

1600 San Pasqual Street Vicinity Map



ATTACHMENT A



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1600 San Pasqual Street, Pasadena, CA 91106
Project Name: The Edmund A. Gray House
Project Description: (Please describe demolitions, alterations and any new construction) Restoration of the house including all building systems (plumbing, electrical, HVAC, roof). Reconstruction of all bathrooms to correct dry rot and leaks. 128sf expansion of sleeping porch to enable removal of supporting steel beam that is causing exterior cracking during earthquakes. New kitchen.
Zoning Designation: Residential, single family home General Plan Designation: not sure
Valuation (Cost of Project): \$2 million +

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Wilson Abercrombie Trust, dated December 12, 2014
Address: 275 E. Green Street, #1363
City Pasadena State: CA Zip: 91101

Telephone: [] _____
Fax: [] _____
Email: _____

CONTACT PERSON: Brooke Abercrombie
Address: 275 E. Green Street, #1363
City Pasadena State: CA Zip: 91101

Telephone: [] 626.497.5278
Fax: [] _____
Email: Brooke.Abercrombie@gmail.com

PROPERTY OWNER NAME: owner = applicant
Address: _____
City _____ State: _____ Zip: _____

Telephone: [] _____
Fax: [] _____
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 | OTHER: _____ |

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, 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.

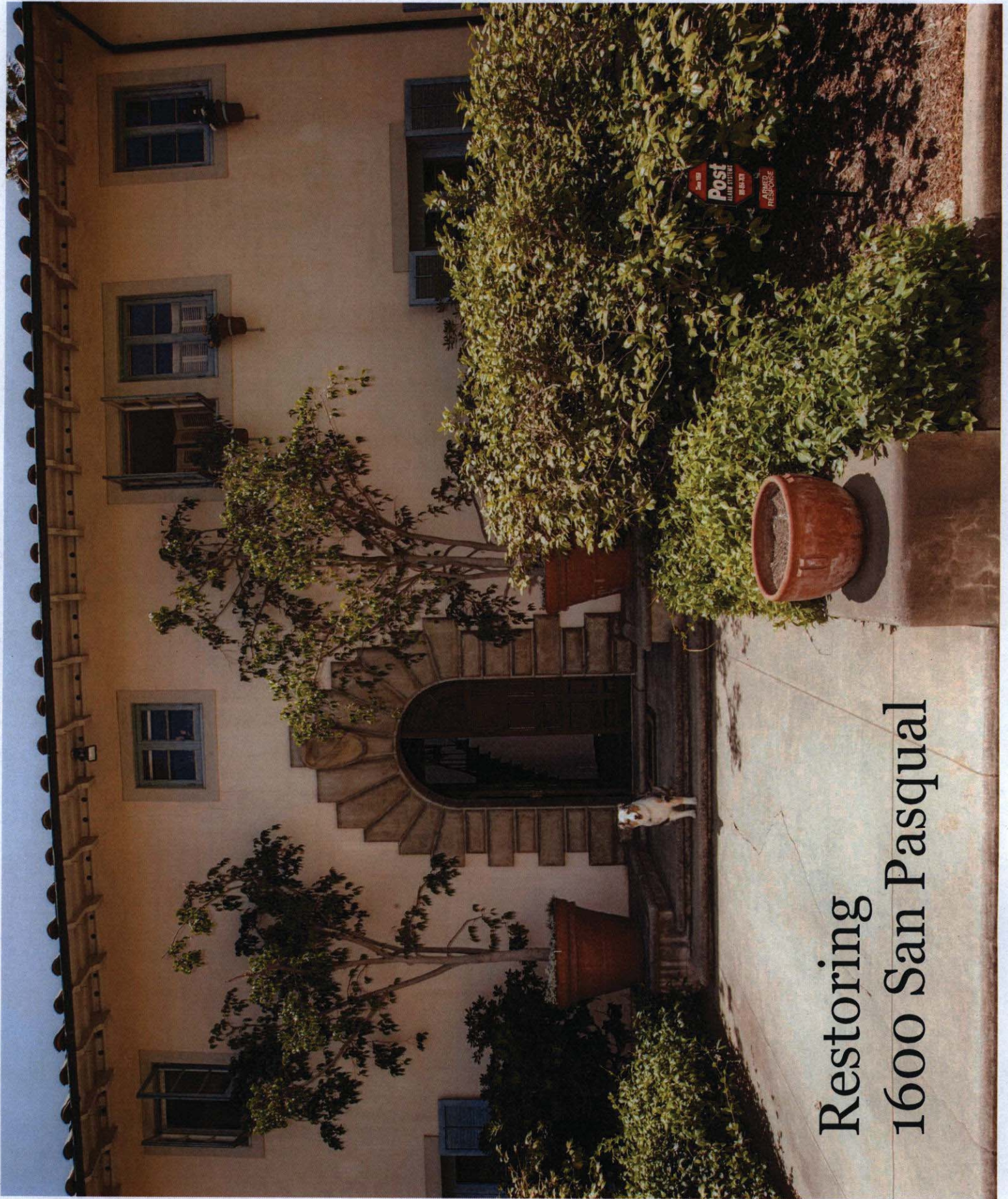
CERTIFICATION:

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: Brooke Abercrombie

Date: May 2, 2016

<p>For Office Use Only</p> <p>PLN # <u>2016-00217</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED: <u>5/02/2016</u></p> <p>DATE SUBMITTALS RECEIVED: _____</p> <p>RECEIVED BY (INITIALS): <u>JAW</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 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 checked="" 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 type="checkbox"/> PENDING</p> <p><input checked="" 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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Restoring
1600 San Pasqual

Original Permits & Documentation

SPECIFICATIONS
FOR
ROOFING, TRUSS AND TILE WORK

RESIDENCE AND GARAGE
FOR
MR. EDMUND A. BRAY
PASADENA, CALIFORNIA

- PLUMBING -

SPECIFICATION OF MATERIAL TO BE FURNISHED AND LABOR PERFORMED
IN THE INSTALLATION OF ALL PLUMBING OF THE RESIDENCE FOR

MR. EDMUND A. BRAY
PASADENA, CALIFORNIA.

ALL OF THE WORK AND MATERIALS MUST CONFORM STRICTLY TO THE
DRAWINGS AND THE FOLLOWING SPECIFICATION PREPARED BY

GREEN AND HAGEMAN
DESIGNERS
24 1/2 ST. JAMES PARK
LOS ANGELES, CALIFORNIA.

GENERAL CONDITIONS:

The General Conditions of these specifications shall apply whole and in part, the same as if written in full herein.

The Contractor for this portion of the work as contemplated under these drawings and specifications must familiarize himself both as regards the portion of the work covered by his bid and such other work as must be carried on in conjunction therewith, in order that the material may be properly installed with no delays.

The drawings and specifications mutually explain each other. Plans or drawings mentioned

BDB-0032436

PERMIT No. 5800-D Cost \$ 17,500 1928

OWNER E A GRAY

Basement		Bsmt.	1	2	3	4	5	Attic
ft. x	ft.	Living Room	4					
ft. deep		Bed "	4	6				
1444 cu. ft. @ 10¢		Bath "	2	3				
Sq. ft. in Drives, etc.		Kitchen	2					
		Storage						
1470 ^{ft} @ 10¢ = 147		Offices						
275'-6" MASONRY-STUCCO WALLS		Store						
		Marble Floor						
		Tile Floor	1	3				
		Hardwood Floor	4	5				
		Hardwood Fin.	3	5				
		Cement Floor						
		Unfinished						

