothill St.	South Pasadena	6Y, 6Z	364-3A
	1105 Buena Vista St.	South Pasadena	6Y, 6Z	367-3A
	1037 Buena Vista St.	South Pasadena	6Y, 6Z	368-3A
	1033 Buena Vista St.	South Pasadena	6Y, 6Z	369-3A
	1023 Buena Vista St.	South Pasadena	6Y, 6Z	370-3A
	1100 Buena Vista St.	South Pasadena	6Y, 6Z	372-3A
	1106 Buena Vista St.	South Pasadena	6Y, 6Z	373-3A
	414 Fairview Ave.	South Pasadena	6Y, 6Z	375-3A
	408 Fairview Ave.	South Pasadena	6Y, 6Z	376-3A
	1025 Highland St.	South Pasadena	6Y, 6Z	377-3A
	330 Fairview Ave.	South Pasadena	6Y, 6Z	378-3A
	328 Fairview Ave.	South Pasadena	6Y, 6Z	379-3A
	320 Fairview Ave.	South Pasadena	6Y, 6Z	380-3A
	318 Fairview Ave.	South Pasadena	6Y, 6Z	381-3A
	307 Fremont Ave.	South Pasadena	6Y, 6Z	383-3A
	308 Fairview Ave.	South Pasadena	6Y, 6Z	384-3A
	223 Fairview Ave.	South Pasadena	6Y, 6Z	385-3A
	300 Fairview Ave.	South Pasadena	6Y, 6Z	387-3A
	219 Fairview Ave.	South Pasadena	6Y, 6Z	388-3A
	218 Fairview Ave.	South Pasadena	6Y, 6Z	389-3A
	1709–11 Huntington Dr.	South Pasadena	6Y, 6Z	50-3B
	1656 Huntington Dr.	South Pasadena	6Y, 6Z	51-3B
Dilbeck Real Estate	1499 Huntington Dr.	South Pasadena	6Y, 6Z	52-3B
	1520 Spruce St.	South Pasadena	6Y, 6Z	53-3B
	1715 Fair Oaks Ave.	South Pasadena	6Y, 6Z	54-3B
	1700–04 Fair Oaks Ave.	South Pasadena	6Y, 6Z	56-3B
Fair Laurel Apartments	1509 Laurel St.	South Pasadena	6Y, 6Z	57-3B

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	1616 Fair Oaks Ave.	South Pasadena	6Y, 6Z	59-3B
	1615 Fair Oaks Ave.	South Pasadena	6Y, 6Z	60-3B
	1612 Fair Oaks Ave.	South Pasadena	6Y, 6Z	62-3B
Law Offices	1525 Fair Oaks Ave.	South Pasadena	6Y, 6Z	66-3B
	1517 Fair Oaks Ave.	South Pasadena	6Y, 6Z	67-3B
Fairway Apartments	1505 Fair Oaks Ave.	South Pasadena	6Y, 6Z	68-3B
	1425 Fair Oaks Ave.	South Pasadena	6Y, 6Z	69-3B
	1421 Fair Oaks Ave.	South Pasadena	6Y, 6Z	70-3B
	1415 Fair Oaks Ave.	South Pasadena	6Y, 6Z	71-3B
	1407 Fair Oaks Ave.	South Pasadena	6Y, 6Z	74-3B
George McDonald and Associates	1318 Fair Oaks Ave.	South Pasadena	6Y, 6Z	76-3B
Marco's Collision Center	1220 Fair Oaks Ave.	South Pasadena	6Y, 6Z	77-3B
Bryant Properties	1108 Fair Oaks Ave.	South Pasadena	6Y, 6Z	82-3B
Edmond Thompson Antiques	1020 Fair Oaks Ave.	South Pasadena	6Y, 6Z	84-3B
B&H Bicycles	1013 Fair Oaks Ave.	South Pasadena	6Y, 6Z	87-3B
W.J. Filley Building	1005 Fair Oaks Ave.	South Pasadena	6Y, 6Z	89-3B
Wells Fargo Bank	1000 Fair Oaks Ave.	South Pasadena	6Y, 6Z	90-3B
Bank of America	923 Fair Oaks Ave.	South Pasadena	6Y, 6Z	91-3B
Luchas Comfort Footwear	921 Fair Oaks Ave.	South Pasadena	6Y, 6Z	92-3B
Speers TV	919 Fair Oaks Ave.	South Pasadena	6Y, 6Z	93-3B
Chuck's Appliance Service	917 Fair Oaks Ave.	South Pasadena	6Y, 6Z	94-3B
Comerca Bank	820 Fair Oaks Ave.	South Pasadena	6Y, 6Z	95-3B
Pet Store	725 Fair Oaks Ave.	South Pasadena	6Y, 6Z	98-3B
Carmine's Restaurant and Bar	424 Fair Oaks Ave.	South Pasadena	6Y, 6Z	103-3B
	245 Fair Oaks Ave.	South Pasadena	6Y, 6Z	105-3B
	234 Fair Oaks Ave.	South Pasadena	6Y, 6Z	106-3B
	230 Fair Oaks Ave.	South Pasadena	6Y, 6Z	107-3B
	226 Fair Oaks Ave.	South Pasadena	6Y, 6Z	108-3B
	1609 Raymond Hill Rd.	South Pasadena	6Y, 6Z	109-3B
	1401 Monterey Rd.	South Pasadena	6Y, 6Z	1-3C
	431, 429, 429B Garfield Ave	South Pasadena	6Y, 6Z	7-3C
	427 Garfield Ave.	South Pasadena	6Y, 6Z	8-3C
	417-419 Garfield Ave.	South Pasadena	6Y, 6Z	9-3C
	413 Garfield Ave.	South Pasadena	6Y, 6Z	10-3C

