



PASADENA PERMIT CENTER  
www.cityofpasadena.net/permitcenter

PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 701 LINDA VISTA AVE., PASADENA, CA 91105

Project Name: EVISUN HOUSE

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

Zoning Designation: \_\_\_\_\_ General Plan Designation: \_\_\_\_\_

Valuation (Cost of Project): -0-

APPLICANT / OWNER INFORMATION

APPLICANT NAME: William MEUREN

Telephone 818 640-4789

Address: 701 LINDA VISTA AVE

Fax [ ] \_\_\_\_\_

City PASADENA State CA Zip 91105

Email William.Meuren@scglobal.net

CONTACT PERSON: SAME

Telephone [ ] \_\_\_\_\_

Address \_\_\_\_\_

Fax [ ] \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email \_\_\_\_\_

PROPERTY OWNER NAME: SAME

Telephone [ ] \_\_\_\_\_

Address \_\_\_\_\_

Fax [ ] \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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"/> PRELIMINARY PLAN CHECK                                  |
| <input type="checkbox"/> AFFORDABLE HOUSING CONCESSION OR WAIVER | <input type="checkbox"/> HILLSIDE DEVELOPMENT PERMIT  | <input type="checkbox"/> PREDEVELOPMENT PLAN REVIEW                              |
| <input type="checkbox"/> CERTIFICATE OF APPROPRIATENESS          | <input checked="" type="checkbox"/> HISTORIC DESIGNATION (MONUMENT, LANDMARK, TREE OR SIGN) | <input type="checkbox"/> RELIEF FROM THE REPLACEMENT BUILDING PERMIT REQUIREMENT |
| <input type="checkbox"/> CERTIFICATE OF EXCEPTION                | <input type="checkbox"/> HISTORICAL RESEARCH/EVALUATION                                     | <input type="checkbox"/> SIGN EXCEPTION  |
| <input type="checkbox"/> CHANGES TO APPROVED PROJECT             | <input type="checkbox"/> LANDMARK TREE PRUNING  | <input type="checkbox"/> TENTATIVE PARCEL/TRACT MAP                              |
| <input type="checkbox"/> CONDITIONAL USE PERMIT                  | <input type="checkbox"/> MASTER DEVELOPMENT PLAN  | <input type="checkbox"/> TEMP. CONDITIONAL USE PERMIT                            |
| <input type="checkbox"/> DESIGN REVIEW                           | <input type="checkbox"/> MASTER SIGN PLAN   | <input type="checkbox"/> TREE PROTECTION PLAN REVIEW                             |
| <input type="checkbox"/> DEVELOPMENT AGREEMENT                   | <input type="checkbox"/> MINOR CONDITIONAL USE PERMIT                                       | <input type="checkbox"/> TREE REMOVAL  |
| <input type="checkbox"/> EXPRESSIVE USE PERMIT                   | <input type="checkbox"/> MINOR VARIANCE   | <input type="checkbox"/> VARIANCE  |
| <input type="checkbox"/> FLOOR AREA RATIO (FAR) INCREASE         | <input type="checkbox"/> NEIGHBORHOOD DEVELOPMENT PERMIT                                    | <input type="checkbox"/> VARIANCE FOR HISTORIC RESOURCES                         |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT                  | <input type="checkbox"/> PLANNED DEVELOPMENT ZONE   | <input type="checkbox"/> ZONE CHANGE (MAP AMENDMENT)                             |
|  |   | <input type="checkbox"/> OTHER _____   |

Note: Space for signature is on reverse side

Master Application\_2017-03

**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: *William Meever* Date: 4/19/17

<p><b>For Office Use Only</b></p> <p>PLN # <u>1017-00184</u></p> <p>CASE # _____</p> <p>PRJ # _____</p> <p>DATE ACCEPTED _____</p> <p>DATE SUBMITTALS RECEIVED <u>4-17-17</u></p> <p>RECEIVED BY (INITIALS) <u>DM</u></p> <p><b>FEES</b></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><b>REVIEW AUTHORITY</b></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 type="checkbox"/> CITY COUNCIL</p> <p><b>TAXPAYER PROTECTION</b></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED</p> <p><input checked="" type="checkbox"/> NOT REQUIRED</p>	<p><b>CEQA REVIEW</b></p> <p><input checked="" type="checkbox"/> EXEMPTION</p> <p><input type="checkbox"/> INITIAL STUDY</p> <p><input type="checkbox"/> EIR</p> <p><b>CEQA REVIEW STATUS</b></p> <p><input type="checkbox"/> PENDING</p> <p><input checked="" type="checkbox"/> COMPLETED</p>	<p><b>Design &amp; Historic Preservation:</b></p> <p><b>TYPE OF HISTORIC PRESERVATION REVIEW</b></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><b>TYPE OF DESIGN REVIEW</b></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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**Note:** In addition to this application, a completed Planning Division Master Application Form is also required.

**PROPERTY PROPOSED FOR DESIGNATION**

1. Name of Property:	EVI SUN HOUSE
2. Property Address:	701 LINDA VISTA AVE - 91105
3. Date of Original Construction	1948
4. Original Owner	MR. + MRS. SHONBACH
5. Architect / Builder:	Leland L. EVISON

**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.

FOR ORIGINAL 1948 MID-CENTURY MODERN  
POST + BEAM HOUSE -

SEE ATTACHED BACKGROUND

**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.

<b>CRITERIA FOR DESIGNATING AN HISTORIC MONUMENT</b> (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.