RES. & GARAGE
New Slip &
Split: 2-4-71

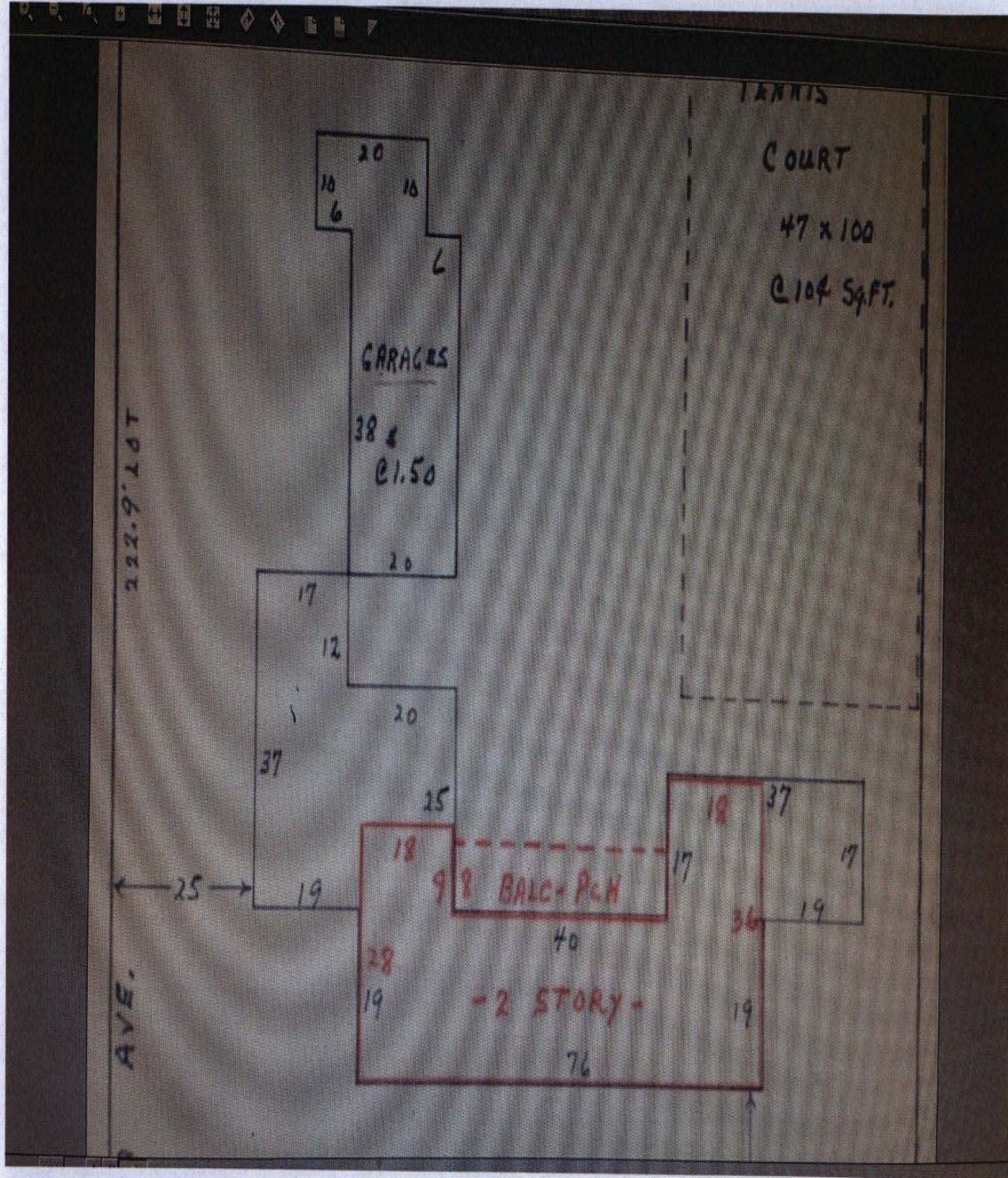
In 1927, Mr. Edmund A. Gray and his wife commissioned the firm of Green and Hageman at 24 1/2 St. James Park, Los Angeles to design their residence and garage at 1600 San Pasqual Street.

0032436

EXTERIOR			
Bay Windows			
1 sty 2 sty 3 sty			
Wall Covering:			
Plaster, Met Lath			
Hollow Tile			
Concrete Brick			
Reinforced Concrete			
Shakes, T. & G.			
Siding, B & B			
Brick, P or C			
Corr. Iron			
Steel			
Terra Cotta			
	PLUMBING		
	No. of Fixtures		
	21		
	LIGHTING		
	Electric		
	Good, Medium		
	Cheap		
NEW SHIP: SPLIT			
Report Dated 2-4-71 DM			
B-4 5m 3-31-67 B8			
		BLDG. COST \$	18179
		BSMT. COST \$	144
		HEAT COST \$	620
		PLMB. COST \$	
		Out-Buildings	1440
		Drives, Walks, etc.	147
		TENNIS COURT	470
			21000*

The Mediterranean Revival house had 4 bedrooms upstairs for the family, as well as 2 bedrooms for the servants, and a small apartment off the garage for the chauffeur.

Restoring 1600 San Pasqual



The house was designed with a 2 story center, and two single story flanking wings - the wing on the east side of the house was the maid's living area, and the wing on the west side was the library.

The image shows a grid with handwritten calculations. On the left, under the heading 'GARAGE @ 1.50', there are three lines of math: $20 \times 38 = 760$, $10 \times 20 = 200$, and a total of 960 . On the right, under the heading 'RES', there are seven lines of math: $12 \times 17 = 204$, $25 \times 37 = 925$, $19 \times 76 = 1444$, $17 \times 37 = 629$, $9 \times 18 = 162$, $19 \times 76 = 1444$, and $17 \times 18 = 306$. At the bottom right, there is a calculation for a quarter of a room: $\frac{1}{4}(8 \times 40) = 80$, which is then added to a total of 5194 .

Category	Item	Value
GARAGE @ 1.50	20×38	760
	10×20	200
	Total	960
RES	12×17	204
	25×37	925
	19×76	1444
	17×37	629
	9×18	162
	19×76	1444
	17×18	306
Quarter Room	$\frac{1}{4}(8 \times 40)$	80
Total		5194

The garage had room for 3 cars. The house totaled 5,194 square feet according to the assessor.

FIXTURE INSTALLATION

LOCATION <small>LIST EACH FIXTURE SEPARATELY</small>	Quantity	LIGHTS		REMARKS
		GLS	ELC	
1st Floor				
Fr. Porch	✓ 1		1	(Lamp under eaves)
Entrance hall	✓ 1		3	
Living room	✓ 5	3	2	
Library	3			1 ch. - 2 or. Center to be capped
Toilet off entrance hall	✓ 1			
Front Bath.	✓ 1			
Dining room	✓ 1		9	
Loggia	✓ 1			
Breakfast room	✓ 1			
Kitchen	✓ 3			
Service Porch	✓ 1			
Cellar	2			
Maid's room #1	✓ 1			
Maid's room #2	✓ 1			
Maid's closet (2)	✓ 2			
Maid's bath	✓ 1			
Maid's hall	✓ 1			

The Grays installed 27 light fixtures on the 1st floor alone. The majority of the lights are still in place 85 years later, except for the front porch light and the chandelier in the library.

FIXTURE INSTALLATION

LOCATION <small>LIST EACH FIXTURE SEPARATELY</small>	Quantity	LIGHTS		REMARKS
		GAS	ELEC.	
<i>2nd Floor.</i>				
Stairway	✓ 1			
Hall	✓ 1			
N.W. bedroom	✓ 3			
" " closet	✓ 1			
NE " "	✓ 3		✓	
" " "	✓ 1			
N. Bath	✓ 3			1 el - 1 h. - 1 in shower.
Center bedroom (Guest room)	✓ 2			
" " closet	✓ 1			
" bath	✓ 3			1 el - 1 h. - 1 el over tub.
S.W. Bedroom	✓ 3			
S " bath	✓ 3			1 el - 1 h. - 1 el in shower
Dressing room	✓ 2			
Sleeping porch	✓ 2			1 el - 1 h.
Balcony	✓ 1			
Hall closet	✓ 1			

While we are missing some of the closet lighting fixtures and the lights in the green tiled bathroom, which was renovated in the early 1970's, we have most of the other original lights on the 2nd floor.

FIXTURE INSTALLATION

LOCATION <small>LIST EACH FIXTURE SEPARATELY</small>	Quantity	LIGHTS		REMARKS
		GAS	ELEC.	
Garage Pipes	✓4			
Garage room	✓1			
Garage bath	✓1			
Garage closet	✓1			
Garage kitchen	✓1			
Garage outside	✓2			
Laundry	✓1			
Outside laundry	✓1			
Terrace	✓2			
Pavilion	1		1	

Many of the lights in the Chauffeur's Quarters were unfortunately replaced, but we do have the original garage lights, and the 2 stunning terrace lights, as well as the 2 Garage Outside Lights.

Document Viewer

BUILDING DESCRIPTION BLANK

No. 505 S SIERRA BONITA AVE

Assessment No. ~~12712-2~~ 12712-2 Map No. 419

Description

LOT 2 -- PARCEL MAP No. 1456

PERMIT No. 8816-F Cost \$ 2,100 1934

OWNER E A GRAY

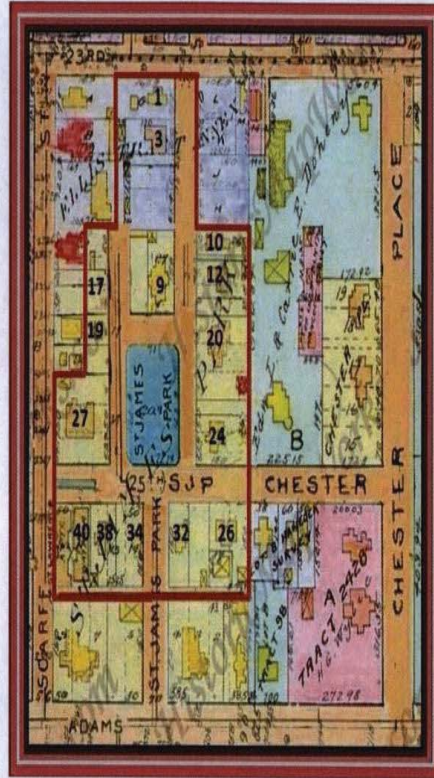
In the Fall of 1934, the Grays hired Frank Green to design a second garage, measuring 22' x 24.5', with a larger apartment above the garage for the chauffeur. Fred Hageman, at that time, was working in Santa Barbara. The 2 story garage was completed in 1935.