Transmittal Letter Table 2: Properties Determined Not Eligible for Listing in the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	OHP Code	APE Map Ref. No.
	409 Garfield Ave.	South Pasadena	6Y, 6Z	11-3C
	1038 Magnolia St.	South Pasadena	6Y, 6Z, 5B	347-3A
Valley View Heights Neighborhood	Roughly bounded by Meridian Avenue and Gillette Crescent	South Pasadena	6Y, 6L, 6Z	6-HD-3A
Gillette Crescent Neighborhood	Roughly bounded by Valley View Road and Alpha, Kendall, and Meridian Avenues	South Pasadena	6Y, 6L, 6Z	7-HD-3A
Mission West Historic District	Roughly bounded by Mission and Oxley Sts., Diamond Ave., Fairview & Meridian Aves., El Centro St. and the railroad tracks	South Pasadena	5S1	11-HD-3A

Transmittal Letter Table 3: Properties Determined Eligible for the National Register as a Result of the Current Study

Name	Address	Local Jurisdiction/ Community	Date of Determination and Summary of Significance	OHP Code	APE Map Ref. No.
	100 N. Fremont Ave.	Alhambra	November 2014 Criterion C as an increasingly rare example of a small, Streamline Moderne apartment complex Period of Significance: 1940	2S2	117-3A
St. Alphonsus Church	532 S. Atlantic Blvd.	Los Angeles	November 2014 Criterion C as a representative work of the Albert C. Martin & Assoc. Period of Significance: 1951	2S2	12-3B
	4777 E. Cesar Chavez (aka 411 Mednik)	Los Angeles	November 2014 Criterion C as an increasingly rare example of a small, free-standing Art Deco style commercial building Period of Significance: 1935	2S2	8-3A

