

ATTACHMENT A:

Application

Andrew Lewellen
545 Westgate Street
Pasadena, CA 91103

Pasadena Permit Center

May 1st, 2017

To Whom It May Concern

I am writing in regards to applying for my home at 545 Westgate Street, Pasadena, CA 91103 to receive an historical designation. I purchased the home for my family (wife and two kids) in mid-February, 2017.

We are applying for the home to receive a historical designation due to its unique history. The house, a Victorian, was built in 1902 (see attached building records). It was moved from a different lot (we don't know the location) to its present lot at 545 Westgate Street in the mid 1950s. For many years notable Pasadena resident, Ruby McKnight Williams, who served as the President of the Pasadena Chapter of the NAACP. Please see attached documents for interviews and newspaper stories about Ms. Williams role in the Pasadena community

I feel that the age of the home, its architectural significance, and the fact it was owned by a notable Pasadena resident make it an ideal property to receive a historical designation.

Thank you for your time and consideration regarding my house at 545 Westgate Street. I look forward to hearing from you on your decision regarding the home.

Sincerely,


Andrew Lewellen



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 545 WESTGATE ST. PASADENA, CA 91103

Project Name:

Project Description: (Please describe demolitions, alterations and any new construction) LANDMARK DESIGNATION

Zoning Designation: General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: AISHWARYA NUKALA & ANDREW LEWELLEN

Telephone: 323-428-4848 / 213 321-0084

Address: 545 WESTGATE ST.

Fax: []

City PASADENA State: CA Zip: 91103

Email: aishwarya.nukala@gmail.com

CONTACT PERSON: AISHWARYA NUKALA

Telephone: 323 428 4848

Address: 545 WESTGATE ST.

Fax: []

City PASADENA State: CA Zip: 91103

Email: aishwarya.nukala@gmail.com

PROPERTY OWNER NAME: ANDREW LEWELLEN

Telephone: 213 321 0084

Address: 545 WESTGATE ST.

Fax: []

City PASADENA State: CA Zip: 91103

Email: andrew.lewellen@gmail.com

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

Table with 3 columns of approval types: ADJUSTMENT PERMIT, AFFORDABLE HOUSING CONCESSION OR WAIVER, CERTIFICATE OF APPROPRIATENESS, etc.

Note: Space for signature is on reverse side

MAP -- Master Application REVISED.doc1/20/11

INDEMNIFICATION

Applicant agrees to defend, indemnify, and hold harmless the City and its officers, contract ors, 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: Anel H. Suello Date: 3/8/17

<p><u>For Office Use Only</u></p> <p>PLN # _____</p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: _____</p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS) _____</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><u>REVIEW AUTHORITY</u></p> <p><input 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 type="checkbox"/> HISTORIC PRESERVATION COMMISSION</p> <p><input type="checkbox"/> CITY COUNCIL</p> <p><u>TAXPAYER PROTECTION</u></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input type="checkbox"/> NOT REQUIRED</p>	<p><u>CEQA REVIEW:</u></p> <p><input type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><u>CEQA REVIEW STATUS:</u></p> <p><input type="checkbox"/> PENDING</p> <p><input type="checkbox"/> COMPLETED</p>	<p><u>Design & Historic Preservation:</u></p> <p><u>TYPE OF HISTORIC PRESERVATION REVIEW:</u></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED)</p> <p><input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME _____</p> <p><u>TYPE OF DESIGN REVIEW</u></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>
---	---	--	--



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

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	
2. Property Address:	545 WESTGATE ST. PASADENA, CA 91103
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.

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 checked="" 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.