CLASS		ROOF		TRIMMINGS		BUILT IN FEATURES	
Single, Double California Bungalow Residence Flat, Apartment Factory Garage Shed, Barn Church School, Office Store, Storage		Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron, Tin Composition Slate, Concrete Asbestos		Plain		Plain	
FOUNDATION		CONSTRUCTION		INSIDE FINISH		CONDITION	
Stone, Brick Concrete, Wood Piers		Good, Medium Cheap		Plain PLASTERED		Good Medium Poor	
EXTERIOR		HEATING				Built 1934	
Bay Windows 1 sty 2 sty 3 sty		Fire Place Gas Furnace STOVE				Dep. Rate 2 1/2	
		TRIMMING		BUILDING VALUES			
				NO. SQ. FT.		\$ 1.50	
				1124			
				BLDG. COST \$		1686	
				BSMT. COST \$			

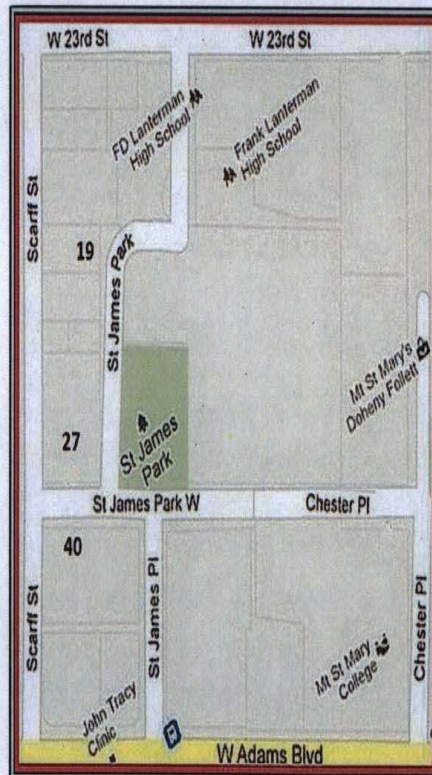
This larger Chauffeur's Quarters was 539sf (inside dimensions), which was a significant increase from the former apartment, where the main room was just 120sf.

Green & Hageman, the architects

Green & Hageman launched their architectural design practice at an extremely challenging time in history, and their careers diverged as they searched for work. Frank Green continued to reside in Glendale after working on the Gray's residence. In the mid 1930's he experimented with much more modest, lower cost housing designs. Green & Hageman would design another low cost residence, which was featured in the 1942 issue of LA Times Home Magazine. But the war wasn't a good time for residential development. Green continued doing some residential commissions after WWII and he found work designing resorts in the early 1950's.



St. James Park as it existed when Green & Hageman opened their offices.



The St. James Park area of West Adams today.

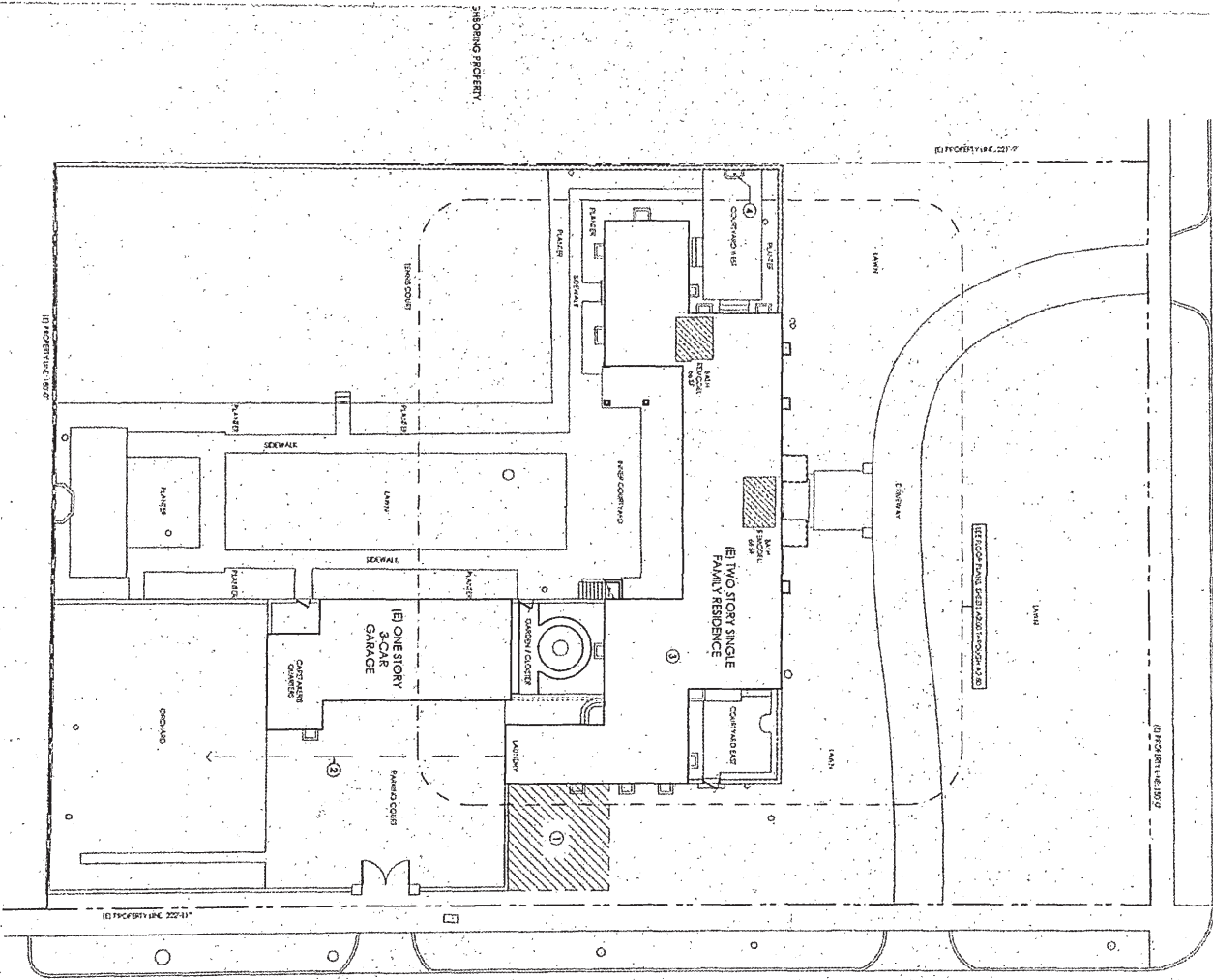
Frank W. Green graduated from USC in 1927 and Frederick H. Hageman in 1928. Both were active in the Alpha Rho Chi society of architects while at USC. They opened their practice at 24 1/2 St. James Park.