Name	Address	Local Jurisdiction/ Community	Date of Determination and Summary of Significance	OHP Code	APE Map Ref. No.
	3927-3947 Lowell Ave.	Los Angeles	November 2014 Criterion C as an increasingly rare property type (bungalow court) Period of Significance: 1927	2S2	108-3A
Dr. Kawamoto Office	823 S. Atlantic Blvd.	Monterey Park	November 2014 Criteria B and C for its association with world-renowned Tessier-trained craniofacial surgeon, Dr. Henry Kawamoto and for architecture Period of Significance: 1961	2S2	28-3B
Jardin Del Encanto and Cascades Park (aka Heritage Falls Park)		Monterey Park	November 2014 Criterion C as an excellent example of landscape design and Spanish Colonial Revival architecture. Period of Significance: 1928	2S2/1CS	21-3B
Herkimer Arms Apartment House (part of Herkimer Gardens)	411–412 N. Raymond Ave.	Pasadena	November 2014 Criterion C for architecture and as the work of a master (Greene & Greene) Period of Significance: 1912.	2S2	440-3A
Hospital Veterinary	959 S. Raymond Ave.	Pasadena	November 2014 Criteria B and C for association with Myron Thom, DVM, and for its distinctive Hollywood Regency design Period of Significance: 1946-1962	2S2	402-3A
Ambassador Auditorium	131 S. St. John Ave.	Pasadena	November 2014 Criterion C for architecture Period of Significance: 1974	2S2/2D	423b-3A
Ambassador College Dining Hall	169 S Saint John Ave.	Pasadena	November 2014 Criterion C for architecture Period of Significance: 1964	2S2/2D	423a-3A

Name	Address	Local Jurisdiction/ Community	Date of Determination and Summary of Significance	OHP Code	APE Map Ref. No.
Hall of Administration	300 W. Green St.	Pasadena	November 2014 Criterion C for architecture Period of Significance: 1968	2S2/2D	423-3A
Raymond Florist Historic District	60–62 E. California Blvd. 597 S. Raymond Ave.	Pasadena	November 2014 Under Criteria A and B for its association with the Japanese-American community in Pasadena. Period of Significance: 1933–1940	2S2	24-HD-3A
Norton Simon Museum	411 W. Colorado Blvd.	Pasadena	November 2014 Criterion C as a distinctive example of the Late Modern style. Period of Significance: 1969.	2S2	434-3A
San Marino City Hall and Fire Station	2200 Huntington Dr.	San Marino	November 2014 Criterion C for architecture Period of Significance: 1920	2S2	5-3C
Raymond Hill Waiting Station	Southeast corner of Fair Oaks Ave. and Raymond Hill Rd.	South Pasadena	November 2014 Criteria A and C for its associations with early 20th century commercial development and as a rare example of a simple Arts & Crafts (Craftsman) trolley waiting station Period of Significance: 1903	2S2	109a-3B
Blanche Home	1030 Buena Vista St.	South Pasadena	November 2014 Criterion C for architecture Period of Significance: 1936	2S2	371-3A
Augusta Raab Home	1109 Buena Vista St.	South Pasadena	November 2014 Criterion C as a high-style, early example of an Arts & Crafts residence Period of Significance: 1904-1921	2S2	365-3A

Name	Address	Local Jurisdiction/ Community	Date of Determination and Summary of Significance	OHP Code	APE Map Ref. No.
Fair Hope Building	800 Fair Oaks Ave.	South Pasadena	November 2014 Criteria A and C for its association with the development of South Pasadena and its architecture. Period of Significance: 1911	2S2	97-3B
Fair Oaks Professional Group	1414 Fair Oaks Ave	South Pasadena	November 2014 Criterion C for architecture Period of Significance: 1959	2S2/5S1	72-3B
South Pasadena Middle School	1500 Fair Oaks Ave.	South Pasadena	November 2014 Criterion C for architecture and the work of a master Period of Significance: 1928-1964	2S2/5S1	65-3B
	920 Lyndon St.	South Pasadena	November 2014 Criterion C for architecture Period of Significance: 1911	3S	259-3A
El Cerrito Circle Historic District	Eight properties on both sides of El Cerrito Circle and two properties on the west side of Diamond Avenue	South Pasadena	November 2014 Criteria C for architecture Period of Significance: 1927–1931	2S2/3CS	8-HD-3A

