

ATTACHMENT A:

Application



PASADENA PERMIT CENTER

www.cityofpasadena.net/permitcenter

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 581 N. LOS ROBLES

Project Name: SINGLE FAMILY

Project Description: (Please describe demolitions, alterations and any new construction) NO WORK

Zoning Designation: General Plan Designation:

Valuation (Cost of Project):

APPLICANT / OWNER INFORMATION

APPLICANT NAME: BEDROS DARKSIAN

Address: 527 TANCANYON ROAD

City: DUARTE State: CA Zip: 91010

CONTACT PERSON: BEDROS DARKSIAN

Address:

City State Zip:

PROPERTY OWNER NAME: IN EON MOON

Address: 581 N. LOS ROBLES

City PASADENA State: CA Zip: 91011

Telephone: 626 215-1826

Fax: []

Email:

Telephone: []

Fax: []

Email: DARKJ

Telephone: (916) 365-7200

Fax: []

Email: sitolonic@gmail.com

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

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

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:** _____

<p>For Office Use Only</p> <p>PLN # <u>2012-00660</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>2/7/12</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>[Signature]</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 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>
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NOT in Tidemark
YET!

Supplemental Application for
HISTORIC DESIGNATION

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

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	SINGLE FAMILY
2. Property Address:	581 N. ROS ROBLES
3. Date of Original Construction	1904
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.

WE WOULD LIKE TO DESIGNATE THE MAIN HOUSE AS
HISTORICAL MONUMENT

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 checked="" 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 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.



CRITERIA FOR DESIGNATING A HISTORIC SIGN

<input type="checkbox"/>	A. It is exemplary of technology, craftsmanship or design of the period when it was constructed, uses historic sign materials and means of illumination, and is not significantly altered from its historic period. Historic sign materials shall include metal or wood facings, or paint directly on the façade of a building. Historic means of illumination shall include incandescent light fixtures or neon tubing on the exterior of the sign. If the sign has been altered, it must be restorable to its historic function and appearance.
<input type="checkbox"/>	B. It is integrated with the architecture of the building.
<input type="checkbox"/>	C. It demonstrates extraordinary aesthetic quality, creativity, or innovation.

CRITERIA FOR DESIGNATING A LANDMARK TREE

<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	C. It is a defining landmark or significant outstanding feature of a neighborhood.

DESIGNATION PROCESS (INFORMATION ONLY; NO ACTION REQUIRED)

§17.62.050 Pasadena Municipal Code:

1. A preliminary evaluation by staff to determine if the nominated property meets the applicable criteria and is eligible for designation.
2. If staff determines that the nominated property is eligible for designation, the nomination is scheduled for a public hearing before the Historic Preservation Commission. If not, the applicant may appeal the determination of ineligibility to the Historic Preservation Commission or it may be called for review by the Historic Preservation Commission or City Council.
3. If the Historic Preservation Commission finds that the nominated resource qualifies for designation, it forwards a recommendation on the designation to the City Council.
4. At a noticed public hearing, the Council then determines whether to approve or disapprove the application.

Records for this property are kept at the East District Office
 ("How frequently is the information updated on this site?" and other FAQs)

Property Information

Assessor's ID No.	5725-032-012
Site Address	581 N LOS ROBLES AVE PASADENA CA 91101
Property Type	Single Family Residence
Region / Cluster	05 / 05109
Tax Rate Area (TRA)	07498

[Here to View Assessor's](#)

[Click Here to View Index Map](#)

Recent Sale Information

Latest Sale Date
 Indicated Sale Price

[Search for Recent Sales](#)

2011 Roll Values

Recording Date	07/29/2008
Land	\$326,972
Improvements	\$221,734
Personal Property	\$0
Fixtures	\$0
Homeowners' Exemption	\$0
Real Estate Exemption	\$0
Personal Property Exemption	\$0
Fixture Exemption	\$0

[Here for 2011 Annual Tax](#)

(I have a question regarding my property tax payment)

[imate Supplemental Tax](#)

Property Boundary Description

ELIZA JACOBSON'S SUB N 49.13 FT EX OF ST OF LOT 5

Building Description(s)

	Improvement 1
Square Footage	2,812
Year Built / Effective Year Built	1904 / 1914
Bedrooms / Bathrooms	5 / 3
Units	1

[Click Here for Another Search](#)

Bedros
 HISTORIC RESOURCES INVENTORY

(State use only)
 Ser _____ Site _____ Mo. _____ Yr. _____
 UTM _____ 0 _____ NR 4 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

IDENTIFICATION

1. Common name: None known
2. Historic name, if known: See continuation sheet.
3. Street or rural address 509, 517, 529, 539, 547-49, 567, 575, 581 N. Los Robles Avenue
 City: Pasadena ZIP: 91101 County: Los Angeles
4. Present owner, if known: See Continuation Sheet Address: _____
 City: _____ ZIP: _____ Ownership is: Public Private
5. Present Use: See Continuation Sheet Original Use: _____
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

SEE CONTINUATION SHEET.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



UTM was plotted clockwise beginning at northeasterly corner.