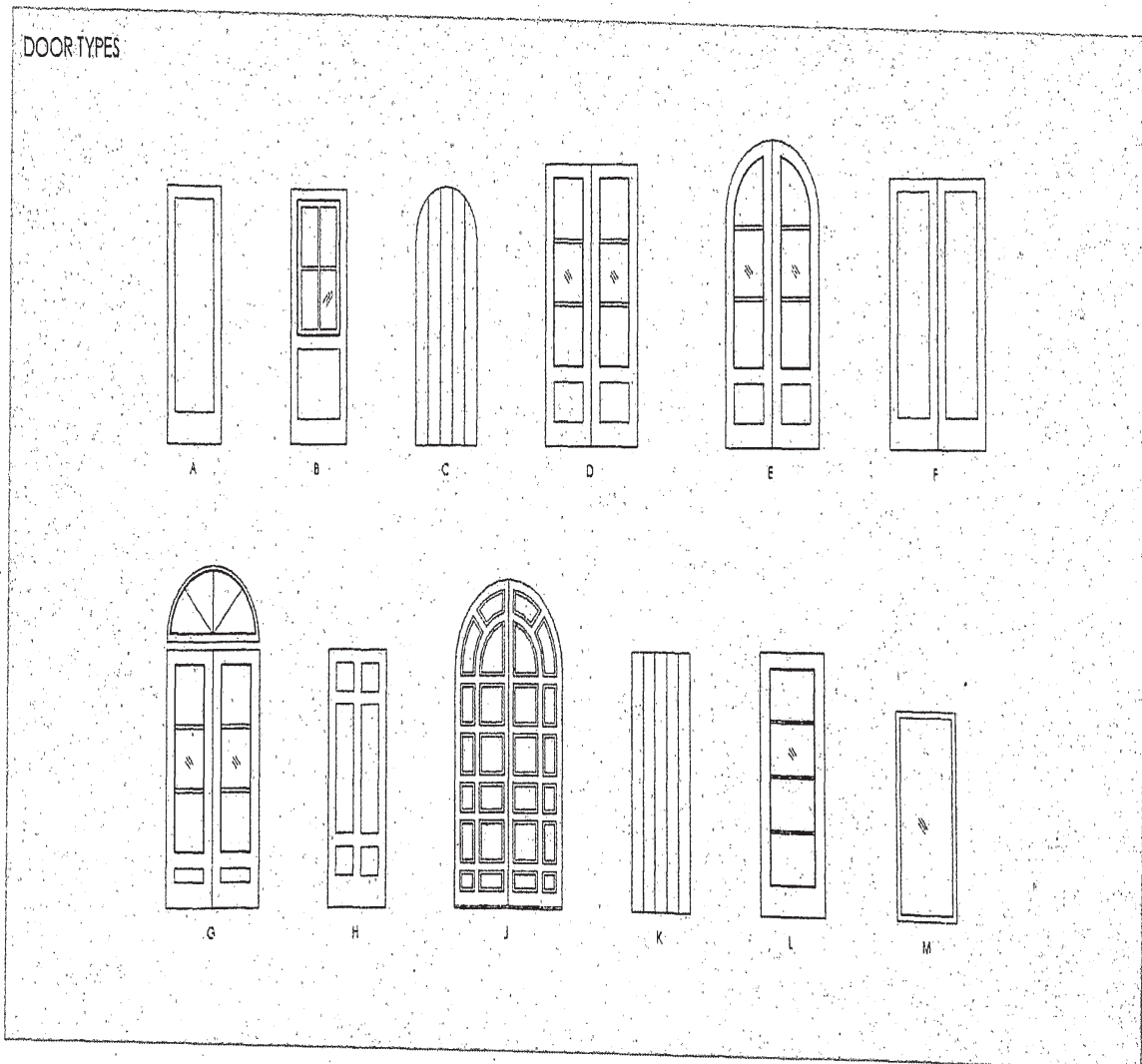
Frederick Hageman was born in Los Angeles in 1905 and attended Los Angeles High School and the University of Southern California, where he graduated in 1928 with a Bachelor of Science degree in architectural engineering. While still a sophomore, he took a year off to bicycle through southern Europe, where he became fascinated with Parisian balconies and stairways, which he copied into his sketchbook. He also attended the University of California at Los Angeles for one year, studying advanced architectural design.

It is not known how Edmund Gray decided to hire Green & Hageman to design his home, given that neither Green, nor Hageman were licensed architects at the time, and one of them was still in school.

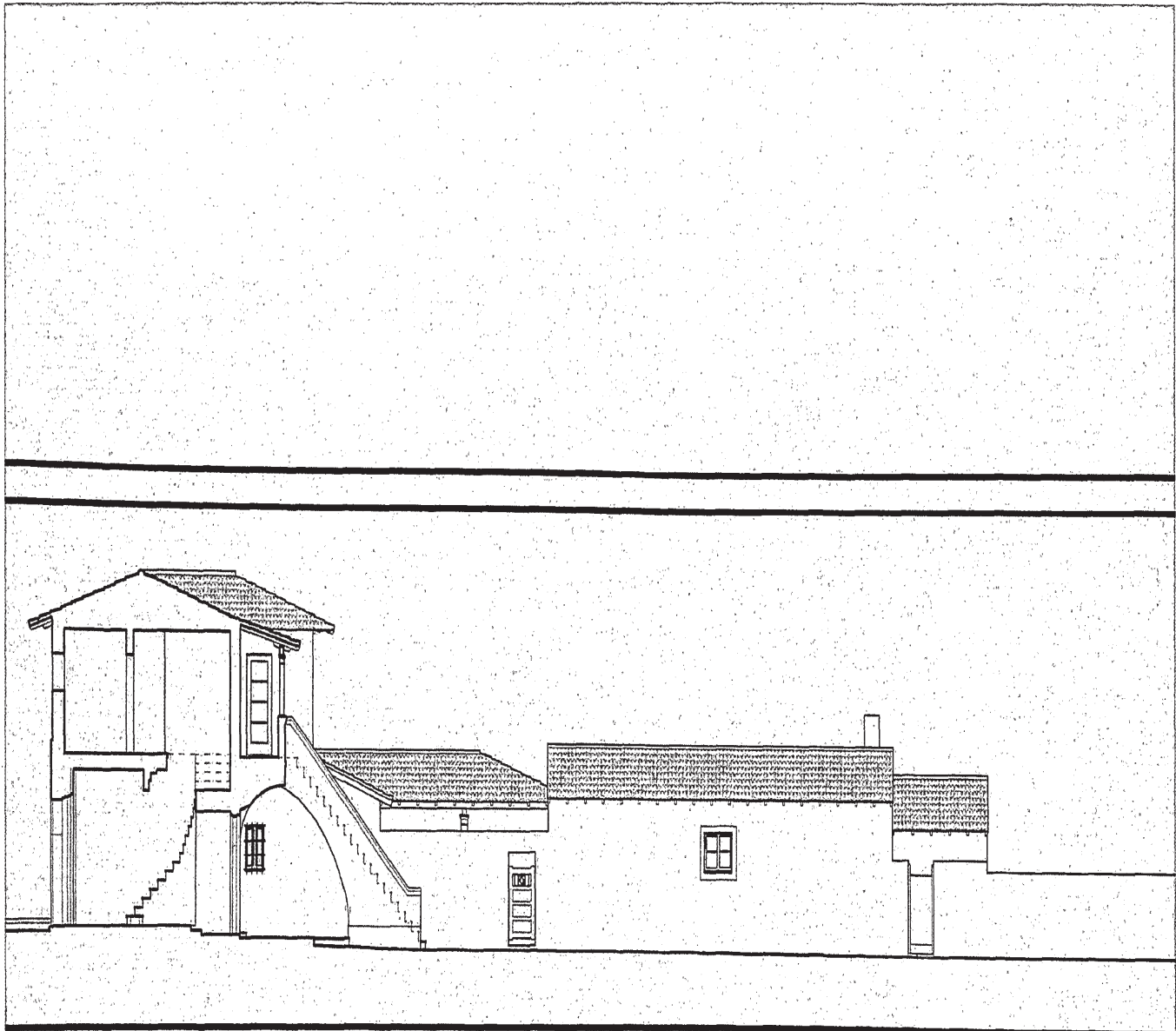
SAN PASQUAL ST.

S. SIERRA BONITA AVE.

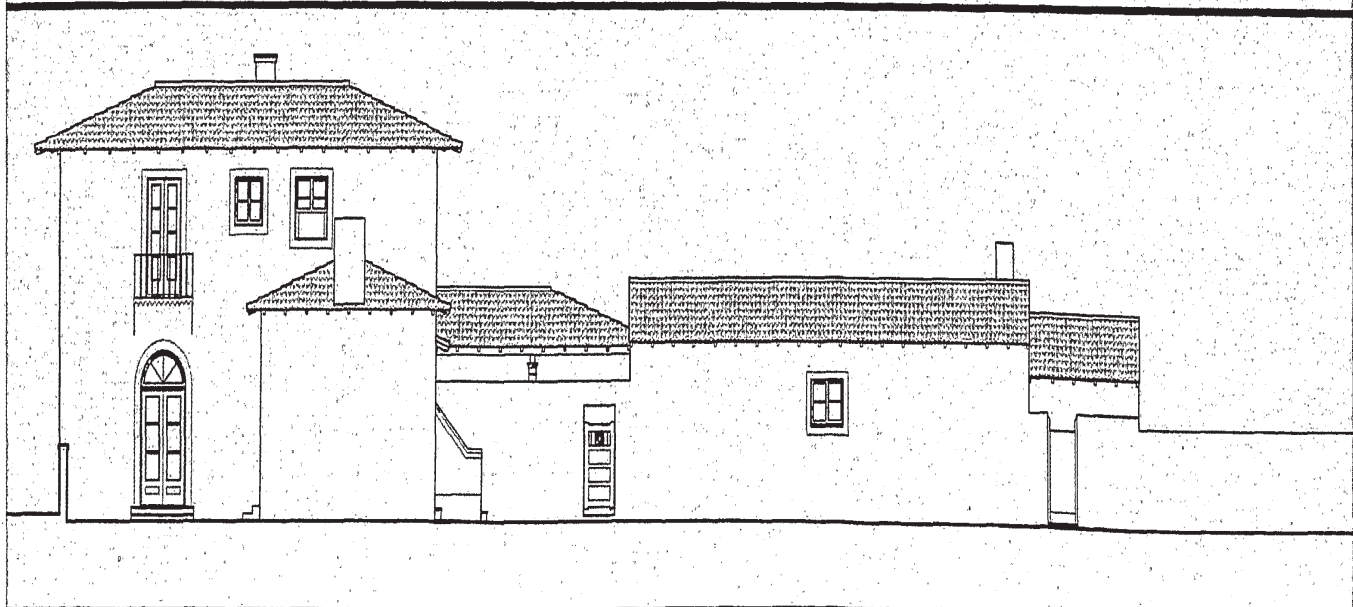




The main house had 12 different types of doors, with a total of 16 exterior doors (12 of which were sets of French doors) and 30 interior doors. All 46 doors would need to be restored.



