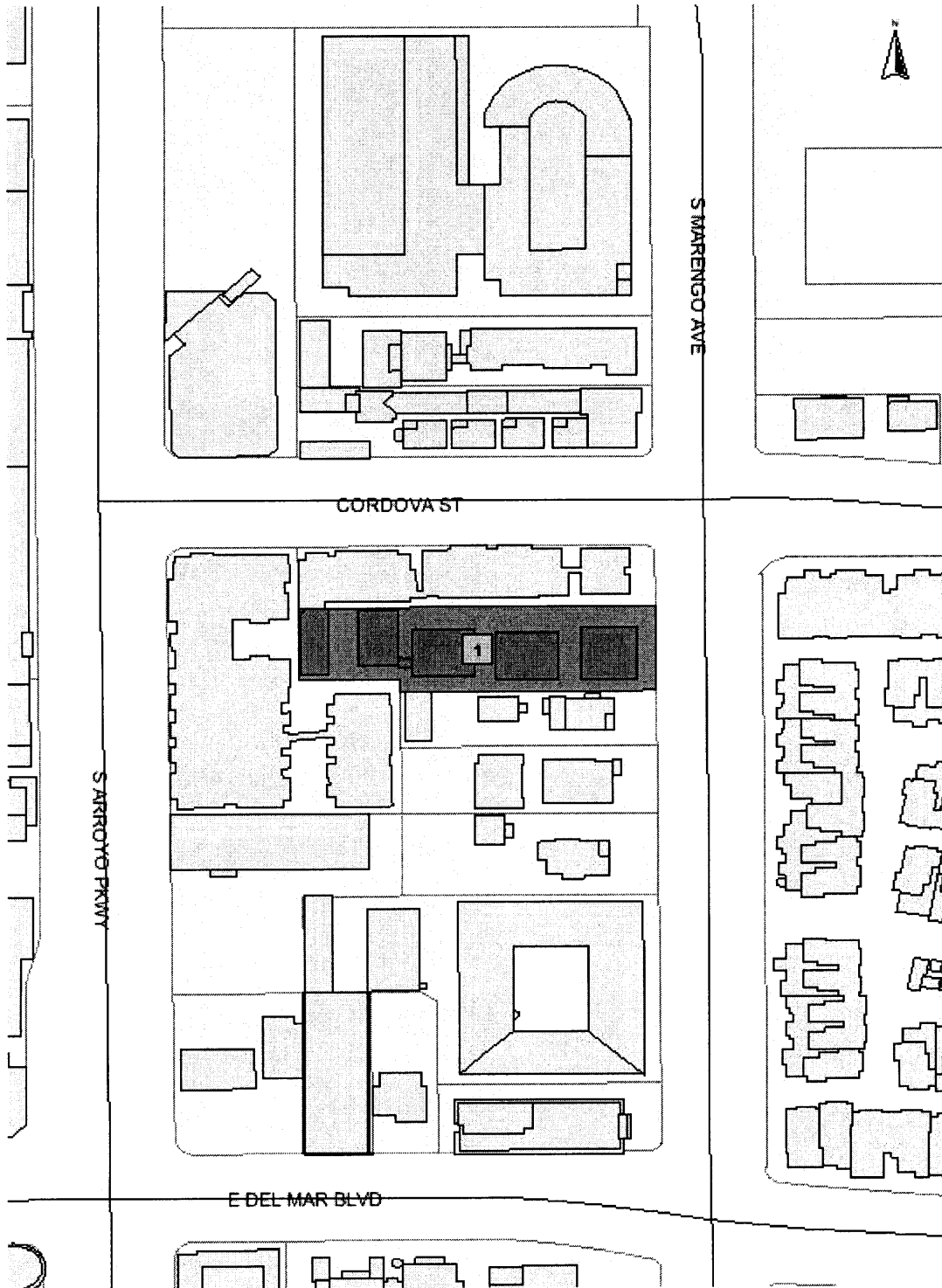


ATTACHMENT A
VICINITY MAP: 221 S. MARENGO AVENUE





PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 221 S MARENGO

Project Name: MONTICELLO MANOR

Project Description: (Please describe demolitions, alterations and any new construction)
multifamily colonial revival in a garden setting