Outlook

Re: [EXTERNAL] Re: Traffic Improvement Project along Fair Oaks Ave

From Madeline Gonzalez <mgonzalez@asmaffiliates.com>
Date Wed 11/5/2025 4:40 PM
To Mark Gallatin <mgallatin@prodigy.net>; info@sppreservation.org <info@sppreservation.org>
Cc Shannon Davis <sdavis@asmaffiliates.com>; ashahzad@hwlochner.com <ashahzad@hwlochner.com>; balbeitawi@southpasadenaca.gov <IMCEAMAILTO-balbeitawi+40southpasadenaca+2Egov@namprd18.prod.outlook.com>; wokitsu@hwlochner.com <IMCEAMAILTO-wokitsu+40hwlochner+2Ecom@namprd18.prod.outlook.com>; tgerber@southpasadenaca.gov <IMCEAMAILTO-tgerber+40southpasadenaca+2Egov@namprd18.prod.outlook.com>; edward.hitti@southpasadenaca.gov <IMCEAMAILTO-edward+2Ehitti+40southpasadenaca+2Egov@namprd18.prod.outlook.com>; mzhou@hwlochner.com <IMCEAMAILTO-mzhou+40hwlochner+2Ecom@namprd18.prod.outlook.com>; jkirchner@impactsciences.com <IMCEAMAILTO-jkirchner+40impactsciences+2Ecom@namprd18.prod.outlook.com>; Jennifer Trotoux <jennifer@trotoux.com>

Dear Mark,

Thank you for your initial feedback on the South Pasadena Traffic Improvement Project along Fair Oaks Avenue that you provided last spring. Since that time, the area of potential effects has expanded twice. For the first expansion, please see the attached Historic Resource Evaluation Report and the Archeological Survey Report, which includes additional properties on Fair Oaks Avenue, Laurel, and Spruce.

I am also attaching the final APE map that we just provided to Caltrans and are awaiting their approval of. This expanded APE will result in the addition of a few other properties, including:

- 1425 Fair Oaks Avenue (prior SHPO concurrence, not NRHP eligible)
- 1505 Fair Oaks Avenue (prior SHPO concurrence, not NRHP eligible)
- 1525 Fair Oaks Avenue (prior SHPO concurrence, not NRHP eligible)
- 606 Fair Oaks Avenue (to be evaluated for the NRHP in the final HRER)
- 700 Fair Oaks Avenue (An exempt property type per Caltrans Programmatic Agreement with SHPO)
- 1213 Fair Oaks Avenue (to be evaluated for the NRHP in the final HRER)
- 1200 Fair Oaks Avenue (to be evaluated for the NRHP in the final HRER)
- 1515 Fair Oaks Avenue ((to be evaluated for the NRHP in the final HRER)
- 1500 Fair Oaks Avenue (prior SHPO concurrence, NRHP eligible)
- 1600 Fair Oaks Avenue (prior SHPO concurrence, not individually NRHP eligible, eligible as a contributor to a historic district)

As a result of our analysis of the project and its potential effects, Caltrans will be making a finding of No Historic Properties Affected by the undertaking in the revised HPSR. We anticipate completing the final reports to provide to Caltrans by the end of November.

Since the attachments were too large to send with this email, I uploaded them to our One Drive, which can be accessed via the links below. Please let me know if you have any issues accessing these files, as well as if you have any questions or comments.

Fair Oaks ASR Second Draft Sept 2025.pdf
Fair Oaks HPSR Third Draft Sept 2025.pdf
Revised APE map S Fair Oaks 11.4.25.pdf

Thank you so much!
-Madeline Gonzalez

From: Mark Gallatin <mgallatin@prodigy.net>
Sent: Wednesday, April 2, 2025 5:18 PM
To: info@sppreservation.org <info@sppreservation.org>; Madeline Gonzalez <mgonzalez@asmaffiliates.com>
Cc: Shannon Davis <sdavis@asmaffiliates.com>; ashahzad@hwlochner.com <ashahzad@hwlochner.com>; balbeitawi@southpasadenaca.gov <imceamailto-balbeitawi+40southpasadenaca+2egov@namprd18.prod.outlook.com>; wokitsu@hwlochner.com <imceamailto-wokitsu+40hwlochner+2ecom@namprd18.prod.outlook.com>; tgerber@southpasadenaca.gov <imceamailto-tgerber+40southpasadenaca+2egov@namprd18.prod.outlook.com>; edward.hitti@southpasadenaca.gov <imceamailto-edward+2ehitti+40southpasadenaca+2egov@namprd18.prod.outlook.com>; mzhou@hwlochner.com <imceamailto-mzhou+40hwlochner+2ecom@namprd18.prod.outlook.com>; jkirchner@impactsciences.com <imceamailto-jkirchner+40impactsciences+2ecom@namprd18.prod.outlook.com>; Jennifer Trotoux <jennifer@trotoux.com>
Subject: [EXTERNAL] Re: Traffic Improvement Project along Fair Oaks Ave