**545 Westgate Street
Mills Act Application
Restoration Documentation
October 17, 2017**

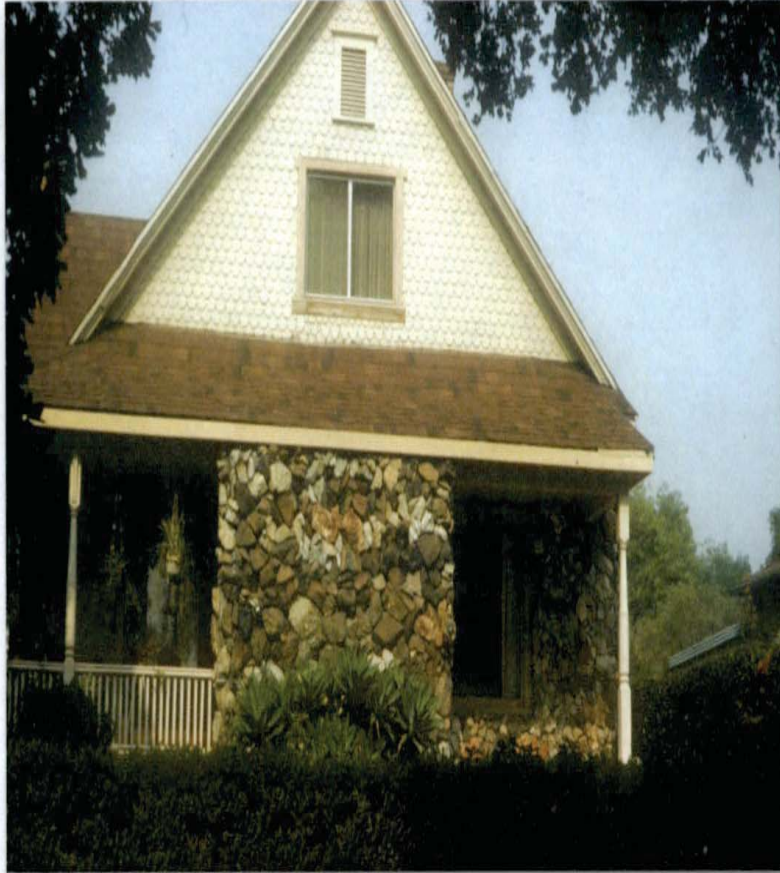
545 Westgate Street – Restoration Documentation



Ruby McKnight Williams' Residence, July 18, 1999
(545 Westgate Street)
Photograph taken by Emina Darakjy.

In early September, a Pasadena resident provided the above photo to the Design & Historic Preservation Committee, stating (as I understand it) that the property should not be considered for Landmark Designation because its current external appearance has been altered from the above photo, which was taken in 1999, while the named person of significance, Ruby McKnight Williams, lived in the residence. Kevin Johnson, a Sr. Planner for the Committee, requested we find out information about who restored the house from its condition in the above photo to its current appearance.

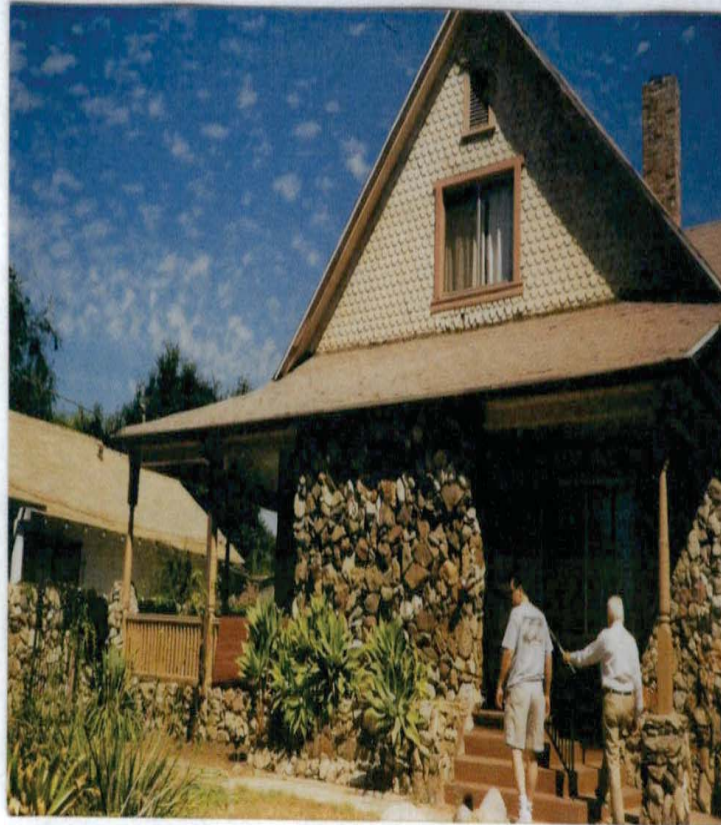
545 Westgate Street – Restoration Documentation



The owners we purchased the home from confirmed they did not do the restoration, so we spoke to our neighbors to get information on the home. Two neighbors who have resided in their homes since the 1940s told us the stone façade was added in 1965, by the husband of a woman who still lives across the street. Since the house was original built in 1902 and moved from its original location at 85 N. Euclid street in 1925, their statements proved the façade was not original to the home.