<b>CRITERIA FOR DESIGNATING A LANDMARK</b>	
<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.

This property has been determined eligible for city designation as an individual landmark. \*

## RESOURCE OVERVIEW

**Address:** 701 LINDA VISTA AVE  
**City:** Pasadena  
**Zip Code:** 91105  
**County Code:** 37

**State:** CA  
**County:** Los Angeles

**Historic Name:** Schonbach House  
**APN:** 5707-011-017  
**Building Sq. Ft:** 1393  
**Year Built:** 1948 Documented  
**District:**

**Common Name:** Schonbach House  
**Zoning:** RS4  
**Site Size (Acres):** 0.620  
**District:**  
**Property Status:** Surveyed

**Resource Description:**

This one-story single-family residence is an example of a Modern (Post-and-Beam) style house. With the primary elevation facing south, the house illustrates an L-shaped plan with horizontal massing. The house has a flat roof with wide canopies and exposed, tapered beams. Walls are clad in smooth stucco, horizontal wood plank siding, and partially in wood paneling. Fenestration is asymmetrical and consists of fixed-pane and sliding windows, set within exposed wood beams. The primary entry area is partially visible from the public right-of-way and is made up of a single aluminum entry door with window panels, and an expanse of fixed-pane windows. The house is accented with an exposed foundation and wood appliqué.

**Legal Description:**

MAXONS SUB OF POR OF D1V NO 1 OF THE PASADENA PARK

## RESOURCE DETAILS

**Primary Architectural Style:** International /Modern Style

**Secondary Architectural Style:**

**Architect:** Leland Evison

**Builder:**

**Contractor:**

**Context:**

**Original Owner:** Sanford Schonbach

**Original Use:** Single Family Residence

**Original Location:**

**Demolished:** no

**Notes:**

**Moved:** no

**Date Moved:** n/a

**Designation Date:** n/a



710 Linda Vista--EviSun House



Schonbach 'EviSun' 1948 Mid-Century Modern Home  
701 Linda Vista Ave, Pasadena CA 91105



Architect: Leland L. Evison

Built 1948

**Background**

On a 26,214 sq. ft. lot on the West side of the Rose Bowl, Leland L. Evison designed a post & beam single story home for the Schonbach couple who were active in the local symphony. Mr. Evison designed and had built less than ten other homes of that period and style in the greater Pasadena area that are still standing. Because of their wood composition, many of these homes are sagging and after 70 years need restorative work to maintain their original integrity.

One of the most innovative features of Mr. Evison's design is the inclusion of a natural passive solar heating/cooling design as well as a natural air flow system. His naming of the home "EviSun" was his patent applied for moniker for the home.