Zone 11	Northing	Easting
A	3779 860	394 860
B	3779 680	394 860
C	3779 680	394 780
D	3779 860	394 780

581
 575
 567
 547-9
 539
 529
 517
 509
 Los Robles

8. Approximate property size: See Continuation Sheet
 Lot size (in feet) Frontage _____
 Depth _____
 or approx. acreage _____
9. Condition: (check one) See Continuation Sheet
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
10. Is the feature a. Altered? b. Unaltered?
11. Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
12. Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other
13. Date(s) of enclosed photograph(s): 10/77

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
See Continuation Sheet.
16. Year of initial construction _____ This date is: a. Factual b. Estimated
17. Architect (if known): None known
18. Builder (if known): See continuation sheet.
19. Related features: a. Barns b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
f. Windmill g. Watertower/tankhouse h. Other i. None
501, 529

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known)

A row of substantial turn-of-the-century houses remain along the west side of Los Robles in a neighborhood where such houses have long since been replaced by apartment buildings. These houses include an early Victorian cottage with delicate trim (#567), an elegant neo-classical turn-of-the-century manse (#509), a proto-bungalow cottage with Victorian trim (#517), a large transitional shingle house with both Victorian and bungalow features (#581) a unique and fanciful bungalow with elaborate porches and balcony (#539), and a simple Mission-Revival style duplex with tile-roofed awnings. Tied together by a row of tall palms along the street and the sidewalk retaining walks (some arroyo stone, some concrete) this row of houses preserves the feeling of turn-of-the-century Pasadena. A vestige of Pasadena's craftsman era remains in the pergola for the Reinway Court. The L-shaped bungalow court remains at #380 Parke Street.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates: Carleton Winslow Villa Parke Surv
Building permits; sewer maps.

Architectural & Historical Inventory - City of Pasadena

Source: ~~Frank~~, architectural historical

23. Date form prepared: 10/77 By (name): Bunny Gould
Address: 100 N. Garfield - Room 207 City Pasadena ZIP: 91109
Phone: (213) 577-4206 Organization: Cultural Heritage Program - City of Pasadena

(State Use Only)

CONTINUATION SHEET

Item No. 6 - Description

- 509 - A two-story square turn-of-the-century house of neo-classical design with hipped roof, horizontal clapboard siding and concrete foundation. SA. 79 A central squared front porch with concrete floor extends out from the mid-section. Porch roof supported by two large Doric wood columns and two-story bay windows extends out from left front square bays. The upper right front window extends out from the facade and is supported by two bandsawn brackets. Some of the windows contain leaded glass inserts. A band of projecting molding trimmed with a narrow band of small square chips separates first and second floors on front and sides. A ventilating peak projects from roof top. Two large, very old Pittosporum Undulatum grace the entry way underscoring the mass of the house which dominates the lot.
- 517 - A two-story cottage of wood construction with clapboard siding on the first story and front facing shed dormer. A front gable is covered by wood shingles. All rooflines including the dormer and front and side gables are bellswept. The bargeboards of the gables have scrolled cut-out designs. The dormer window is diamond-paned. The front gable has double sashed windows. A large window framed by two narrow sections is topped by three rows of small panes. The bellswept roof line forms a roof with exposed rafters over the front porch. A boxed-clapboard cornice under this extension is supported by a squared pillar with stepped capital. A low arroyo-stone retaining wall surrounds yard. SA. 80
- 529 - A two-story frame house (midwest farmhouse style) with large front gable and shed dormer. Siding is narrow overlap with fish-scale shingle in gable. Siding extends as skirt over brick foundation. Wood-floored porch has simple turned columns. Geometrical-designed bargeboard in gable shows Greek influence. Rear of house is one-story with slanting shed roof. Period landscaping contains a single palm, rose bushes, boxwood hedge, shrubbery. Low cement retaining wall fronts property. Rear barn has been converted into garage. SA. 81
- 539 - One and a half-story bungalow. The complex L-shaped roofline is basically a large front facing gable forming a right front dormer over the porch and becoming a hipped roof at the north. Extending towards the rear, this gable intersects a central side facing gable which terminates in smaller side facing dormers. A porch, extending across front of house and around south side, has large Doric columns set in reddish-brown moulded concrete block pedestals which are upward extensions of the house foundation. A low balustrade of thick turned framed spindles surrounds the porch. Narrower spindles repeated on curved balcony above. The siding is narrow overlap with shingles under the gables. Both sides of the house have a three-sided bay window. The basic asymmetrical design is noteworthy as are the materials used and its decorative features. The spindle balustrade around to porch, repeated in the curved balcony is particularly attractive. The impressive and elegant oak and glass entranceway extends for 12'-15' and frames a single unit in which an oak frame door with beveled glass pane is flanked by two pairs of windows with oak frames and bases. The SA. 82

Item No. 6 - Description (cont'd.)

gables have cornices, with cut ends and large corner brackets. The cornice above the front gable is underscored by a series of small brackets. A boxed cornice with frieze over the porch has decorated bandsawn brackets, the row of shingles above the balcony and south side of the porch have sawtooth edges. This house combines both richness and simplicity of texture and design. Planting is mature with a textured concrete retaining wall across the front of the property.

