



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1128 - 1134 H. LOS ROBLES AVE. PASADENA, CA 91104

Project Name: _____

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

Zoning Designation: _____ General Plan Designation: _____

Valuation (Cost of Project): _____

APPLICANT / OWNER INFORMATION

APPLICANT NAME: DOMINICK & NANY CARDELLA

Address P.O. BOX 1744

City REDONDO BEACH State CA Zip 90278

CONTACT PERSON: NANY CARDELLA

Address P.O. BOX 1744

City REDONDO BEACH State CA Zip 90278

PROPERTY OWNER NAME: DOMINICK & NANY CARDELLA.

Address P.O. Box 1744

City REDONDO BEACH State CA Zip 90278

Telephone [310] 962-0076

Fax [] _____

Email nani.cardella@gmail.com

Telephone [310] 962-0076

Fax [] _____

Email nani.cardella@gmail.com

Telephone [310] 962-0076

Fax [] _____

Email nani.cardella@gmail.com

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: 12/2/16

<p>For Office Use Only</p> <p>PLN # <u>2016-00661</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED <u>12/2/16</u></p> <p>DATE SUBMITTALS RECEIVED _____</p> <p>RECEIVED BY (INITIALS) <u>AW</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 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 checked="" 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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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:	1128 N. LOS ROBLES.
2. Property Address:	1128 - 1134 N. LOS ROBLES AVE. PASADENA, CA 91104
3. Date of Original Construction	1924
4. Original Owner	DOMINICK & NANY CARDELLA
5. Architect / Builder:	F. LLOYD.

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.

3 Pictures are attached.

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.



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.

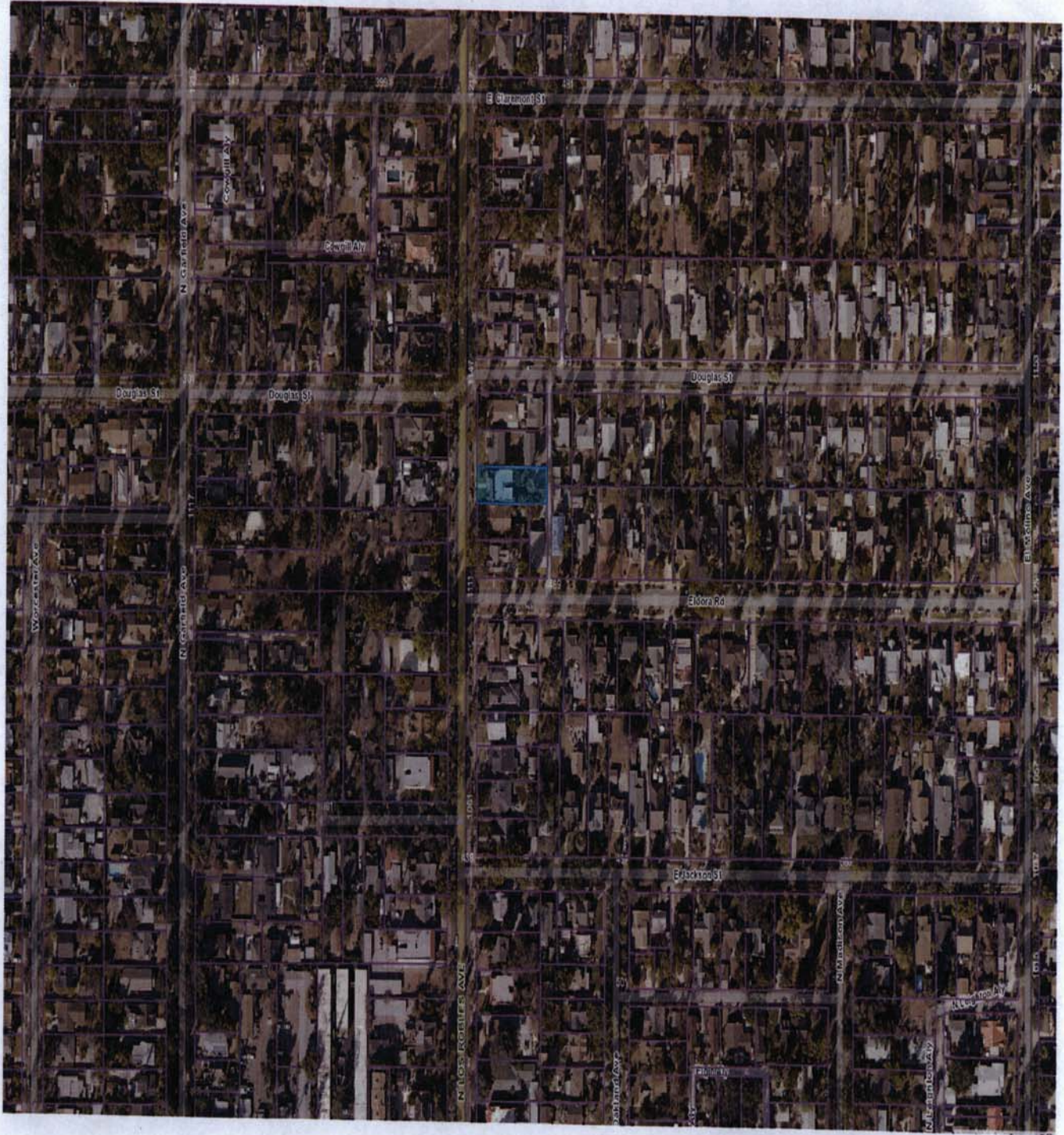
CRITERIA FOR DESIGNATING A LANDMARK TREE	
<input type="checkbox"/>	A. It is one of the largest or oldest trees of the species located in the City.
<input type="checkbox"/>	B. It has historical significance due to an association with a historic event, person, site, street, or structure.
<input type="checkbox"/>	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.