710 Linda Vista--EviSun House

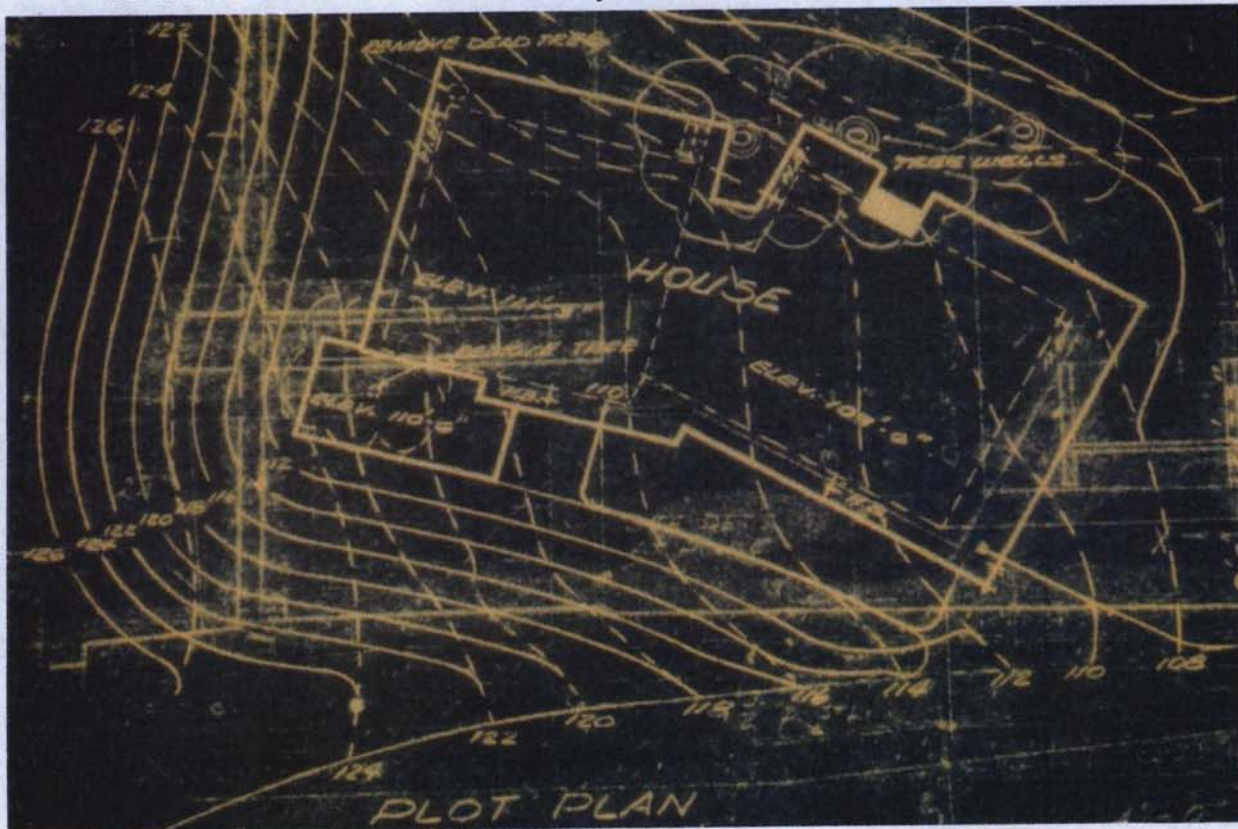


Front entry facing North



South East corner with solar gain

To understand the EviSun house you must understand the topography.



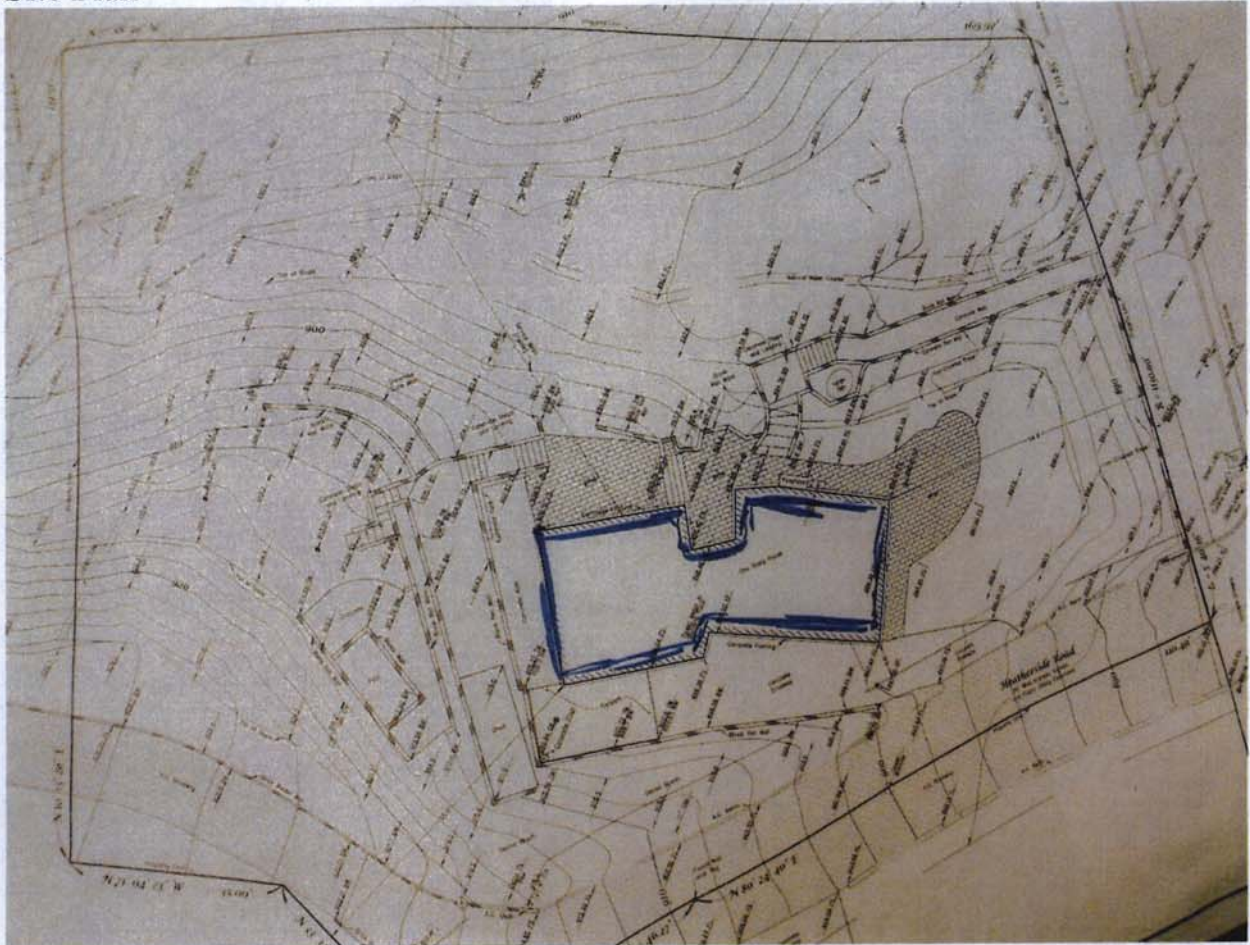
The top shown is the front, facing north into a cool seasonal stream. The bottom is south which allows solar gain in the winter, but is shielded from the hotter summer sun with long eaves and an adjacent hillside barrier. Cooling evening breezes are naturally conducted through the home with a manual venting system.



## 710 Linda Vista--EviSun House



### Site Plan



Looking at the entire site plan, the home borders on Linda Vista Avenue to the East and Heatherside Drive to the South. The seasonal water course is shown above leading into storm drain to the Arroyo. The property drains about 12 acres of hillside above.