We performed a Title Search, and the LA County Office of the Assessor confirmed that the couple who owned the home prior to the couple we purchased it from were Robert and Tiprin Follet.

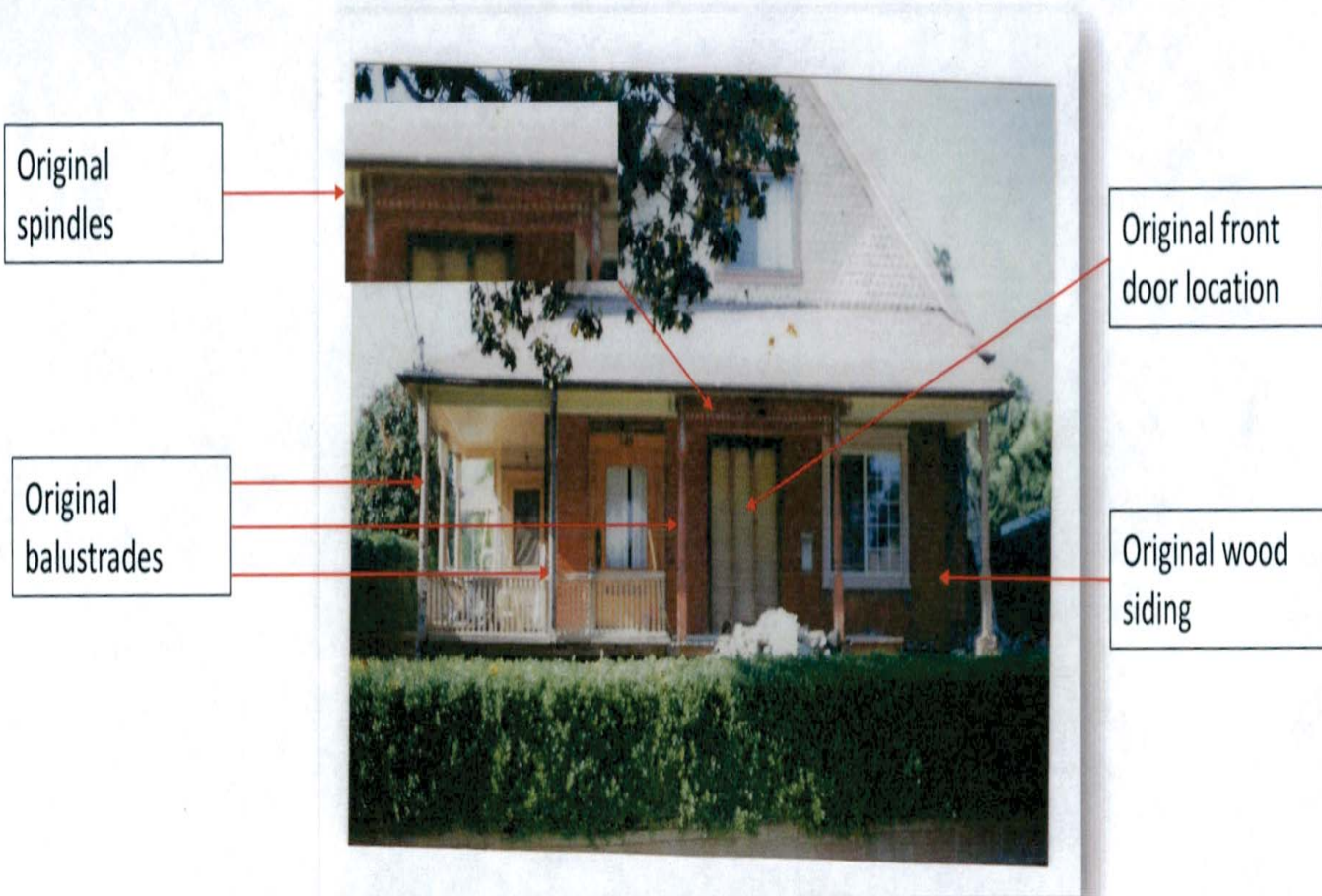
545 Westgate Street – Restoration Documentation



My wife met with Tiprin, and she provided us history on the home. She and her husband were the people who restored the house. After Ms. McKnight died, the house went into a probate sale because she did not have any heirs. Donald Follet, Tiprin's father-in-law, purchased the home and deeded it to Tiprin and Robert.