ATTACHMENT B: VICINITY MAP



All Applications Must Be Filled Out by Applicant

(USE INDELEIBLE PENCIL)

2

APPLICATION FOR THE ERECTION OF FRAME BUILDING

CLASS "D"

ZONE _____

Application is hereby made for a permit to construct the building hereafter described at the point hereinafter specified.

(SIGN HERE) J. E. Myers

(Applicant)

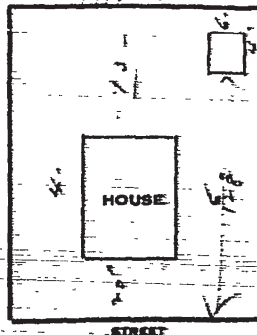
Lot No. 214 Block James Watts tract

Map No. 326
 No. 1128-20-34-35 & Ms Los Robles STREET AVENUE

1. PURPOSE OF BUILDING Sub Dwelling Number of Rooms 16
2. OWNER'S NAME J. E. Myers
3. Owner's Address 1224 No Los Robles
4. Architect's Name _____
5. CONTRACTOR'S NAME E. H. Larson
6. Contractor's Address 1764 West Vernon Ave La
7. ENTIRE COST OF PROPOSED BUILDING, \$ 16750⁰⁰
8. Size of Lot 53 x 170 Size of Building 42 x 27
9. Will Building be erected on front or rear of lot? front
10. NUMBER OF STORIES IN HEIGHT two Height to highest point of roof 28
11. Of what material will FOUNDATION and cellar walls be built? Concrete
12. GIVE depth of FOUNDATION below surface of ground 18 inches
13. Give dimensions of FOUNDATION and cellar wall FOOTINGS 16 inches
14. GIVE width of FOUNDATION and cellar wall at top 8 inches
15. NUMBER and KIND of chimneys None Number of flues None
16. Number of inlets to each flue None Interior size of flues None
17. Give sizes of following materials: MUDSILLS 2x2 Girders and stringers 4x6
 EXTERIOR STUDS 2x4 BEARING STUDS 2x4 Interior Studs 2x4
 Ceiling joist 2x4 Roof rafters 2x6 FIRST FLOOR JOISTS 2x6
 SECOND FLOOR JOIST 2x10 Third floor joist _____ Fourth floor joist _____
18. Specify material of roofing Composition Material for floors Cone - Board

THE FIGURES ON THIS CHART SHOW YOUR SET BACK LINES.