*Mr. Evison devised an ingenious system to cool the house in the hot summers. The north side has ground level slatted vents that are opened on the inside with a tilt back plywood door to allow cool air to be pulled into the house when similar vents exhaust hot air from the south side through the ceiling when opened at the same time. The hot air in the house gently exhausts itself thru convection.*



## 710 Linda Vista--EviSun House



The home has radiant hot water heating in the foundation slab. The entire design is one of the early examples of passive solar design. The south side has long overhangs that allow the low southern winter sun to come into the house only at that time of the year. In the summer, the sun is kept out of the house and the foundation slab provides a cooling influence that satisfies without air conditioning.

### Mid-century modern construction style

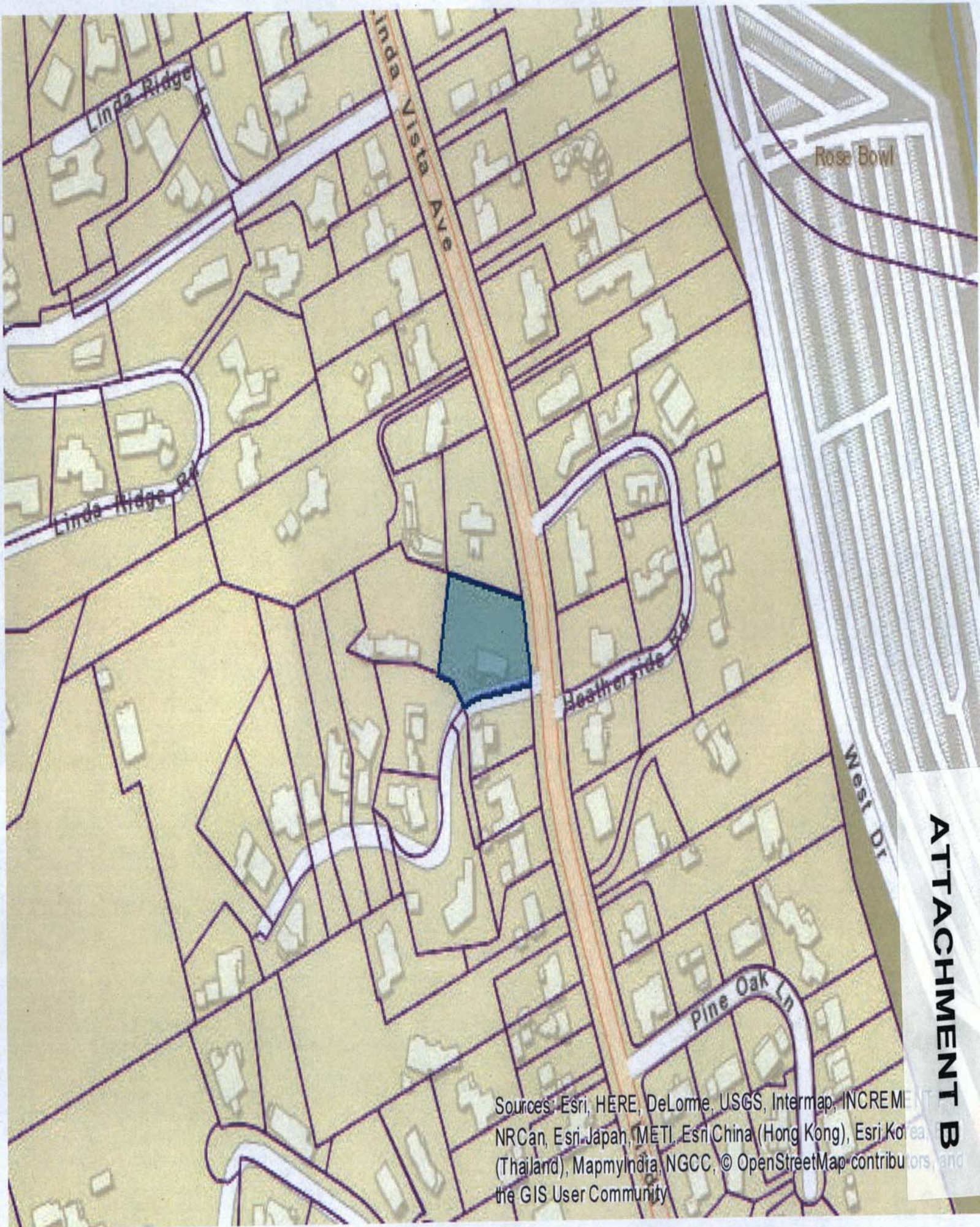


East Elevation

Typical of many homes of this era and style, the EviSun house was designed on four foot modules with large plate glass windows, combed plywood interiors and minimal landscaping due to the older growth California Live Oaks that shelter the home. The post and beam style was enhanced by Mr. Evison with tapered posts & beams, even the moldings are tapered.

The width of the home is spanned with two 4' by 12" beams lapped together and bolted. The cross beams are supported by a steel beam that runs the length of the house from front to back.

There was an addition completed in 2015 that added a master bedroom/bathroom to the rear of the home connected only by a 4' wide stairway. The rest of the home is in its original condition and requires yearly upkeep of the exterior wood finishes and hardscapes. There is no termite damage and the radiant heating only needs boiler updating. Truly, the Schonbach house is one of the significant examples of mid-century modern homes in Pasadena.