AS-BUILT SECTION / ELEVATION

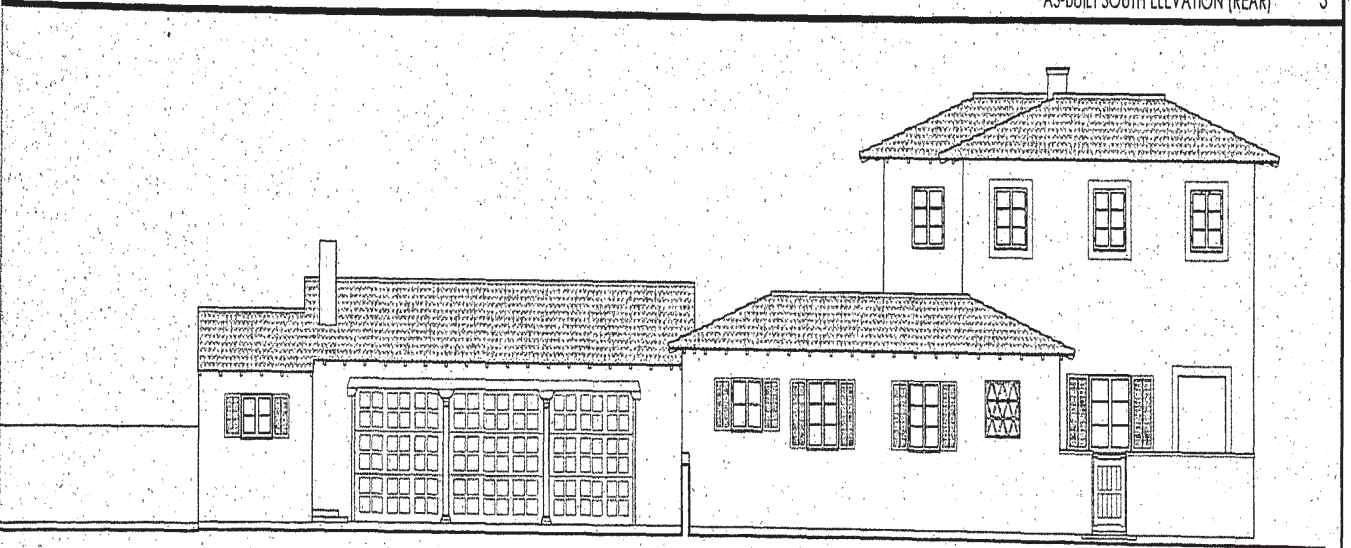


AS-BUILT WEST ELEVATION (SIDE)



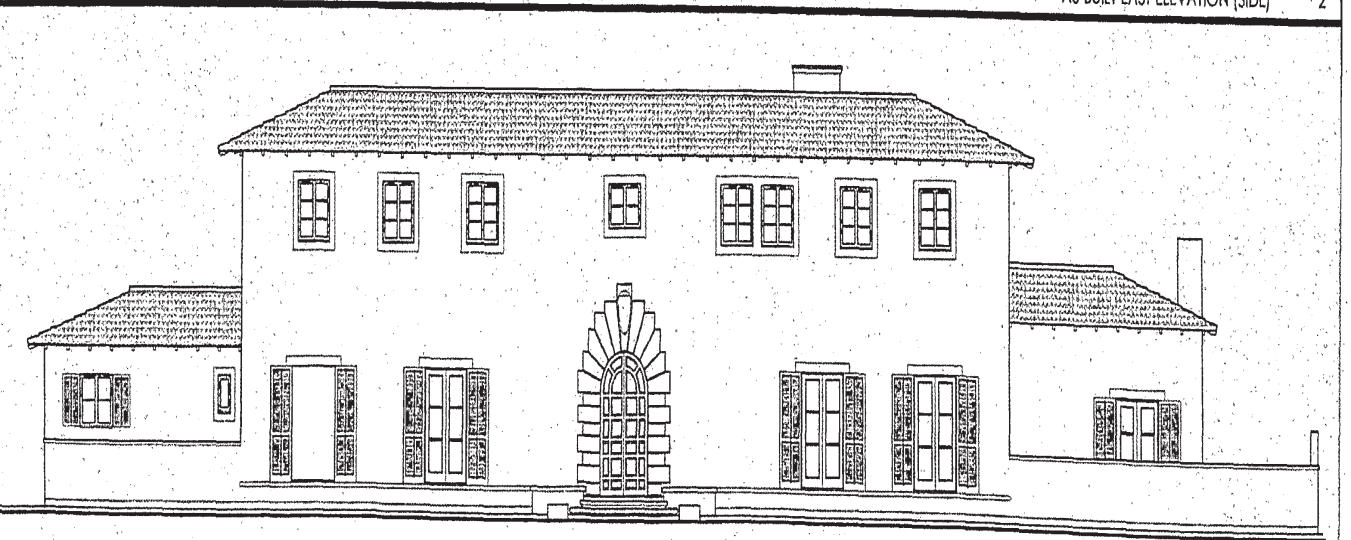
AS-BUILT SOUTH ELEVATION (REAR)

3



AS-BUILT EAST ELEVATION (SIDE)

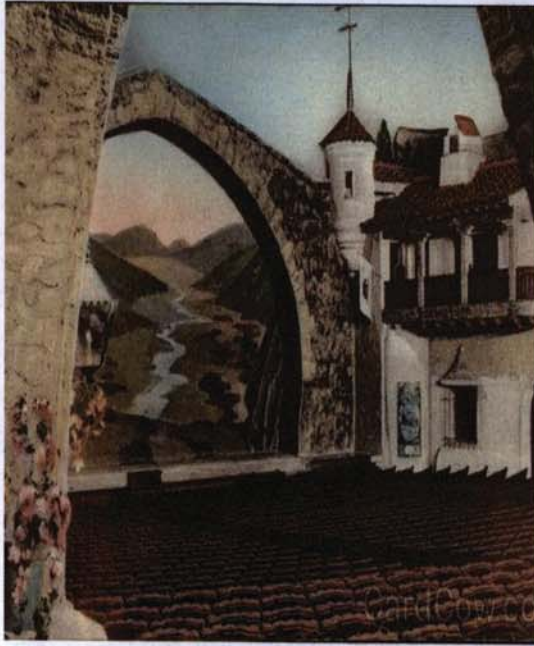
2



AS-BUILT NORTH ELEVATION (FRONT)

1

Frederick H. Hageman

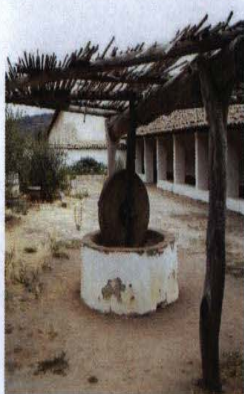
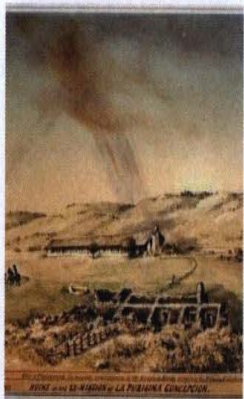
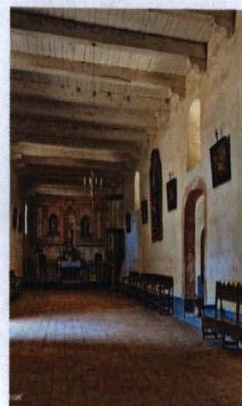


The Fox Arlington Theater in Santa Barbara - interiors designed by Frederick Hageman

When Frederick Hageman graduated in 1928, after he finished work on 1600 San Pasqual, he apprenticed with Los Angeles architect A. B. Sturges to earn the two years of work experience the State of California required before he could take his state examination and become a licensed architect. Frederick Hageman left his position at A.B. Sturges, before his two year apprenticeship was completed, becoming an orchard and ranch supervisor, while doing some extra work in real estate management. He re-located to Santa Barbara in 1929 and affiliated with the noted California architects, Edwards and Plunkett. Promoted to chief draftsman, it was here he acquired valuable experience as a designer, specification writer, and draftsman, and helped design the interior of Santa Barbara's landmark Fox-Arlington Theater which opened in 1931. He freelanced for some time until the Great Depression began to affect the number of jobs available in Santa Barbara, and then took a position in the local administrative offices of the Civil Works Administration (CWA).

Restoring 1600 San Pasqual

The restored mission at La Purisima



Santa Barbara County supervisor and civil engineer Wallace Penfield became acquainted with Hageman during the time he worked for the CWA and developed a high regard for him. Consequently, when Santa Barbara county acquired title to the Mission La Purisima site from Union Oil Company in 1935, Penfield, who was also chair of the local La Purisima Advisory Committee, would only consider Fred Hageman for the job of architect at the project.