In Zones C, D and E, or Third, Second and First Residence Districts, respectively, no buildings or structures other than fences not exceeding eight (8) feet in height, shall be constructed nearer than four (4) feet to the side line of any lot within one hundred (100) feet of the street to which such side line runs. As used herein, the term "side line" shall mean all boundaries of any lot except the street frontage thereof and the rear line thereof. In the case of lots, the rear lines of which abut on the side lines of any other lot, such rear line shall also be considered a side line for the purpose of this section.



No building or portion thereof or other structure above the mean ground level of the lot upon which it is erected shall be built nearer to the street line of the street on which the lot abuts than the distance from such street to the building line hereby established for the lot on which it stands in the zone or district in permitted, provided, however, that fences not exceeding three feet in height shall not be deemed a violation hereof. Building lines are hereby established as follows:

The setback line includes porches, steps, cornice or any part of the building above the mean ground level.

There must be a clear air space of at least twelve inches under the first floor joist of all buildings (State Housing Law of California.)

IT NO. 5480 Date issued _____



ORIGINAL LOCATION OF JOB
1134 N. Los Robles
 NUMBER STREET
BUILDING ALTERATION
 Permit No. **4072** Final Insp. **JUL 12 1933**
 Department of Building, Pasadena, Calif.
LEGAL DESCRIPTION
 DO NOT FILL IN -- FOR USE OF ASSESSOR ONLY

Map No.
 Size of Lot | Size Bldg. | **JUL 12 1933**
 Height, Feet | Stories | Type | Zone
 | | | **R 2**

Use
 Side | SET BACK Front | Side

Owner Name **Carroll H. Miller**
 Address **1134 N. Los Robles**

Arch Name
 Address

Contractor Name **Peerless Roofing**
 Address **707 N. Laurel V 5**
 Contractor's License No. **4965**

Special Permit No.
 State Clearly All Alterations to Be Made
Tear off garage roof & sides 3-1/2' & back with tile coping

Total Value **4000** Fee **1.00**
 Including labor, material, wiring, etc.
C.M.A.

1939

ORIGINAL LOCATION OF JOB
1134 N. Los Robles
 NUMBER STREET
BUILDING ALTERATION
 Permit No. **5178F** Final Insp.
 Department of Building, Pasadena, Calif.
LEGAL DESCRIPTION
 DO NOT FILL IN -- FOR USE OF ASSESSOR ONLY

Map No.
 Size of Lot | Size Bldg. | Date
 | | | **AUG 11 1933**
 Height, Feet | Stories | Type | Zone
 | | | **R 2**

Use
 Side | SET BACK Front | Side

Owner Name **Mrs. C.M. Miller**
 Address **1134 N. Los Robles**

Arch Name
 Address

Contractor Name **Monarch Roofing Co.**
 Address **500 S. Raymond Ave.**
 Contractor's License No.

State Clearly All Alterations to Be Made
Re-roof Apt. building.

Cost **\$160.00** Fee **2.00**
 Special Permit No. **OP**

BUILDING DESCRIPTION BLANK

House No. 1128 to 1134 Map No. 326

Tract 7. La Grables

Jessie Matts Bank

Lot No. 24 Block No. _____

Examined by _____ Date 12/31/24

BUILDING PERMIT NO. 5485C Hat 48/54

OWNER Edgers #16750

Basement	Living Room ...	bsmt	4	2	3	4	5	attic
ft.x	Bed " ...		2	2				
ft.deep	Bath " ...		2	2				
sq.ft.@	Kitchen		2	2				
Sq. ft. in Drives, etc.	Storage							
	Store		6	6				
	Hardwood Floor							
	Hardwood Fin.							
	Cement Floor..							
	Unfinished							