Linda Ridge

Linda Vista Ave

Rose Bowl

Linda Ridge Rd

Heather Side Rd

West Dr

Pine Oak Ln

**ATTACHMENT B**

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT  
NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea,  
(Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and  
the GIS User Community

92188-4

**BUILDING DESCRIPTION BLANK**

No. 701 LINDA VISTA St. Ave.

Assessment No. 92188 -4 Map No. 473

Description

Mason's Sub. As per Bk. 3 P. 118 of Maps  
 of Per. Div. 1, Pasadena Park Tract Records of L. A. Co.

Por. of Lots 34 & 35

PERMIT No. 525-K Cost \$ 15000.00 11-17-47

OWNER S. D. SCHONBACH

Basement		Bsmt.	1	2	3	4	5	Alto
ft.x ft.	Living Room		1					
ft.deep	Bed "		3					
cu.ft.@	Bath "		1 1/2					
Sq. ft. In Drives, etc.	Kitchen		1					
<u>1022 @ 100 = 1022</u>	Storage							
<u>1296 @ 40 = 5184</u>	Offices							
	Store							
	Marble Floor							
	Tile Floor							
	Hardwood Floor							
	Hardwood Fin.							
	Cement Floor		5120					
	Unfinished							

RES.

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double California Bungalow Residence	Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle	Plain	Plain
Flat, Apartment Factory	Corr. Iron, Tin Composition		
Garage <u>2 Bays</u> Shed, Barn Church School, Office Store, Storage	Slate, Concrete Asbestos	INSIDE FINISH	CONDITION
FOUNDATION	CONSTRUC. TION	Plain	Good Medium Poor <u>1947</u>
Stone, Brick Concrete, Wood Piers	Good, Medium Cheap		Dep. Rate <u>2%</u>
EXTERIOR	HEATING	BLDG. VALUES	
Bay Windows 1st y 2 sty 3 sty Wall Covering: Plaster, Met Lath Hollow Tile Concrete Brick Reinforced Concrete <u>Plywood</u> Shakes, T. & G. Siding, B & B Brick, P or C Corr. Iron Steel Terra Cotta	Fire Place Gas Furnace <u>IWE</u> <u>RADIANT</u>	NO. SQ. FT. <u>1439</u> @ \$ <u>200</u>	
	PLUMBING	BLDG. COST \$ <u>2878</u>	
	No. of Fixtures <u>9</u>	BSMT. COST \$	
	LIGHTING	HEAT COST \$ <u>250</u>	
	Electric Good, Medium Cheap	PLB. COST \$	
		Out-Buildings <u>52</u>	
		Drives, Walks, etc. <u>153</u>	
		<u>3333</u>	

Report Dated 11-12-48  
 2m 10-7-47  
50970

YEAR DEPRECIATED	DEPRECIATION		ASSESSED VALUE
	1947	1948	1949
1948	P.C.		\$ 3750
49	3333 X 1375		4580
51	3333 X 137028		4630
53	3333 X 132154		4410
55	3333 X 125638		4190
57	3333 X 127294		4250
58	3333 X 131975		4400
60	3333 X 125459		4180
61	3333 X 130734		4360
62	3333 X 128119		4270
68	3333 X 144		4800

WARR PARTS	209
47 X 19 = 209	

OWNER	J. SCHNEIDER
BEHALF OF	24 X 25 = 600
	25 X 28 = 700
	1/2 (4 X 15) = 30
	1/2 (2 X 13) = 13
	1/2 (4 X 7) = 14
	1/2 (4 X 25) = 50
	1439

DESCRIPTION	NO.	DATE	NO.	DATE

ADDRESS

LOCATION OF JOB

*701 Endeavour*

*108*

CITY

STREET

Postal Code

# BUILDING

Department of Building, Pasadena, Calif.

## LEGAL DESCRIPTION

*I*

Map No. \_\_\_\_\_

Block No. \_\_\_\_\_

Lot No. \_\_\_\_\_

Subdivision \_\_\_\_\_

City \_\_\_\_\_

County \_\_\_\_\_

State \_\_\_\_\_

Foundation \_\_\_\_\_

Exterior Walls \_\_\_\_\_

Partitions \_\_\_\_\_

Joists \_\_\_\_\_

Rafter \_\_\_\_\_

Roof \_\_\_\_\_

Chimney \_\_\_\_\_

Fireplace \_\_\_\_\_

Roof Structure \_\_\_\_\_

Signs \_\_\_\_\_

Other \_\_\_\_\_

Inspector's License No. *7172*

	MATERIAL	SIZE
Foundation	<i>Concrete</i>	<i>12" x 12"</i>
Exterior Walls	<i>Brick</i>	<i>8" x 8"</i>
Partitions	<i>Plaster</i>	<i>1/2"</i>
Joists	<i>Wood</i>	<i>2" x 8"</i>
Rafter	<i>Wood</i>	<i>2" x 8"</i>
Roof	<i>Shingles</i>	<i>16" x 32"</i>
Chimney	<i>Brick</i>	<i>8" x 8"</i>
Fireplace	<i>Brick</i>	<i>8" x 8"</i>
Roof Structure	<i>Wood</i>	<i>2" x 8"</i>
Signs		
Other		

Estimated Value *7000*

Inspected by *[Signature]*

Date *7/10*

ORIGINAL

LOCATION OF JOB

701 LINEE LESTE AVE

Permit No. \_\_\_\_\_ Final Insp. \_\_\_\_\_

# BUILDING

Department of Building, Pasadena, Calif.