When the Follet's purchased the home, it still had the stone façade, as seen in the above photo. You'll also notice the three balustrades on the front porch, which are still on the porch today.

545 Westgate Street – Restoration Documentation



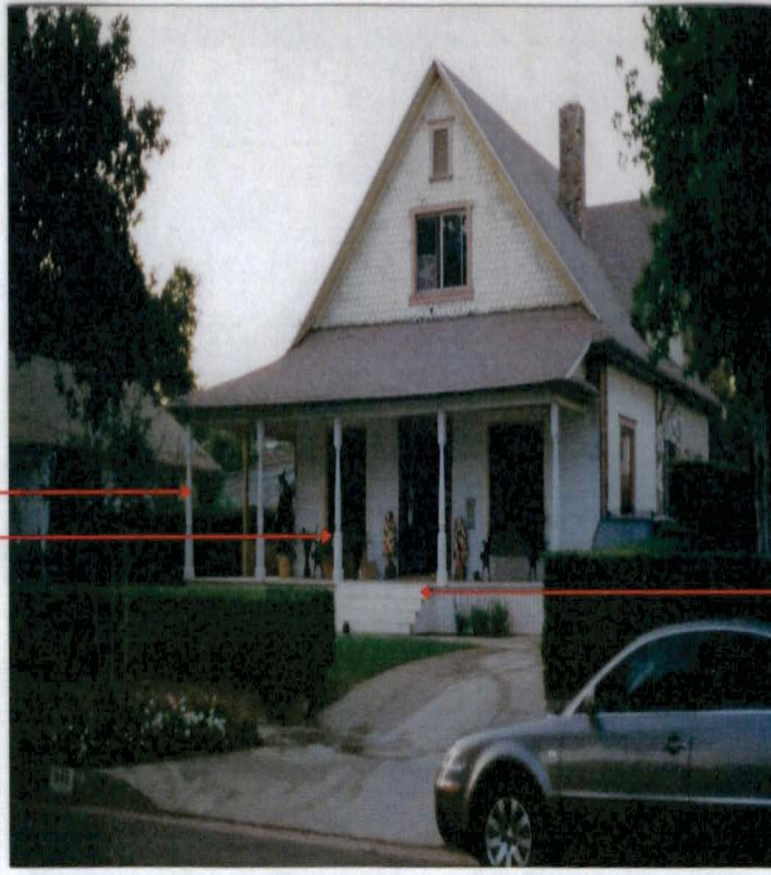
The Follerts recognized that the stone façade was not original to the home, and they decided to restore the home to its original condition. They did all of the work themselves. Using crowbars, they removed the stone façade on the front, porch, and the sides of the house. When they removed the façade from the front of the house, they discovered the home's original wood siding, as well as the original location of the front door. Removing the stone from the porch revealed that the stone had been built around the original balustrades (see above). They also discovered the original spindles below the roofline.

545 Westgate Street – Restoration Documentation



In addition to the work on the front of the home, they removed stucco from the side of the house, which revealed the home's original wood siding.

545 Westgate Street – Restoration Documentation



New, hand-spun balustrades to match the existing ones

Front steps moved to middle of house

Because their work revealed the home's natural design and character, they set about restoring the home in accordance with its original design. Some of the original balustrades were too deteriorated to keep, so they kept the ones they could and hand-spun new cedar balusters to match the existing ones to re-create the front porch. They moved the stairs from the side of the front porch to the middle of it so they led directly to the front door.