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single	Flat Hip	Tile	Desk
Double	Gables, Dormers	Cobblestone	Buffet
California	Cup up, Ordinary	Brick, Plaster	Patent Beds
Bungalow	Plain, Gravel	Stone, Wood	Refrigerator
Residence	Tile, Shingle	Plain	Bookcases
Flat	Corr. Iron	Ornamental	Plain
Apartment	Composition		Ornamental
Factory	Slate		
Garage		INSIDE FINISH	
Shed	CONSTRUC- TION	Plain	CONDITION
Barn	Good	Ornamental	Good
Church	Medium	Stock	Medium
School	Cheap	Special	Poor
Store	HEATING	Plaster	24
Storage	Fire Place	Plaster Board	
	Wood, Coal, Oil	B. & B.	
	and Gas Furnace		
	Steam		
	Stove		
FOUNDATION	False Mantel		
Stone	Floor Furnace		
Concrete	Gas Radiators		
Brick	PLUMBING		
Wood	No. of Fixtures	NO. CU. FT.	
		No. SQ. FT.	
EXTERIOR		AT \$	
Bay Windows	Good, Medium	BLDG. COST \$	
1 sty 2 sty 3 sty	Cheap	BSMT COST \$	
Number	Sewer	HEAT COST \$	
Wall Covering:	Cesspool	Out-Buildings	
Plaster, Met Lath	LIGHTING	Drives, Walks, etc.	
" Wood Lath	Gas, Electric	TOTAL COST \$	
Hollow Tile	Good	ASSESSED VALUE \$	
Concrete Brick	Medium		
Reinforced Con- crete	Cheap		
Shakes			
Siding, B & B			
Brick, P or C			
Corr. Iron			

8580

13692

1-30-73 TOTAL

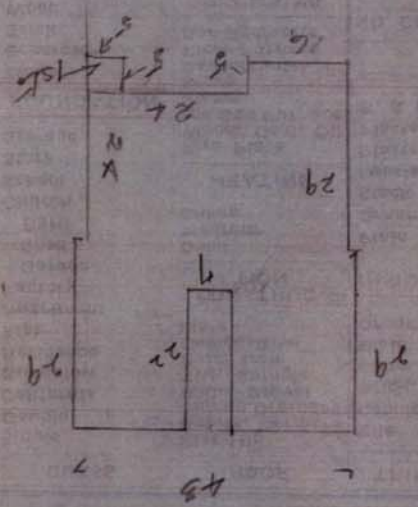
1924

8840 x 95 = 8400

8840 x 837 = 7400

8840 x ~~737~~ 7114 = 6290

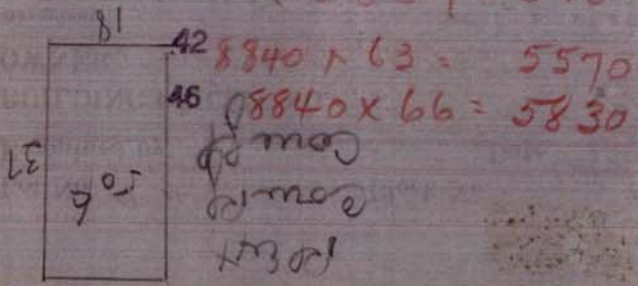
5
20



8840 x 6696 = 5920

8840 x 6277 = 5550

8840 x 5859 = 5180



8840 x 63 = 5570

8840 x 66 = 5830

5830 x 125 = 7290

8840 x 790675 = 6990

8840 x 721875 = 6380

see next sheet

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code **5S1**

Other Listings
Review Code _____ Reviewer _____ Date _____

Page (1) of (2)

Resource Name or #: (Assigned by recorder) **1128-1132 North Los Robles Avenue**

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

a. County **Los Angeles**

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ;

c. Address: **1128-1132 North Los Robles Avenue**

City **Pasadena** Zip **91104**
mE/ _____ mN

d. UTM: (Give more than one for large and/linear resources)

e. Other Locational Data Assessor's Parcel Number **5730-007-004**

P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, and setting)