## LEGAL DESCRIPTION

*[Faded legal description text]*

Height Feet \_\_\_\_\_ Stories \_\_\_\_\_ Type \_\_\_\_\_ Zone \_\_\_\_\_

Side \_\_\_\_\_ SET BACK \_\_\_\_\_ Front \_\_\_\_\_ Side \_\_\_\_\_

Name THE SOUTHERN SOUTHERN  
Address 1700 W. FIFTH ST

Name ...  
Address ...

Name ...  
Address ...

Contractor's License No. ...

Special Permit No. \_\_\_\_\_

	MATERIAL	SIZE
Foundation	<u>...</u>	<u>10' x 10'</u>
Exterior Walls	<u>...</u>	<u>...</u>
Partitions	<u>...</u>	<u>...</u>
Joists	<u>...</u>	<u>...</u>
Rafters	<u>...</u>	<u>...</u>
Roof	<u>...</u>	<u>...</u>
Chimney	<u>...</u>	<u>...</u>
Fireplace	<u>...</u>	<u>3'0" x 2'0"</u>
Roof Structures	<u>...</u>	<u>...</u>
Signs	<u>...</u>	<u>...</u>
Fences	<u>...</u>	<u>...</u>

Building Application Fee No. ...

Total Value 15000  
including labor, materials, wiring, plumbing, etc. Fee ...

701 Linda Vista Pasadena

# BUILDING ALTERATION

Permit No. 57725 Final

Department of Building, Pasadena, Calif.

Val. of  
 Work  
 \$15,000  
 Total Cost  
 \$15,000  
 Date  
 12/15/54

Owner  
 Frank H. Jones  
 701 Linda Vista  
 Pasadena, Calif.

Arch.  
 None

Contractor  
 Monahan Roofing & Ins. Co.  
 511 So. Fair View Ave.  
 Pasadena, Calif.

State of California, Department of Building, City of Pasadena, California

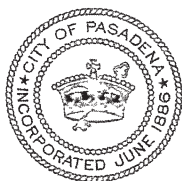
Scope of Work: Remove old roof and install new roof with insulation. Finish with 2x6 joists spaced 24" on center. Seal off with 4" insulation - apply white wash.

Date of Issue: 12/15/54

H. A. No. 57725  
 Value \$15,000  
 Fee \$3.00

Approved: [Signature]





PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

July 24, 2013

William Meurer  
701 Linda Vista Avenue  
Pasadena, CA 91105

**NOTICE OF DECISION - CERTIFICATE OF APPROPRIATENESS – New Addition**

701 Linda Vista Avenue (Schonbach House)

Case #PLN2013-00222

Council District 6

Dear Mr. Meurer.

Acting under the provisions of Chapter 17.62 of the Pasadena Municipal Code, the staff of the Design & Historic Preservation Section has reviewed your application for a Certificate of Appropriateness for the construction of a new addition at the property located at 701 Linda Vista Avenue. This review was conducted in accordance with category two review procedures in §17.62.090 (E) of the Zoning Code; the controlling guidelines for the review are the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*. The plans and photos accompanying this application were received on May 16, 2013, and an additional section drawing was submitted on July 12, 2013.

In its decision, the staff:

1. Finds that the proposed project is categorically exempt from the California Environmental Quality Act, Article 19 §15301 (Class 1, Existing Facilities).
2. Finds that the project, **complies** with the *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*; and
3. Based on these findings, **approves** the application for a Certificate of Appropriateness with the following **conditions**:

**Conditions:**

1. The posts and beams of the existing carport shall remain intact and shall be incorporated into the addition at that location. Any notations on the drawings showing modification of the roofline shall be removed prior to issuance of a building permit.
2. Prior to issuance of a building permit, the drawings shall be revised to remove notes that indicate replacement of existing solid panels with fiber-cement panels.

## **BACKGROUND**

This one-story International/Modern (Post-and-Beam) style single-family residence was designed in 1948 by architect Leland Evison. The character-defining architectural features of the building are flat roofs with wide canopies, exposed and tapered beams and posts (the latter with concrete bases), wood-framed solid panel base walls, wood panel siding, horizontal wood louvers, and an exposed concrete foundation. The property has been surveyed and determined eligible for city designation as an individual landmark, but has not been officially designated.

The project that is subject to review of an application for Certificate of Appropriateness involves construction of a 94-square-foot addition along the south side of the house, enclosing approximately half the width of the existing open carport. The addition will utilize the existing roof of the carport and will include new support posts in the center while retaining the original support posts at the southern end. The new walls will respond to the existing design of the house such that the bays between the support posts will have transom windows with a framed solid wall below. Rather than the existing panel system (the exact material of which is unknown, except that it contains asbestos), the solid wall will be a fiber-cement panel system. The south elevation also has a note indicating that the base walls on the existing portion of the house are to be changed to fiber-cement panels; however, the owner has indicated that this is an error. A condition of approval requiring removal of this note has been included.