County authorities, the State Park Commission and the National Park Service had a shared interest in the mission ruins, but the National Park Service had administrative control over the site because of federal labor involvement. The NPS Regional Office in San Francisco had to hire Hageman as a senior foreman instead of Project Superintendent because he still had not acquired his state architectural license. Like many others during the Depression, his career plans had become deflected and deferred - Hageman was not certified as an architect by the State of California until 1940.

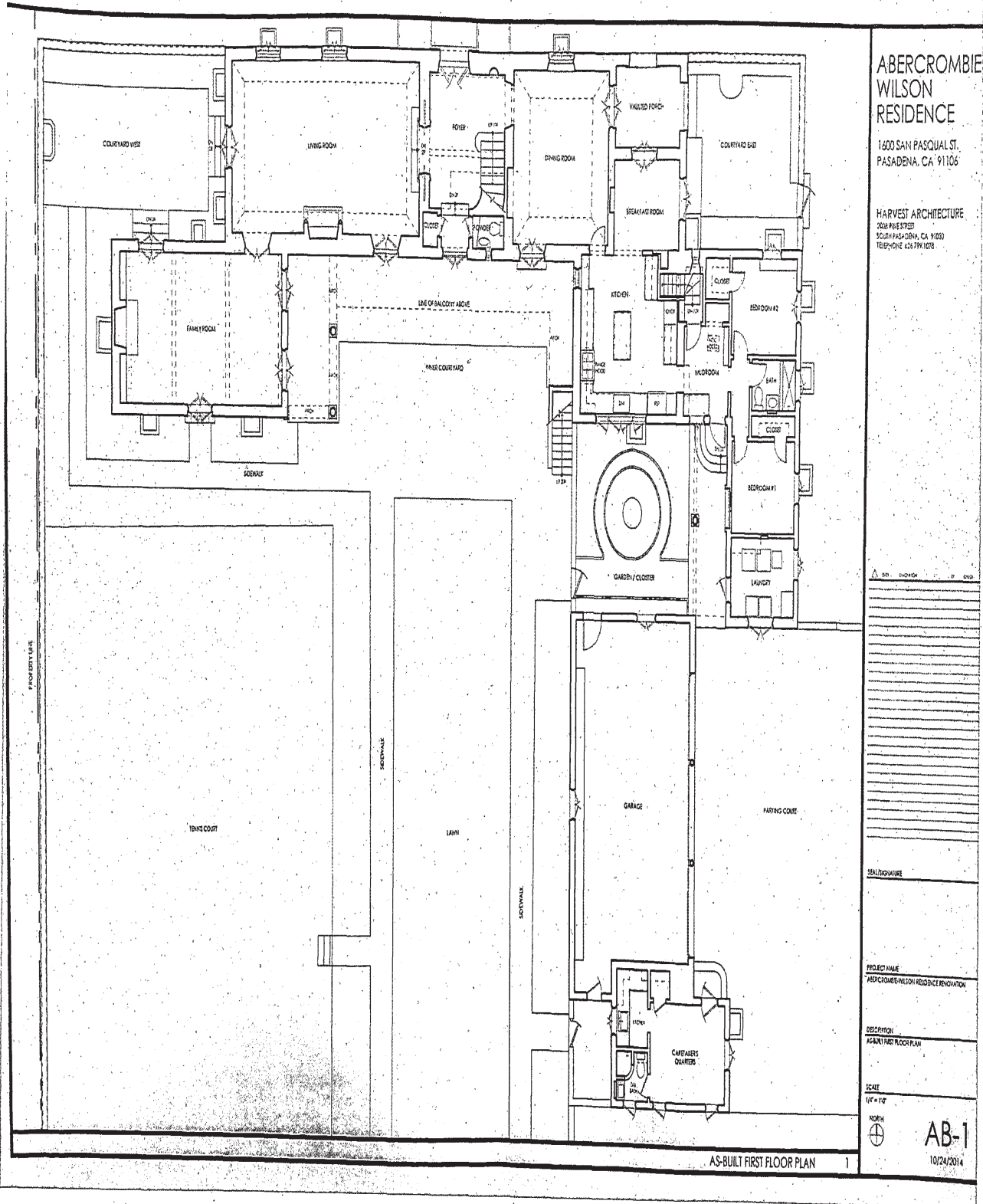
When he began working at the mission reconstruction project in July 1934, Hageman fused his European historical background with his architectural training to piece together the

former appearance of the ruins. His utilization of archaeological findings, combined with his other research, enabled him to recreate La Purisima's structures with a degree of accuracy previously unknown outside the architectural design office of Colonial Williamsburg.

1600 San Pasqual Street

The 1st Floor and Exterior Courtyards

The First Floor



**ABERCROMBIE
WILSON
RESIDENCE**

1600 SAN PASQUAL ST.
PASADENA, CA 91106

HARVEST ARCHITECTURE
2506 PINE STREET
SOUTH PASADENA, CA 91107
TELEPHONE 626.799.8278

AS-BUILT

SCALE

PROJECT NAME
ABERCROMBIE WILSON RESIDENCE RENOVATION

DESCRIPTION
AS-BUILT FLOOR PLAN

SHEET

10/24/2014

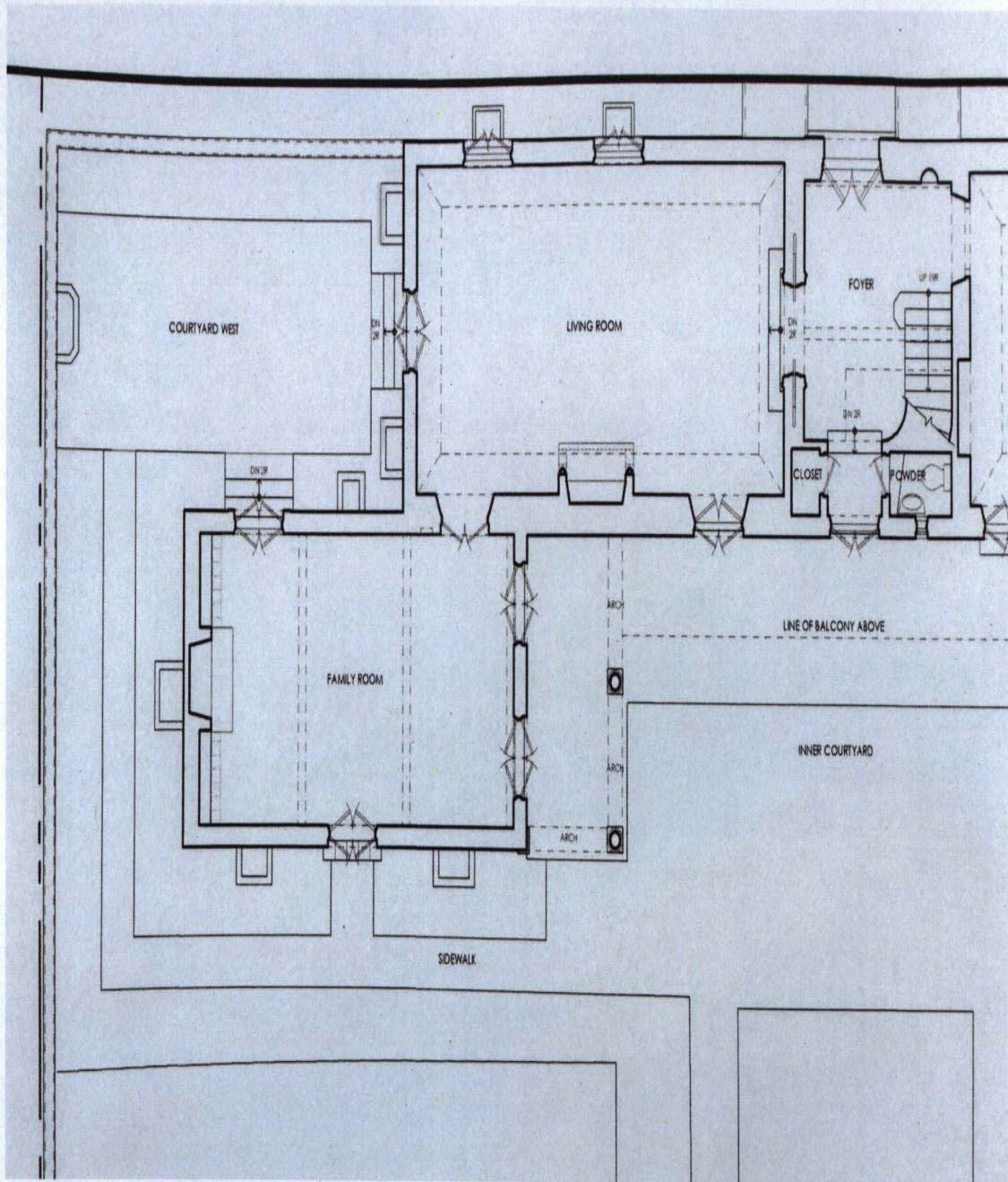
AS-BUILT FIRST FLOOR PLAN 1

The front entry. You can see the new light above the front door, along the 2nd floor eaves. This is where the location of the original front porch light, which was probably a wrought iron chandelier that hung above the front door.





