



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

February 25, 2015

Bridge Housing Corporation
20321 Irvine Avenue, Suite #F-1
Newport Beach, Ca. 92660

ATTN: Anna Slaby

NOTICE OF DECISION

Application for A Certificate of Appropriateness

**760 North Fair Oaks Avenue—Decker House Relocation and Relief from Replacement
Building Permit Requirement**

PLN2015-00040

Council District 3

Dear Ms. Slaby;

On February 24, 2015, at a public meeting at the Pasadena Permit Center, the Design Commission, acting under the provisions of §17.61.030 and §17.62.110 of the Pasadena Municipal Code, reviewed your application for a Certificate of Appropriateness for the relocation of a city-owned historic resource (the Frank and Anna Decker House). The guidelines applied to this review were the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, and the Secretary of the Interior's Technical Preservation Brief 31.

In its decision, the Commission:

Environmental Determination

1. Acknowledged that the Hearing Officer, on September 19, 2012, approved a Minor Conditional Use Permit and tree removal for the new senior housing facility proposed for this site with the following condition of approval:
 - Prior to the issuance of building permits, grading, construction or other development permits, the applicant shall demonstrate, to the satisfaction of the Planning & Community Development Director, that all necessary approvals required for the removal/relocation of the Decker House have been secured, including, but not limited to, a Certificate of Appropriateness (for the relocation of the Decker House in conformance with the Secretary of the Interior Standards).

2. Acknowledged that on March 5, 2013, the Design Commission approved a new development on this site for a low-income senior housing facility which anticipated the relocation of the historic resource.
3. Found that the proposed project is categorically exempt from the California Environmental Quality Act in compliance with Article 19 §15331 (Class 31, Historical Resource Restoration/Rehabilitation). Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources. This project is the relocation of a city-owned locally designated historic resource;
4. Found that the relocation of the historic resource would not cause a significant adverse effect in that the proposed relocation will preserve all character-defining features and the new site for the structure is on an adjacent city-owned parcel and would, therefore, not create a substantial adverse change in the significance of the house or historic designation status with regard to the surrounding environment or setting;

Findings for Compliance with the Tree Protection Ordinance

1. Acknowledged that no protected trees will be removed in conjunction with the relocation of the historic resource.

Findings for Relief from the Replacement Building Permit Requirement

1. Found, under §17.62.100 of the *Pasadena Municipal Code*, that granting relief from the requirement for demolition without a building permit for a replacement project complies with the required finding below:

The granting of the Relief from Replacement Building Permit requirement serves an overriding public benefit and will not be detrimental or injurious to property or improvements in the vicinity of the project site, or to the public health, safety or general welfare.

2. Based on these findings, approved the application for Relief from the Replacement Building Permit requirement;

Findings for Certificate of Appropriateness

1. Found that the proposed relocation of the historic resource (Decker House) is **consistent** with the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, as modified in the conditions of approval; and
2. Based on these findings, **approved** the application for a Certificate of Appropriateness, subject to the following **conditions of approval**, to be reviewed and approved by staff prior to issuance of a moving or building permit:

Conditions:

1. Provide specific details as to the manner in which the building will be protected during the staged relocation in conjunction with a preservation plan to ensure the overall project meets the Secretary of the Interior Standards. In addition, a historic preservation architect shall be involved in each aspect of the relocation, including the planning and preparation for the structures move and during the building moving process in order to provide specific guidance on the relocation to ensure the ultimate preservation of the resource. Specific measures shall also be taken to protect the historic resource in its temporary relocation site during construction activities for the new project. A pre-moving meeting shall take place with the historic preservation specialist, City representatives and the contractor so that all parties understand the totality of the relocation and a commissioner shall also be involved in this meeting (Kip Harper). In addition, details of the manner in which the building envelope will be secured against moisture penetration shall also be provided and a maintenance monitoring program shall be in place once the building is situated on its new foundation, and the relocation shall adhere to the Secretary of the Interior's Technical Preservation Brief 31.