It should be noted that, although the south side of the house faces a street (Heatherside Road), due to changes in elevation, the existing carport area is not visible from the street. The project also includes a larger addition to the rear of the house, connected by a narrow enclosed hallway, which is not subject to this review. The following design guidelines apply to the project:

### **Secretary's Standards**

- Standard #2: *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property should be avoided."* & Standard #5: *"Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."* The proposed addition will not remove or alter character-defining architectural features of the property. Although a portion of the original carport will be enclosed, the remaining portion will continue to be evident.
- Standard #9: *"New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."* The proposed addition will not remove or alter character-defining features of the property. The differentiation of the new addition from the existing structure is achieved by using modern windows and fiber-cement panels, which are compatible but differentiated from the existing house.
- Standard #10: *"New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired"* The future removal of the new addition will not impair the essential form and integrity of the property. The original roof beams and support posts will remain intact.

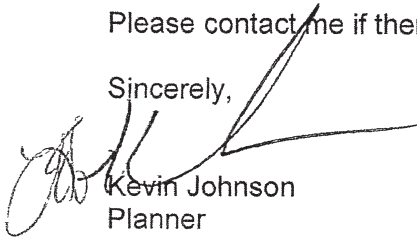
Effective Date	Appeal	Call for Review
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This decision becomes effective on **Tuesday, August 6, 2013**. Before the effective date, the City Council or Historic Preservation Commission may call for a review of this decision. In addition, you or any person affected by this decision may appeal it to the Historic Preservation Commission before the effective date by filing an application for an appeal with \$257.50 all inclusive fee (window #4, Permit Center). Appeals must cite a reason for objecting to a decision. 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 **Monday, August 5, 2013**.

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 decision

Sincerely,

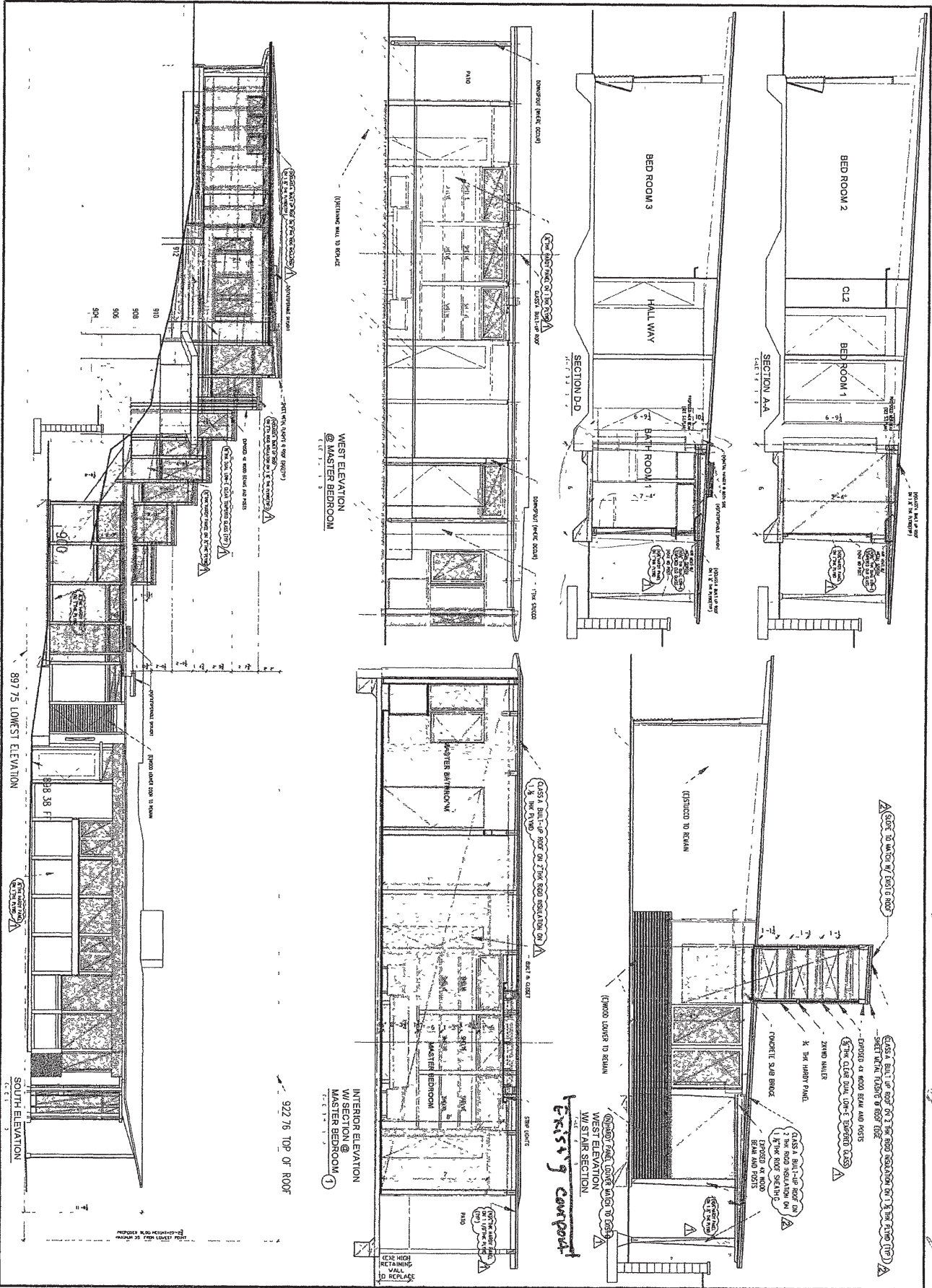


Kevin Johnson  
Planner  
Design and Historic Preservation Section  
E-mail: kevinjohnson@cityofpasadena.net  
Phone: (626)744-7806