545 Westgate Street – Restoration Documentation

Restored

Original



New
spindles
created to
match
existing
ones

Porch
railing
recreated
to match
original
porch
railing

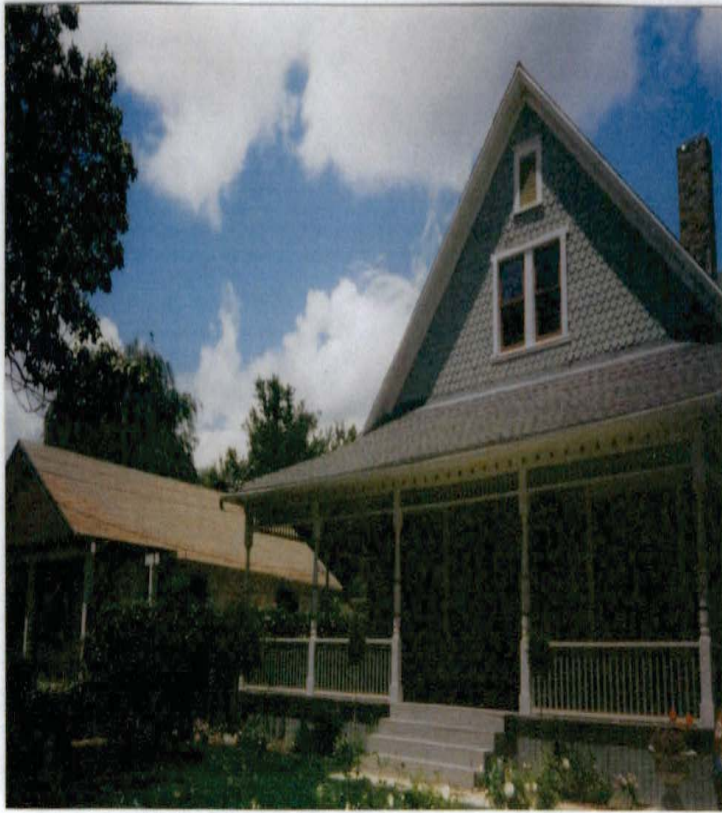


Front door
moved to
original
position in
center of
portion

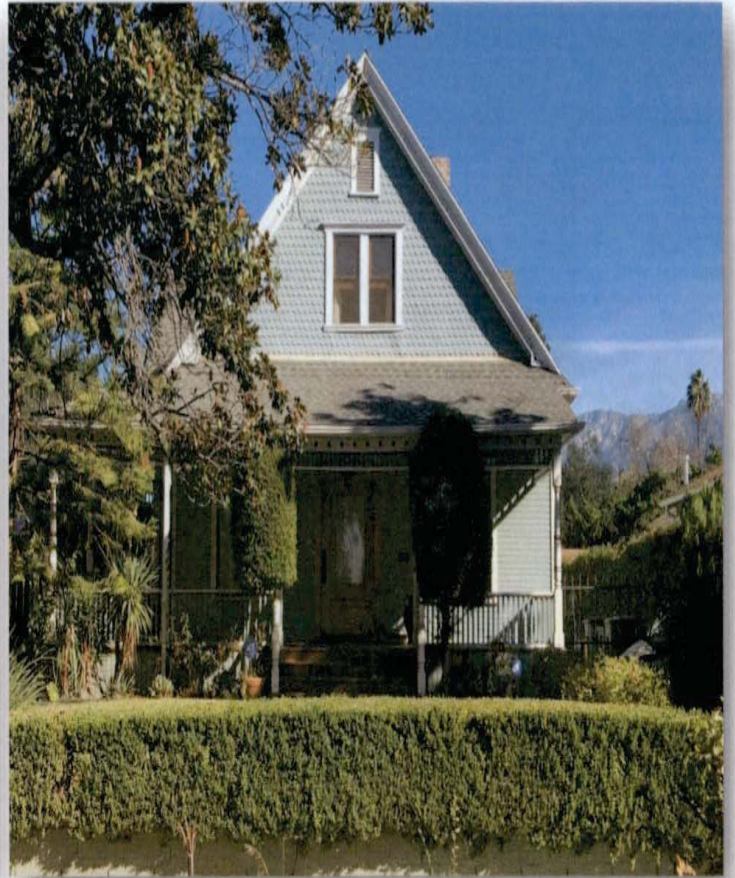
They moved the front door back to its original place in the center of the home. They then re-created the porch railing that was evident after they removed the stone façade. They also hand-spun new spindles to match the existing ones and extended the spindles along the front and perimeter of the porch roofline.

545 Westgate Street – Restoration Documentation

Property during Follet's Ownership



Property at present



The Follets' work and their documentation of it prove that their effort was specifically meant to restore the home to its original condition. Their work was not inspired by other homes like this one but, instead, specifically by the character and history of the home itself.

Questions?

Please contact:

Andrew Lewellen

213-321-0084

andrew.Lewellen@gmail.com

545 Westgate Street, Pasadena CA 91103