The front doors in the foyer, with their original lock and door knob.



Walking from the foyer into the living room, with it's 11 foot high ceilings and original light fixtures.



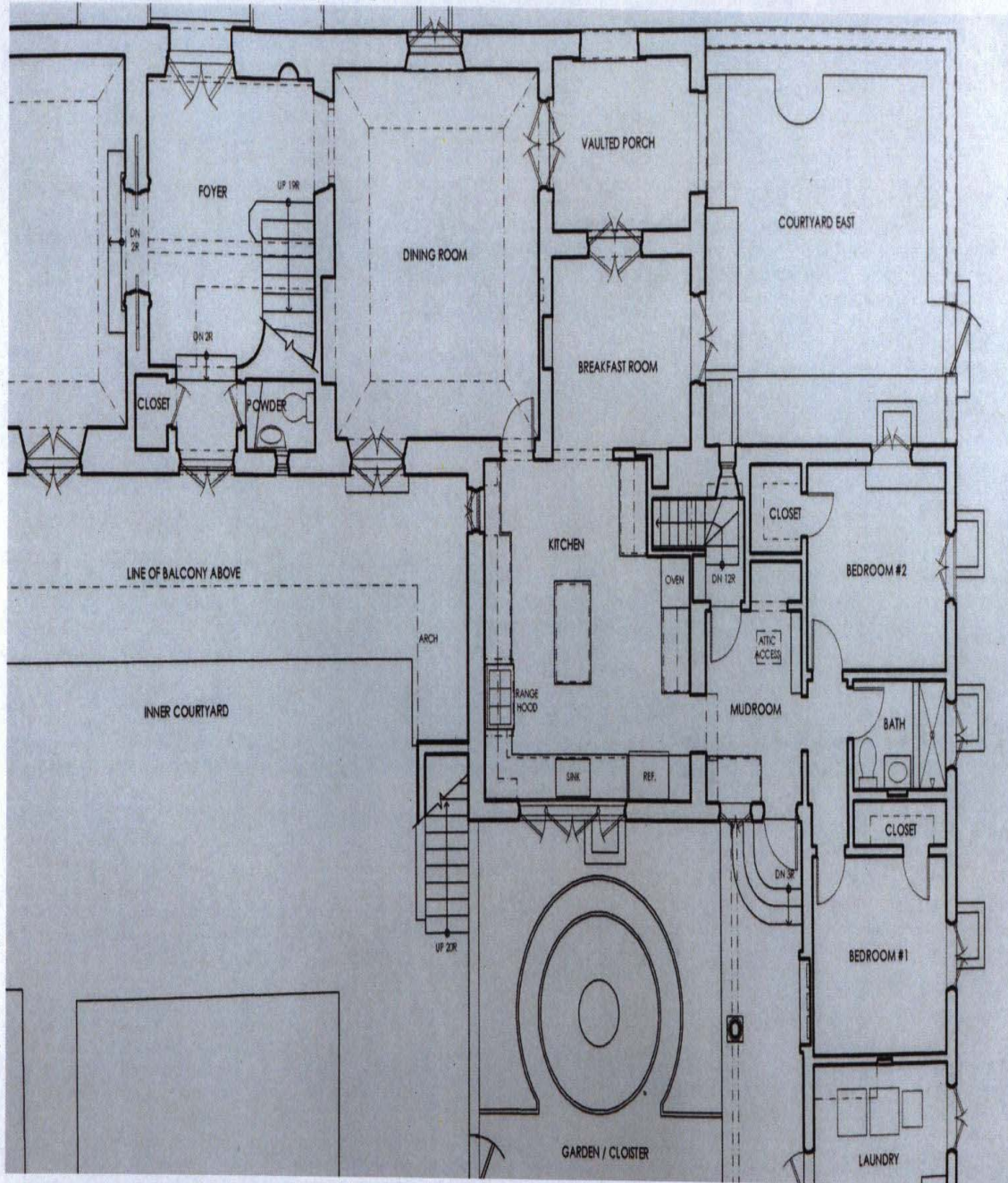
The west exterior wall of the Living Room Courtyard.



Looking at the west wall of the living room courtyard. The Juliette balcony above is off of the northwest bedroom.



The courtyard off the living room has a fountain that mimics the arch of the French Doors from the living room. There is also a set of French Doors on to the courtyard from the office/library.



Walking through the dining room, into the kitchen, and then going into the breakfast room, which has the original ceiling, chandelier, and built in cupboard.



The vaulted porch can be accessed from the breakfast room or the dining room.

There is a wrought iron fence dividing the room from the front yard.

From the covered porch, you can step into the kitchen courtyard.



The Laundry Room



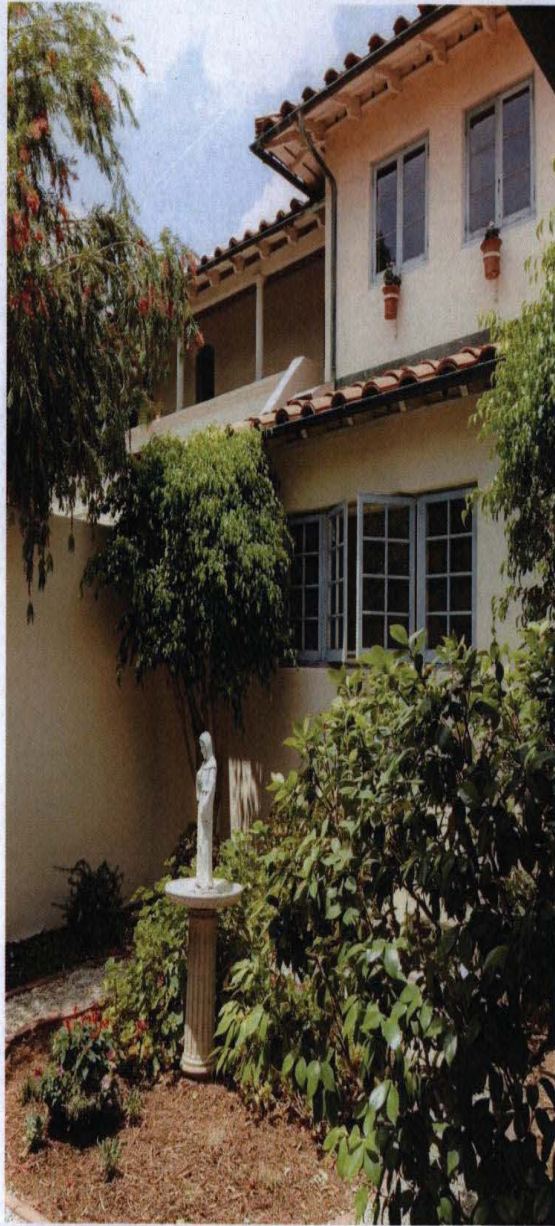
The path leading out into the side yard.



The kitchen courtyard, with a gate into the side yard.



The original (?) irrigation controls for the front yard.



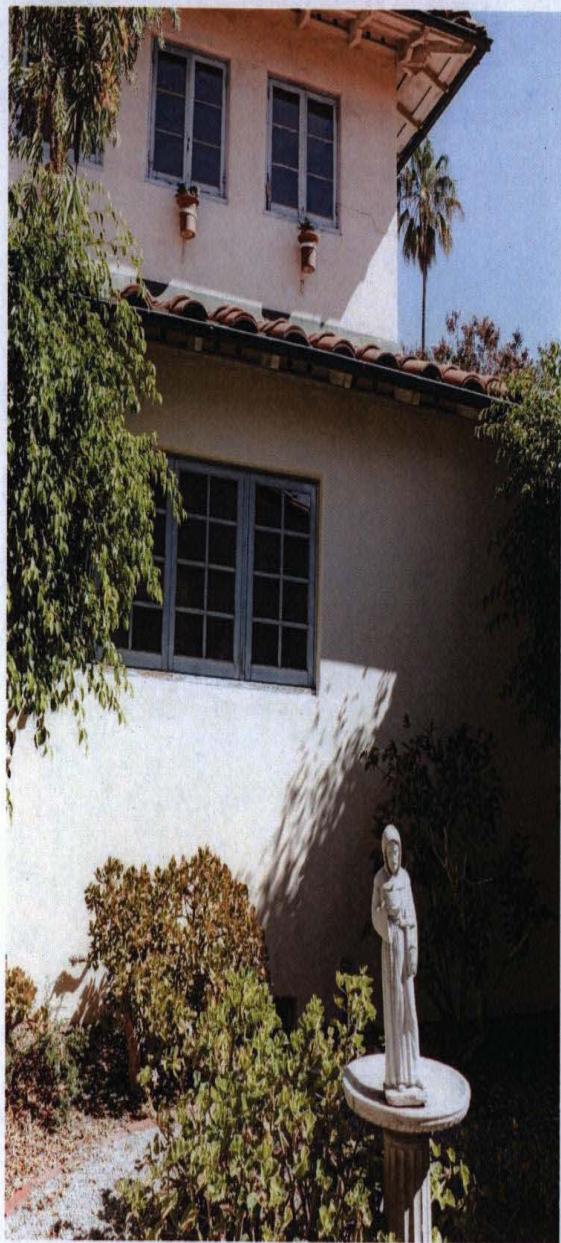
The Kitchen Courtyard. The original kitchen windows were shifted west, when the Hartfields updated the kitchen in the 1980's and needed room for the refrigerator.