Attachments: Site Plan, Elevations, Existing Photos

cc: Tidemark; address file; chron file; City Clerk; Mayor and City Council; Historic Preservation Commission; District 6 Field Representative

*Don's Deck*  
*Done*  
*6/18*  
*18*  
*18*  
*18*



**CORRECTION**

060313	
061413 C O	

**SOUTH & WEST ELEVATION W/ SECTION A-A**

**ADDITION & REMODELING @ S.F.D.**  
 701 Linda Vista Ave. Pasadena CA 91105

**GUS DUFFY ARCHITECT**

061813	TRUCK
701 Linda Vista Ave	TRUCKING LICENSE
A-2	



CORRECTION  
 060313  
 061413 C O

PROPOSED  
 SITE PLAN

NEW 2-CAR  
 LISTENED  
 GARAGE @ S.F.D.  
 701 Linda Vista Ave. Palmdale CA 91306



GUS  
 DUFFY  
 ARCHITECT

DATE: 061913  
 DRAWN: THOMAS LEE

701 Linda Vista Ave.

A-0

- LEGEND
- Proposed New 625 s.f. Living Area Addition
  - Proposed 21 s.f. Remodel
  - Proposed New 480 s.f. 2-Car Garage

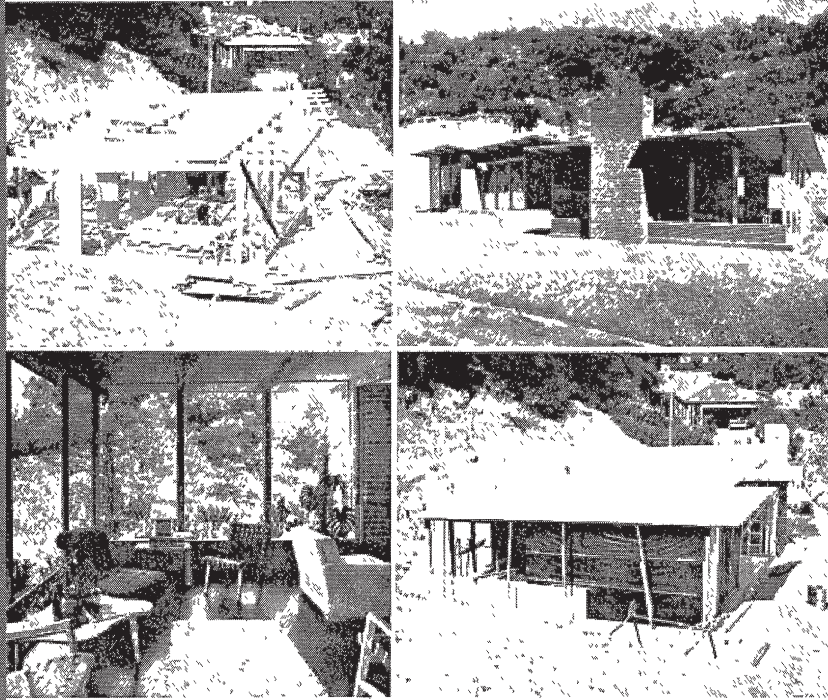
PLOT PLAN  
 SCALE 1/8" = 1'-0"

**701 Linda Vista Avenue  
Existing South and East Elevations**



**701 Linda Vista Avenue  
Existing Carport**





## PREFABRICATED SOLAR HOUSE

LELAND L. EVISON  
architect

This structural system is the result of a development of prefabrication for residential work, involving the use of some method other than a series of panels employed for both closure and structure. The skeleton construction incorporates panels which will span 4 feet for roof structure and 4 feet for side wall to take wind and quake loads. The panel material was specified not only for strength, but also for appearance, insulation and water resistant qualities. The roof is one continuous membrane of this material to which composition roofing is applied directly on the top side.

A second important consideration was the use of the solar principle involving an exposure to the South or the Southeast, and an over-hang which permits utilization of the winter sun at the right period of the season. In the current and subsequent models, glass will extend up between roof panels, eliminating stops and giving feeling of uninterrupted ceiling to the outside soffit.

A third consideration was the placement of a central structural wall to divide the house into sections of important rooms and lesser rooms—important rooms being, of course, living and bedrooms, and the others, dinette, kitchen, service entry, bath, etc.

This suggested that the high portions of the roof be to the south, giving space to the important rooms, and low ceilings in the lesser rooms. This structural wall consists of a series of aligned hollow-cored structural panels which resist wind and quake laterally. These are spaced eight feet on center and support a steel angle spandrel which, in turn, supports immediate rafters. Anchored to this angle are cross bracing steel straps, which tie into the concrete and give longitudinal stability to the structure.

It can be seen that the structure is completely stable without any closure. From this point on composition, glass, or wood may be used in any proportion to enclose the house; or if open areas are desired, no closure is required for structure.



photographs by Frederick L. Richards