Zoning Designation: _____ General Plan Designation: _____

Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Alexandra Vela

Telephone: [] _____

Address: 221 S MARENGO

Fax: [] _____

City PASADENA State: CA Zip: 91101

Email: _____

CONTACT PERSON: Joy Selby

Telephone: [] _____

Address: 221 S MARENGO #7

Fax: [] _____

City PASADENA State: CA Zip: 91101

Email: joy1017@aol.com

PROPERTY OWNER NAME: Joy Selby

Telephone: [] _____

Address: 221 S MARENGO #7

Fax: [] _____

City PASADENA State: CA Zip: 91101

Email: _____

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

- | | | |
|--|---|--|
| <input type="checkbox"/> ADJUSTMENT PERMIT | <input type="checkbox"/> HEIGHT AVERAGING | <input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW |
| <input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER | <input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT | <input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS | <input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN) | <input type="checkbox"/> SIGN EXCEPTION |
| <input type="checkbox"/> CERTIFICATE OF EXCEPTION | <input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION | <input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP |
| <input type="checkbox"/> CHANGES TO APPROVED PROJECT | <input type="checkbox"/> LANDMARK TREE PRUNING | <input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> MASTER DEVELOPMENT PLAN | <input type="checkbox"/> TREE PROTECTION PLAN REVIEW |
| <input type="checkbox"/> DESIGN REVIEW | <input type="checkbox"/> MASTER SIGN PLAN | <input type="checkbox"/> TREE REMOVAL |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> MINOR CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> EXPRESSIVE USE PERMIT | <input type="checkbox"/> MINOR VARIANCE | <input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES |
| <input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE | <input type="checkbox"/> PLANNED DEVELOPMENT ZONE | <input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT) |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> PRELIMINARY PLAN CHECK | <input type="checkbox"/> OTHER: _____ |

Note: Space for signature is on reverse side

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contractors, consultants, employees, and commission members (collectively, "City") from any and all liability, loss, suits, claims, damages, costs, judgments and expenses (including attorney's fees and costs of litigation), including any appeals thereto (collectively, "proceeding") brought against the City with regard to any approvals issued in connection with the application(s) by the City, including any action taken pursuant to the California Environmental Quality Act. If Applicant is required to defend the City in connection with such proceeding, the City shall have and retain the right to approve counsel to so defend the City; and all significant decisions concerning the manner in which the defense is conducted; and any and all settlements, which approval shall not be unreasonably withheld. The City shall also have and retain the right to not participate in the defense, except that the City agrees to reasonably cooperate with Applicant in the defense of the proceeding. If the City's Attorney's Office participates in the defense, all City Attorney fees and costs shall be paid by Applicant. Further, Applicant agrees to defend, indemnify and hold harmless the City from and for all costs and fees incurred in additional investigation or study of, or for supplementing, revising, or amending, any document if made necessary by said proceeding.

CERTIFICATION:

I hereby certify that I am the applicant or designated agent named herein and that I am familiar with the rules and regulations with respect to preparing and filing this petition for discretionary action, and that the statements and answers contained herein and the information attached are in all respects true and accurate to the best of my knowledge and belief.

SIGNATURE OF APPLICANT OR AGENT: _____

Date: 7/19/2012

<p><u>For Office Use Only</u></p> <p>PLN # <u>2012-00307</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>7/19/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>ES</u></p> <p>FEES:</p> <p>BASE FEE: \$ _____</p> <p>3% RECORDS FEE: \$ _____</p> <p>TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO</p> <p>PUBLIC ART REVIEW REQUIRED? YES NO</p> <p>TRANSPORTATION REVIEW REQUIRED? YES NO</p> <p>INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p>REVIEW AUTHORITY:</p> <p><input checked="" type="checkbox"/> STAFF</p> <p><input type="checkbox"/> HEARING OFFICER</p> <p><input type="checkbox"/> PLANNING COMMISSION/BZA</p> <p><input type="checkbox"/> DESIGN COMMISSION</p> <p><input checked="" type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input type="checkbox"/> CITY COUNCIL</p> <p>TAXPAYER PROTECTION</p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p>CEQA REVIEW:</p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p>CEQA REVIEW STATUS:</p> <p><input checked="" type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p>Design & Historic Preservation:</p> <p>TYPE OF HISTORIC PRESERVATION REVIEW:</p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p>TYPE OF DESIGN REVIEW:</p> <p><input type="checkbox"/> CONCEPT</p> <p><input type="checkbox"/> FINAL</p> <p><input type="checkbox"/> CONSOLIDATED</p> <p><input type="checkbox"/> PRELIMINARY CONSULTATION</p>
--	---	--	--

We, the undersigned, as owners of Monticello Manor, 221 South Marengo, Pasadena, a sixteen unit complex, do hereby consent to consideration of Historical Landmark Designation.