Secretary of the Interior's Technical Preservation Brief 31: Mothballing Historic Buildings: *When all means of finding a productive use for a historic building have been exhausted or when funds are not currently available to put a deteriorating structure into a useable condition, it may be necessary to close up the building temporarily to protect it from the weather as well as to secure it from vandalism.*

2. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide details for the permanent relocation of the historic resource, in conjunction with the newly proposed development, to demonstrate compliance with the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*.
3. Provide a final rehabilitation plan based on a detailed assessment of the existing building and consisting of detailed construction drawings and specifications necessary in order to assure appropriate treatment when the building is moved to its permanent location on the site as a components of the new development.
4. If determined by the historic specialist that additions to the building are not original and not character-defining features, then the Commission would not disapprove their removal.
5. Digital photography of the exterior and interior of the building should be taken in advance of the building move and it would be recommended that also a video be taken.
6. Provide a 20 foot setback for the final building location as measured from the front porch.
7. This project will be subject to an ongoing and Final Construction (on-site) Inspection for review and approval of project progress by the Design and Historic Preservation Section Staff. On-site inspection helps to ensure the project is undertaken as indicated on all plans and that all project requirements are as approved by the commission. Projects that do not receive on site approval during the construction process may be delayed in


obtaining a Certificate of Occupancy from the Building Department until all architectural/design issues are resolved.

Effective Date ♦ Call for Review ♦ Appeal

This decision becomes effective on **Tuesday, March 10, 2015**. Before the effective date, the City Council may call for a review of your application. If the Council calls for a review of your application, this decision becomes void, and the application will be considered as a new item. In addition, you or any person affected by this decision may appeal it to the City Council before the effective date by filing an appeal in writing with the City Clerk (Room S228, 100 N. Garfield Avenue) along with an appeal fee of \$272.95. **The last day to file an appeal is Monday, March 9, 2015.** Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as de novo hearings, meaning that the lower decision is vacated and the entire decision is review anew

This approval expires two years from the effective date. The approval may be extended for one year by filing a written request with the Planning Director before the expiration of the effective date (along with the fee for renewal of an approval). Any changes to the approved design for the project should be submitted to City staff for review and approval. Minor changes that are consistent with the intent of the approved final design may be approved by City staff. Major changes involving substantial deviations in the project's approved design or conditions of approval require a separate application for changes to an approved project. As many as two applications for changes to an approved project may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify revisions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Odell', is written over a circular stamp. The stamp contains a stylized symbol, possibly a cross or a similar geometric design.

Mark Odell
Senior Planner
Design & Historic Preservation Section
Tel 626-744-7101; fax 626-396-7259
Email: modell@cityofpasadena.net

cc: Address file; Tidemark; City Clerk; City Council; Council Rep. District 3



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

December 13, 2016

Cassandra Gogreve
608 N. Fair Oaks Avenue, Suite 126
Pasadena, CA 91103

NOTICE OF DECISION – Certificate of Appropriateness – Relocation of the Frank Decker House

1661 North Fair Oaks Avenue
City Owned Individual Landmark – Frank Decker House
Case# PLN2016-00404

Council District 1

Dear Ms. Gogreve:

At a public hearing on December 6, 2016 in the Permit Center Hearing Room, the Historic Preservation Commission, acting under the provisions of Chapters 17.62 of the Pasadena Municipal Code, reviewed your application for a Certificate of Appropriateness to relocate the Frank Decker House from its current location at 19 East Orange Grove Boulevard to 1661 North Fair Oaks Avenue.

In its decision, the Commission:

1. Found that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation). Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources. This project is the relocation of a city-owned locally designated historic resource;
2. Found that the relocation of the historic resource would not cause a significant adverse effect in that the proposed relocation will preserve all character-defining features and the new site for the structure is on a privately owned residential parcel and would, therefore, not create a substantial adverse change in the significance of the house or historic designation status with regard to the surrounding environment or setting;
3. Found that no protected native, specimen, or landmark trees under the tree protection ordinance (Section 8.52 of the Pasadena Municipal Code (PMC)) will be removed as part of this relocation.
4. Found that the project complies with the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings; and
5. Approved the Certificate of Appropriateness for the relocation of the Frank Decker House, as illustrated in Attachment A, subject to the following conditions, which shall be subject to staff review and approval prior to issuance of a building permit:

Conditions:

1. Provide a preservation plan with specific details as to the manner in which the building will be protected during the relocation to ensure the overall project meets the Secretary of the Interior Standards. In addition, a historic preservation architect shall be involved in each aspect of the relocation, including the planning and preparation for the structure's move and during the building moving process in order to provide specific guidance on the relocation to ensure the ultimate preservation of the resource. A pre-moving meeting shall take place with the historic preservation specialist, City representatives and the contractor so that all parties understand the totality of the relocation.
2. Details of the manner in which the building envelope will be secured against moisture penetration shall be provided and a maintenance monitoring program shall be in place once the building is situated on its new foundation, and shall adhere to the Secretary of the Interior's Technical Preservation Brief 31 regarding structural stabilization, vandalism reduction, building ventilation and the development of a maintenance monitoring plan. The rehabilitation of the house shall be undertaken as soon as possible following its relocation to avoid further deterioration of the house.
3. Digital photography of the exterior and interior of the building should be taken in advance of the building move and it would be recommended that also a video be taken.
4. Provide a final rehabilitation plan for the existing building and consisting of detailed construction drawings and specifications necessary in order to assure appropriate treatment when the building is moved to its permanent location on the site as a component of the new development. This plan shall be included in the application for the Consolidated Design Review for the future project at 1661 North Fair Oaks Avenue.
5. The development project that includes the Frank Decker House must obtain all necessary approvals through the Design Review process prior to relocating the Frank Decker House.
6. This project will be subject to ongoing and final construction (on-site) inspections for review and approval of project progress by the Design and Historic Preservation Section Staff. On-site inspection helps to ensure the project is undertaken as indicated on all plans and that all project requirements are as approved by the commission. Projects that do not receive on site approval during the construction process may be delayed in obtaining a Certificate of Occupancy from the Building Department until all architectural/design issues are resolved. At a minimum, inspections shall be required at the time that the house is successfully secured to its new foundation as well as at approximately 50% completion of rehabilitation.
7. Prior to the house changing possession from the City to the applicant, staff from the Design and Historic Preservation section shall monitor the status of the Frank Decker House and provide regular reports to the Historic Preservation Commission on its condition and any actions taken to maintain and protect the structure to prevent further deterioration.

Effective Date	Appeal	Call for Review
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This decision becomes effective on **Monday, December 19, 2016**. Before the effective date, the City Council may call for a review of this decision. In addition, you or any person affected by this decision may appeal it to the City Council before the effective date by filing an application for an appeal (City Clerk, Room S228, City Hall, 100 N. Garfield Avenue). Appeals must cite a reason for objecting to a decision and require an all-inclusive appeal fee of \$272.95. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. The last day to file an appeal is **Friday, December 16, 2016**.

This approval expires **two years** from the effective date. The approval period may be extended once—for a third and final year—by filing a written request with the Planning Director before the expiration of the two-year effective date (along with the fee for renewal of an approval). Any changes in the approved design for the project, whether before construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes to the project—including the conditions of approval. Major changes, however, must be reviewed as part of a separate application for changes to an approved project. As many as two applications for major changes to the project approval may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify the revisions.

Please contact me if there are any questions regarding this application.

Sincerely,




Amanda Landry, AICP
Planner
Design and Historic Preservation Section
Tel 626-744-7137; fax 626-396-7289
Email: alandry@cityofpasadena.net

Attachment: Approved Site Plan & Elevations

cc: Tidemark; address file; City Clerk; Mayor and City Council; District 1 Field Representative



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

May 7, 2019

Timothy Sales
608 N. Fair Oaks Avenue, Suite 126
Pasadena, CA 91003

NOTICE OF DECISION – Certificate of Appropriateness – Relocation of the Frank Decker House

1655 North Fair Oaks Avenue
City Owned Individual Landmark – Frank Decker House
Case# PLN2019-00172

Council District 1

Dear Mr. Sales:

At a public hearing on May 7, 2019 in the Permit Center Hearing Room, the Historic Preservation Commission, acting under the provisions of Chapters 17.62 of the Pasadena Municipal Code, reviewed your application for a Certificate of Appropriateness to relocate the Frank Decker House from its current location at 19 East Orange Grove Boulevard to 1655 North Fair Oaks Avenue.