A steeply pitched cross-gabled roof with composition shingles caps this asymmetrical, Tudor Revival fourplex. Built in 1924, the two-story building is "L" shaped on its main, east-facing elevation, but rectangular with a crenellated parapet and flat roof at the rear. Painted, false half-timbering, an unadorned bargeboard, and an apex pendant decorate the front gable. Smooth stucco finishes most exterior surfaces. Ribbons of four, narrow, wood-framed casement windows with are the primary fenestration on the east elevation. Windows on the remaining elevations are a mixture of wood-framed casement and double-hung sash. Applied molding in low relief over first floor windows and doors enlivens the façade. Concrete steps lead to an open porch, set into the "L", and enclosed by a low, red brick wall. Implied brick buttresses are on either end, with the south buttress supporting one of the brick pedestals of a front gabled portico. Basically a miniature of the main front gable, the portico has decorative half timbering and a pendant at the apex. The portico protects one of four entrance doors, each with Gothic arched openings and solid, wooden doors with four small lights. A wrought iron lamp is between two of the three doors north of the portico. End-wall chimneys, finished in stucco, pierce the gables on the north and south elevations. The broad front lawn is bisected by a concrete entry path. A new wall-mounted mailbox is the only obvious alteration. The building appears in excellent, original condition.

P3b. Resource Attributes: (List attributes and codes) **HP3 - Multiple Family Property**

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)

*View toward north and east elevations
May, 2002*

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both
*1924 - City of Pasadena Building Permit
5480C.*

P7. Owner and Address

*K Harrington Investments LLC
12211 Idaho Ave #305
Los Angeles, CA 90025*

P8. Recorded by: (Name, affiliation, and address)

*Peter Moruzzi
Historic Resources Consultant
2935 Angus Street, Los Angeles, CA 90039*

P9. Date Recorded: *May 2002*

P10. Survey Type: (Describe)
Intensive survey.

P11. Report Citation: (Cite survey report and other sources, or enter "none")

City of Pasadena, Urban Conservation Program "Architectural and Historical Inventory, Survey Area Twelve, Los Robles Corridor," April 1984

Attachments NONE Continuation Sheet District Record Rock Art Record Other (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page (2) of (2)

NRHP Status Code 5S1

Resource Name or #: (Assigned by recorder) 1128-1132 North Los Robles Avenue

- B1 Historic Name:
- B2. Common Name:
- B3. Original Use: *Multiple Family Residence*
- B4. Present Use: *Multiple Family Residence*
- B5. Architectural Style: *Tudor Revival*
- B6. Construction History: (Construction date, alterations, and date of alterations)
February 21, 1924. Dwelling.

- B7. Moved? No Yes Unknown Date: Original Location:
- B8. Related Features:
None.

- B9a. Architect: *Unknown*
- b. Builder. *E.A. Larson*
- B10. Significance: Theme: *Multiple Family Housing* Area: *Pasadena North District*
 Period of Significance: *1924* Property Type: *Multiple Family Property* Applicable Criteria: *C*
(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope Also Address integrity)

This property appears ineligible for the National Register and the California Register because it does not meet the criteria for designation at this level. It does, however, satisfy local criteria and, therefore, appears eligible for local designation as a landmark. The building is a well-executed example of Tudor Revival architecture as applied to a multiple-family development in pre-WWII Pasadena. Characteristic elements of the Tudor Revival style include asymmetry, steeply pitched, cross-gable roof, decorative half-timbering, gothic entres, bands of narrow windows, end-wall chimneys, and brick porch walls and piers. Records indicate that the building was initially valued at \$16,750 with J.E. Gyers as the original owner

North Los Robles Avenue is representative of twentieth century residential development patterns in Pasadena. Single-family residences range architecturally from a few Victorian examples to more plentiful early twentieth century Craftsman, Colonial Revival, and Mediterranean Revival styles. Multiple-family residences date primarily from the 1920s through the 1960s with Mediterranean Revival styles predominating prior to World War II, and less ornate, more Modern designs in the post WWII period. The street is lined with mature trees of many varieties including camphor, oak, and palms. Because the street slopes up to the north, many properties are bordered with retaining walls often with arroyo stone or of concrete. Generous front yard setbacks with broad lawns and landscaping contrast with the denser postwar multiple-family developments built closer to the street.

- B11 Additional Resource Attributes: (List attributes and codes) *HP3 – Multiple Family Property*

- B12 References:

City of Pasadena Building Permits

- B13 Remarks:

- B14. Evaluator: *John Steinmeyer*

Date of Evaluation: *May 23, 2002*

(This space reserved for official comments)