JJ Selby JJ Selby #7

Alex Veloz Alex Veloz #5

Howard Miller HOWARD MILLER #13

#14

#15

~~_____~~ KUNEZ BECKER #8

Sherr PNEZ HERRERA #11

Todd Trotter Todd Trotter #6

MARIA NIK #1

YASMIN KAHIMTOLA #2



Note: In addition to this application, a completed **Planning Division Master Application Form** is also required.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Monticello MANOR
2. Property Address:	221 S MARENGO
3. Date of Original Construction	
4. Original Owner	
5. Architect / Builder:	

DESIGNATION CATEGORY

(CHECK APPROPRIATE BOX—SEE CRITERIA ON PAGES 2 & 3 FOR MORE INFORMATION):

HISTORIC MONUMENT

LANDMARK

HISTORIC SIGN

LANDMARK TREE

BRIEF DESCRIPTION OF PROPERTY

Briefly describe the property proposed for designation, indicating whether the entire site or a portion of the site is the subject of the nomination (e.g., how many buildings or objects on the site are included in the nomination) or if the nomination is for an object, sign or tree. A map may be used for the description. Please also submit recent and, if available, historical photographs. Use additional sheets if necessary.

MULTI FAMILY GEORGIAN COLONIAL

SUPPLEMENTAL INFORMATION ON SIGNIFICANCE OF PROPERTY

With this application, please attach information that will assist staff with the preparation of a designation report. Books, photographs, articles, and other archival information will all be useful to document the significance of the nominated resource.

Refer to bibliography, historical photographs, chronology, and other supporting information.



LEGAL DESCRIPTION

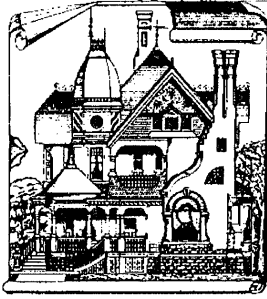
Attach a copy of the most recently recorded legal description for the property (usually in the deed for the property or other documents when the property was purchased—also available from a title company).

CRITERIA FOR DESIGNATION

Check the box under the category checked on first page that corresponds to the criterion under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable.

CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT (May include significant public or semi-public interior spaces and features)	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the region, state or nation.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the region, state or nation.
<input type="checkbox"/>	C. It is exceptional in the embodiment of the distinctive characteristics of a historic resource property type, period, architectural style or method of construction, or that is an exceptional representation of the work of an architect, designer, engineer, or builder whose work is significant to the region, state or nation, or that possesses high artistic values that are of regional, state-wide or national significance.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important in prehistory or history of the region, state or nation.

CRITERIA FOR DESIGNATING A LANDMARK	
<input type="checkbox"/>	A. It is associated with events that have made a significant contribution to the broad patterns of the history of the City, region, or State.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City, region, or State.
<input checked="" type="checkbox"/>	C. It embodies the distinctive characteristics of a type, architectural style, period, or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is of significance to the City or, to the region or possesses artistic values of significance to the City or to the region.
<input type="checkbox"/>	D. It has yielded, or may be likely to yield, information important locally in prehistory or history.



**THE BUILDING
BIOGRAPHER
TIM GREGORY**

- ❖ Building Histories
- ❖ Archival Consulting
- ❖ Cultural Resource Studies
- ❖ Historic Resources Surveys
- ❖ Local, State and National Landmarking

February 26, 2013

Joy Selby
221 South Marengo Avenue, #7
Pasadena, CA 91101

Dear Ms. Selby,

You asked me to do some background research on Monticello Manor. I have reviewed the information you gave me, including historical significance documentation created by the City of Pasadena over the years.

History of Monticello Manor: My research in City and County Assessor ownership records indicates that Charles E. Carpenter purchased the parcel from L. H. and Bessie De Beauieu in January 1953. At that time there was an old turn-of-the-century house on the property that was soon razed. In October 1954, title to the property passed to the Monticello Manor Association. Individual unit owners were not listed by the Assessors until 1956.