In its decision, the Commission:

1. Found that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15331 (Class 31, Historical Resource Restoration/Rehabilitation). Class 31 consists of projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources. This project is the relocation of a city-owned locally designated historic resource;
2. Found that the relocation of the historic resource would not cause a significant adverse effect in that the proposed relocation will preserve all character-defining features and the new site for the structure is on a privately owned residential parcel and would, therefore, not create a substantial adverse change in the significance of the house or historic designation status with regard to the surrounding environment or setting;
3. Found that no protected native, specimen, or landmark trees under the tree protection ordinance (Section 8.52 of the Pasadena Municipal Code (PMC)) will be removed as part of this relocation.
4. Found that the project complies with the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings; and
5. Approved the Certificate of Appropriateness for the relocation of the Frank Decker House, as illustrated in Attachment A, subject to the following conditions, which shall be subject to staff review and approval prior to issuance of a building permit:

Conditions:

1. Provide a final preservation plan with specific details as to the manner in which the building will be protected during the relocation to ensure the overall project meets the Secretary of the Interior Standards.
2. An historic preservation architect shall be involved in each aspect of the relocation, including the planning and preparation for the structure's move and during the building moving process in order to provide specific guidance on the relocation to ensure the ultimate preservation of the resource. A pre-moving meeting shall take place with the historic preservation specialist, City representatives and the contractor so that all parties understand the totality of the relocation.
3. Details of the manner in which the building envelope will be secured against moisture penetration shall be provided and a maintenance monitoring program shall be in place once the building is situated on its new foundation, and shall adhere to the Secretary of the Interior's Technical Preservation Brief 31 regarding structural stabilization, vandalism reduction, building ventilation, and the development of a maintenance monitoring plan. The rehabilitation of the house shall be undertaken as soon as possible following its relocation to avoid further deterioration of the house.
4. Digital photography of the exterior and interior of the building shall be taken in advance of the building move and it would be recommended that a video of the move be taken as well.
5. Provide a final rehabilitation plan for the existing building consisting of detailed construction drawings and specifications necessary in order to assure appropriate treatment and inclusion as an integral component of the new development. This plan shall be provided to staff for review and approval upon relocation of the resource and prior to the commencement of any rehabilitation work.
6. This project will be subject to ongoing and final construction (on-site) inspections for review and approval of project progress by the Design and Historic Preservation Section staff. On-site inspection helps to ensure the project is undertaken as indicated on all plans and that all project requirements are as approved by the commission. Projects that do not receive on site approval during the construction process may be delayed in obtaining a Certificate of Occupancy from the Building Department until all architectural/design issues are resolved. At a minimum, staff inspections shall be required at the time that the house is successfully secured to its new foundation as well as at approximately the 50% and 75% completion stages of rehabilitation

Effective Date	Appeals	Call for Review
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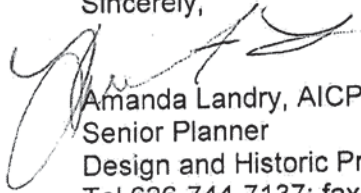
This decision becomes effective on **Monday, May 20, 2019**. Before the effective date, the City Council may call for a review of this decision. In addition, you or any person affected by this decision may appeal it to the City Council before the effective date by filing an application for an appeal (City Clerk, Room S228, City Hall, 100 N. Garfield Avenue). Appeals must cite a reason for objecting to a decision and require an all-inclusive appeal fee of \$212.18. Please note that appeals and calls for review are held as *de novo* hearings, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal. The last day to file an appeal is **Friday, May 17, 2019**.

Timothy Sales
1655 North Fair Oaks Avenue (PLN2019-00172)
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This approval expires **two years** from the effective date. The approval period may be extended once—for a third and final year—by filing a written request with the Planning Director before the expiration of the two-year effective date (along with the fee for renewal of an approval). Any changes in the approved design for the project, whether before construction or during construction, must be submitted to City staff for review and approval. The municipal code authorizes the staff to approve minor changes to the project—including the conditions of approval. Major changes, however, must be reviewed as part of a separate application for changes to an approved project. As many as two applications for major changes to the project approval may be filed during a calendar year. Major changes may be approved only if there are findings of changed circumstances that justify the revisions.

Please contact me if there are any questions regarding this application.

Sincerely,



Amanda Landry, AICP
Senior Planner
Design and Historic Preservation Section
Tel 626-744-7137; fax 626-396-7289
Email: alandry@cityofpasadena.net

Attachments: Approved Relocation and Rehabilitation Plan

cc: Tidemark; address file; City Clerk; Mayor and City Council; District 1 Field Representative