Above the kitchen, you can see the sleeping porch, which is stepped back 8' from the kitchen boundary, and rests on an original, 1928 steel beam.



From the main terrace in the backyard, looking east, at the gate that leads into the Kitchen Courtyard.

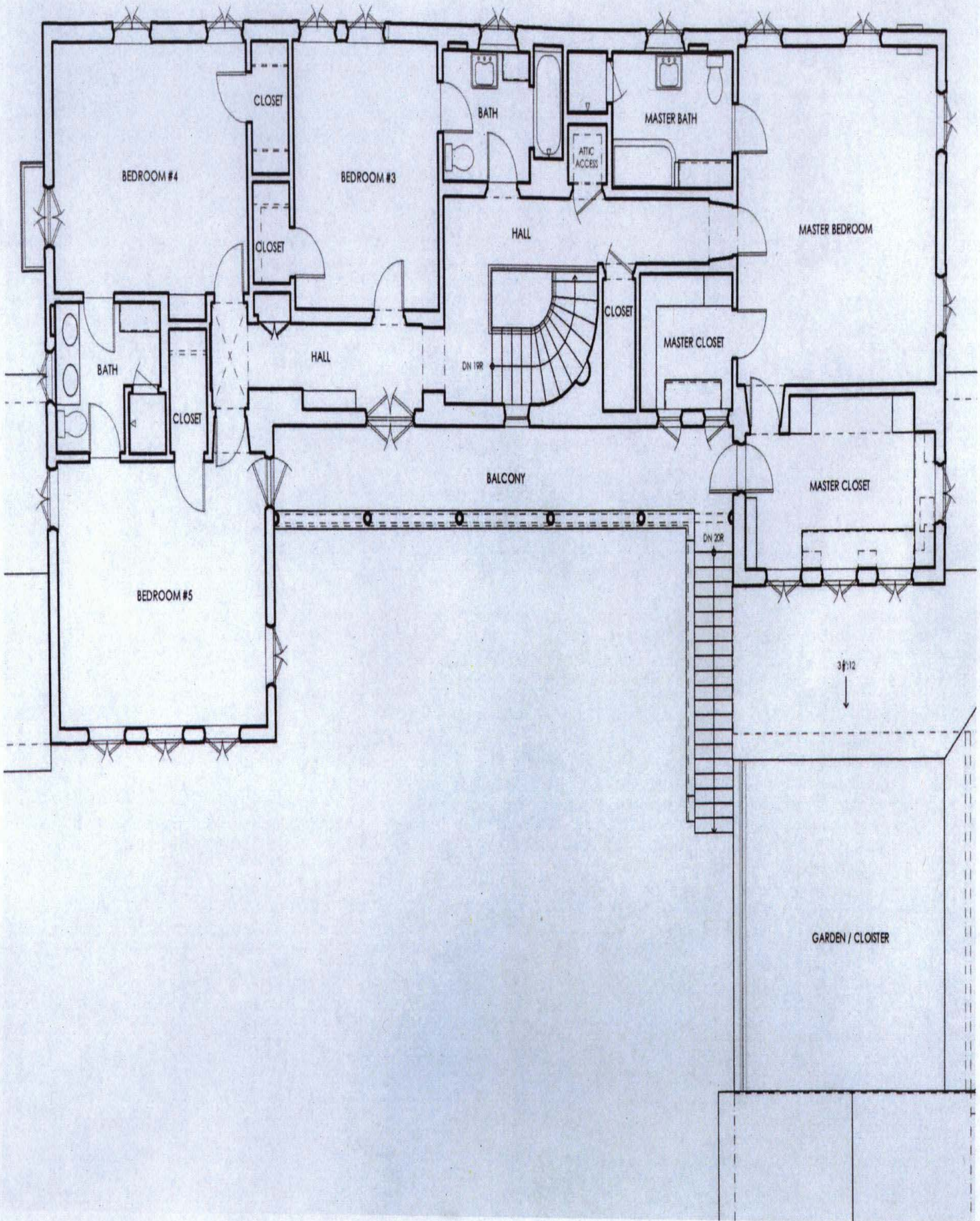
(Facing Page) The eastern side of the Kitchen Courtyard showing the back door into the mud room, the location of the 100 amp panel, and the laundry room.



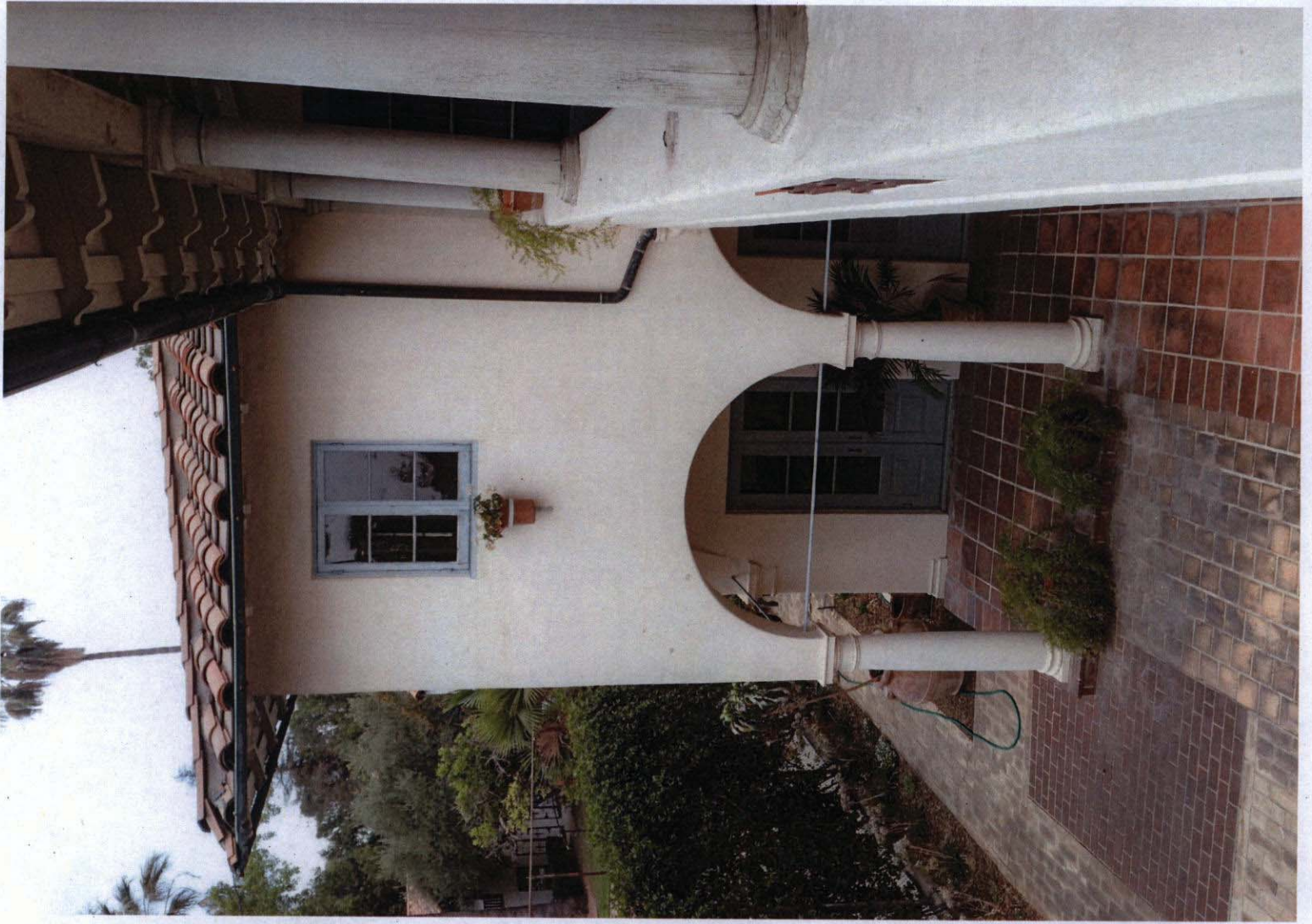
The south face of the kitchen and sleeping porch.



The covered entry into the back door.









An original 3 car garage (the Gray's had a chauffeur)



The original chauffeur's quarters are to the left of the garage.



Looking south at the front door of the Chauffeur's Quarters. Not the detail in the rafter tails of the roof.



The west wall of the garage, with the potting shed on the right hand side.



The south wall of the property with the tile fountain. You can also see the location of the 1935 garage, which is where the neighbor's house was built.