On February 8, 1953 the *Pasadena Star-News* published an article announcing a ground-breaking for the Monticello Manor apartments. Mr. Carpenter was quoted: "Ownership of apartments in co-operation with others is an accepted fact with many Pasadena home owners. The plan anticipates all of the issues involved in home ownership. Owners will control title to their apartment homes in the same manner as if they were separate dwellings. Monthly costs will include property maintenance, landscaping, utilities, and taxes." A copy of this article is enclosed.

City files reveal that in 1953 five permits were issued to Charles E. Carpenter of San Marino for five separate structures. The total cost was \$77,800. The contractor was John G. Gonlag. No architect was identified. Only minor permits have been issued since 1953, indicating the exteriors of the structures have had very few, if any, alterations, since they were first built. This means this historical resource has remarkable integrity.

In August 1953, the Pasadena City Assessor visited the property and prepared five separate building records for the newly-completed improvements. Their overall construction quality was rated "good"--the highest category available on the Assessor's form. Please see the attached sheets for more detailed permit and building record information and copies of those documents.

400 E. California Blvd. #3 ❖ Pasadena, CA 91106-3763
(626) 792-7465 ❖ timgregory@sbcglobal.net
www.buildingbiographer.com

Charles Carpenter developed many other co-op apartment projects after creating Monticello Manor. Over eight of them were in Glendale, including Oak Mount Manor (1954), described as “luxury at low cost;” Royal Palms (1962); The Park Central (1963); Kenwood Park Apts. (1972) and Piedmont Park (1975). Another of his developments was Glen Feliz in Los Angeles (1959). By the 1960s, his firm was known as the Charles E. Carpenter Building Corporation, based in Glendale. He lived in that city and served on the Planning Commission. Carpenter also built some non-residential projects such as Glendale’s Town Square—an office and retail complex (1966).

John Gonlag was a Pasadena-based contractor who built multiple-family residences as well as single-family homes. One of his most well-known projects was Villa San Pasqual—originally conceived as an own-your-own (OYO) apartment complex located at 1000 San Pasqual that he built for Lionel Mayell, also in 1953. (Now a City Landmark, it has subsequently converted from OYO to condominium status.) By 1958, Gonlag & Company had moved to Laguna Beach where it was designing and building “individually owned apartment homes,” such as Cardinal Villa that very much resembled Villa San Pasqual in appearance.

An interesting aspect of Monticello Manor is the fact it seemed to have attracted a preponderance of single women as residents in its early years. I am enclosing a list of the residents of the sixteen apartments as revealed by City directories of 1953 and 1954. Well over half were women, either single or widowed. It was still fairly unusual for women of modest means to live alone in their own homes at that time.

Own-Your-Own Apartments: The idea of co-operative apartments is said to have emerged in the late 1870s in New York City when groups of artists devised a plan where each could share equally in the ownership of a combined studio and living space. But the idea caught on among the middle-class so that by the 1920s New York City alone was said to have more than \$500 million worth of co-op apartments.

It was in that decade that, thanks mostly to the above-mentioned Lionell Mayell, the co-op movement began to spread westwards from the major cities of the Eastern seaboard. During a time before condominiums existed, Californians had very limited residential living options: either own or rent a single-family house or rent an apartment. Mayell became synonymous with the development of OYO projects in the state, and has been characterized by Cara Mullio and Jennifer M. Volland in their book *The Unexpected Metropolis* as “a tireless promoter of the own-your-own apartment concept.” In 1922, Mayell completed his first co-op apartment house—the Artaban, a nine-story luxury building in Long Beach with a \$2 million value that he had both financed and built. It is thought to be the first co-operative apartments built on the west coast. Mayell’s construction business would develop over \$100 million in OYO projects over a fifty-year span. It is interesting to note that Charles Carpenter and Lionel Mayell knew each other, both serving on the same Christian businessmen’s committee in Los Angeles.

According to a 1992 report of the Pasadena Board of Realtors, the co-operative concept allowed shared ownership of a single property that had been divided into separate dwelling units. This divided ownership was modeled after corporations, with each owner purchasing shares of stock

in a corporation that owned the entire property. Each owner of a co-operative apartment was given a stock certificate for shares of stock proportional to the size of his/her unit. The certificate, and not a Grant Deed, represented ownership. The owner of a co-op apartment was granted a lease to his/her unit. The corporation had the power to collect for community expenses, such as taxes, utilities, exterior maintenance, etc.