547-
549
54.83 A one-story duplex in the Mission revival style. A flat roof with squared parapets form false facade. Twin center door is flanked by triple windows with red tile awnings. Glass entrance doors have narrow rectangle panes at side, top and bottom. An open porch extends across the entire front of the house. Siding is stucco, porch is concrete. The tile awnings are unusual and are the only decorative elements except for a small-paned transom, which extends across the top of both sets of triple windows. One of the comparatively few remaining examples of Mission style in Pasadena. It is a later addition to an otherwise turn-of-the-century area.

567
54.84 A Victorian cottage which either predates other houses on the street or it was moved to this location. There is a central bellcast hipped roof with a front facing gable on the right and a shed roof over left front porch. The half bay under the gable has a square cornice above and ledge below. The porch has two turned spindle supports, one spindle pilaster and a stick railing. Siding is tongue and groove with fishscale shingles under gable, over bay and on consoled hood over central bay window. The decorative Victorian elements are outstanding, although some may not be original. Two tall, elongated windows have small square decorative panes in upper half with cornices and slip sills with brackets. A cornice with brackets separates the spindles from roof. The cornice above the bay has brackets and carved pendants. There is a fishscale consoled hood above the center bay window. This building is important due to its juxtaposition to the Reinway Court torii. Entrance door has two windows surrounded by heavy molding. Molding is repeated in the hexagonal shapes at bottom of door. Large palm and old-fashioned landscaping on north side of house and in front beds. Arroyo stone retaining wall.

575
54.85 - Two-story transitional house, square with hipped roof. It has a very high bellcast hipped roof with a bellcast hipped roof front-facing dormer. Overhanging eaves have bandsawn rafters. A shallow three-sided bay on front right 1/3 of house. The porch across left 2/3 front has three square Doric fluted columns with two pilasters at porch rear wall. Both house and porch wall have overlap siding. The severity of this house is relieved by the elongated Victorian windows with post and lintel frames and the Gothic panes in the upper sash of the center bay window. The exposed bandsawn rafters and the steepness of the roof add additional Victorian features. An arroyo stone wall with projecting stones and a concrete cap extends across front and curves in to front of center walkway.

Item No. 6 - Description (cont'd.)

581 - A two-story transitional house moving toward the bungalow style. Siding is shingle on second-story, narrow overlap on first floor. Roof is a square hip with front gable on right. Gable, which has an attic window with horizontal diamond panes and is bisected by a horizontal band of cornice molding, opens onto a second-story balcony. A stick railing surrounds balcony and a mansard-like roof extends down from it to force roof of porch below. Square corner columns rise from cement porch floor, arroyo stone forms its foundation. Arroyo stone retaining wall with concrete cap fronts the property. Decorative details include geometric-cut-out bargeboard pierced by exposed rafters and supported by large brackets in gable, decorated slip sills on first floor windows. Other features include second story jetty on north, bay on south with boxed cornice, frieze and indented brackets. Cedar hedge screens house from street. Barn in rear has hayloft door with pulley beam above it. Barn door has been removed and replaced by double aluminum framed windows.

Item No. 8 - Approximate Property Size

	<u>Frontage</u>	<u>Depth</u>
<u>509</u> -	59'	170'
<u>517</u> -	59'	185'
<u>529</u> -	59'	180'
<u>539</u> -	59'	170'
<u>547-49</u> -	60'	162'
<u>567</u> -	55'	159'
<u>575</u> -	55'	159'
<u>581</u> -	49'	159'

Item No. 9 - Condition

509 - Good

517 - Fair

529 - Good

539 - Good

547-49 - Good

567 - Excellent

575 - Good

581 - Good

Item No. 16 - Year of Initial Construction and Item No. 18 - Builder.

509 - 1922 (estimated)

517 - 1904 : Building permit 8-23-04, Ralph E. Pierce, owner, R. Foss, contractor.

529 - 1904 (estimated)

539 - 1905 : Building permit 11-22-05, C.C. Thompson, owner and contractor.

547-49 - 1923 (estimated)

567 - 1895 (estimated)

575 - 1900 (estimated)

581 - 1904 : Building permit 2-15-04, Charles F. Crowell, owner and contractor.

Item No. 4 - Present owner & address

509 - W. Stanley, 509 N. Los Robles, Pasadena, 91101

517 - E. & R. Noel, 350 Hot Springs Road, Santa Barbara, 93108

529 - A. Duffy, 370 Arroyo Terrace, Pasadena, 91103

539 - Euclid Management Association, 116 So. Euclid, Pasadena, 91101

547-49 - H. C. Richardson, 1450 Lomita Drive, Pasadena, 91106

567 - H. C. Richardson, 1450 Lomita Drive, Pasadena, 91106

575 - Alfredo Rodriguez and Morgan Archibald, o.p.

581 - Dietrich and Christine Spee, o.p.