Caution: This email is from an EXTERNAL sender. Be safe and verify links and/or attachments prior to opening.
Hi Madeline,

Thank you for reaching out to the South Pasadena Preservation Foundation. A complete list of all historic resources in the city, by address, can be found in the City's Inventory of Cultural Resources. I am attaching a copy here for your use. As you will see from the inventory, there are a total of 52 historic/cultural resources located on Fair Oaks Avenue from its northern terminus at Columbia Street/Raymond Hill Road to its southern terminus at Huntington Drive. Six of these resources are also City of South Pasadena designated landmarks:

Raymond Hill Waiting Station, southeast corner of Fair Oaks Avenue and Raymond Hill Road
War Memorial Building, 435 Fair Oaks
Oaklawn Bridge and Waiting Station, northwest corner of Fair Oaks Avenue and Oaklawn Avenue
Fair-Hope Building, 800 Fair Oaks
Rialto Theater, 1019 Fair Oaks
Smith & Williams Building, 1414 Fair Oaks

Of these six landmarks, the Oaklawn Bridge and Waiting Station and the Rialto Theater are also listed on the National Register of Historic Places. It is also worth mentioning that the entire length of Fair Oaks Avenue through South Pasadena is part of historic Route 66.

As for the potential for effects from the traffic improvement project on any of the 52 historic/cultural resources along Fair Oaks Avenue, this of course cannot be determined without knowing more about the specific scope of the project and a detailed description of the improvements proposed. Therefore, the South Pasadena Preservation Foundation welcomes your offer to provide additional information, including maps and more detailed project descriptions, so that we may properly assess any potential impacts and provide comment as part of the environmental review process.

I have copied the President of our Foundation, Jennifer Trotoux, on this email. We look forward to further communication with you and your team and to opportunities for input as the project progresses.

Sincerely,

Mark Gallatin
Secretary
South Pasadena Preservation Foundation

On Wednesday, April 2, 2025 at 03:52:32 PM PDT, Madeline Gonzalez <mgonzalez@asmaffiliates.com> wrote:

Hello,

My name is Madeline Gonzalez and I am an architectural historian with ASM Affiliates. We are working on a traffic improvement project with Impact Sciences and the City of South Pasadena under NHPA and CEQA considerations, of

which CALTRANS will review.

We are reaching out to you with some project information, and would like to know whether you have any input on the identification of historic properties and the potential for effects the project may or may not have on the historic properties along Fair Oaks Ave.

The project proposes to update the bulb-outs and curb ramps of several intersections along Fair Oaks Avenue, between the intersection of Fair Oaks Ave. and Raymond Hill Rd. and the intersection of Fair Oaks Ave and Huntington Blvd.. There will also be improvements made to the traffic signals at several of these intersections, and improvements made to the ends of the median along Fair Oaks Ave.

We have already identified 14 historic properties along Fair Oaks Ave., particularly the former Rialto Theater and the Raymond Hill Waiting Station. The other 12 properties are:

- 505 Fair Oaks
- 509 Fair Oaks
- 601 Fair Oaks
- 800 Fair Oaks
- 824 Fair Oaks
- 1000 Fair Oaks
- 1020/1022 Fair Oaks
- 1100 Fair Oaks
- 1138 Fair Oaks
- 1401 Fair Oaks
- 1414 Fair Oaks
- 1520 Fair Oaks

We would be more than happy to supply additional information including maps and more detailed project descriptions if requested.

Please let myself or the City staff CC'd on this email know if you have any questions or concerns.

Thank you so much!

-Madeline Gonzalez

ASM AFFILIATES

Madeline Gonzalez | Architectural Historian
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mgonzalez@asmaffiliates.com | https://asmaffiliates.com