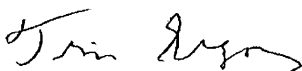
After World War II, the older co-operative idea was replaced by "own your own." In an OYO complex, the deed grants each owner an undivided interest in all the land and common areas (expressed as a fraction or percentage) and the exclusive right to occupy that unit. An OYO owner does not own the airspace of the unit, and the land is not subdivided in the eyes of the city or state. An OYO complex is a single parcel of land owned jointly by several people.

Significance: The City of Pasadena first called out Monticello Manor as a resource in an Historic Resources Inventory form prepared in February 1979. It was said at that time to "demonstrate the persistence of the bungalow garden court concept...This pleasant half court, designed in slightly more literal fashion than was common at the time, makes a pleasant contribution to both the Marengo and Cordova streetscapes."

Monticello Manor has been listed as a significant historic resource in two other surveys conducted by the City over the 30+ years since 1979. The California Historical Resources Inventory Database indicates it currently has a "3S" National Register of Historic Places status code, which means it "appears eligible for National Register listing as an individual resource through survey evaluation." In August 2004 City staff stated that "it appears eligible for listing as a local landmark as an exceptional example of Colonial Revival Style architecture as applied to a multiple-family housing development in a garden setting." Monticello Manor exhibits many features associated with the Colonial Revival style, but with a Modernist interpretation that tends toward Minimalism, as described in the Primary Record form prepared for the property in June 2002. That same Record states the it is "a locally significant example of Colonial Revival Modern architecture as applied to a multiple-family garden development in post-WWII Pasadena."

I am in full agreement with City staff and Pasadena Heritage that Monticello Manor is eligible for designation as a City Landmark. My opinion is based on the following facts: it is a rare intact local example from the post-war garden apartment movement; it was one of the earliest (and now one of the last remaining) own-your-own apartment developments in the City, remarkable for its original appeal to residents of modest means; it is a noteworthy example of the post-war interpretation of Colonial Revival architecture; and it has excellent integrity.

Sincerely,



Tim Gregory

**EARLIEST TRACEABLE RESIDENTS OF APARTMENTS IN
MONTICELLO MANOR
1953-1954**

Apt. #

1	Harry B. and Emma C. Helrigel
2	Bill Savers
3	E. L. Hiatt
4	Morris M. Crider (post-office clerk)
5	Walter Clark
6	Areta C. Hickox (widow)
7	Anne Welden
8	Mrs. Eva I. Kurtz (clerk, City Light & Power Dept.)
9	Mrs. Clara B. Mittendorf (widow)
10	W. N. Drew
11	Christine D. Whittaker
12	Mrs. Margaret C. Shaw
13	Mrs. May D. Hall (widow)
14	Mary M. Cook
15	Mrs. Agnes R. Dooley (caseworker, County Bureau of Public Assistance)
16	Mrs. C. K. Summers

Note: Most of the above information was found in City directories; both the City and County Assessors' map-books only identified the Monticello Manor Association (own-your-own apartments) as the owner in 1953 and 1954. Individual unit owners were not listed until 1956.

BUILDING PERMIT AND CITY ASSESSOR'S INFORMATION

On February 9, 1953, three permits (#463, 464, and 465) were issued for three separate structures containing a total of twelve apartments and eleven garages.

On April 20, 1953, two more permits (#1069 and 1070) allowed the construction of another two structures towards the rear of the property containing two regular apartments and two "bachelorette" apartments.

On August 17, 1953, the City Assessor first visited the property. He recorded three two-story 3,440-square-foot structures, each containing four one-bedroom units. There were two more two-story structures at the rear of the property, one encompassing 1,260 square feet and the other 1,069 square feet. They contained garages on the first floor; and, on the second floor, two one-bedroom units in one structure and two "studio" units in the other. All buildings had concrete foundations, walls covered in plaster and wood siding, shingled roofs (some with dormers), built-in gutters, detailed trim, and ornamental iron. The primary interior finish was plaster. All units had hardwood floors, "good"-quality lighting fixtures, built-ins, and tiled bathrooms. The overall construction quality of all the buildings was rated "good"—the highest category available on the Assessor's form.

Print-outs of three of the permits are enclosed—the other two were missing or indecipherable on the microfilm. Also enclosed are copies of the Assessor's building records, including plot plans.