

ATTACHMENT A

873 NORTH HILL AVENUE VICINITY MAP



ATTACHMENT A

ATTACHMENT B

ATTACHMENT B



PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

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:	PINE HILL
2. Property Address:	873 N. HILL AVE PASADENA, CA 91104
3. Date of Original Construction	1913
4. Original Owner	
5. Architect / Builder:	SYLVANUS MARSTON

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.

A 2 STORY, COLONIAL HOME, ARCHITECTED BY SYLVANUS MARSTON IN 1913. THE HOME, ALSO NAMED "PINE HILL" BY THE ORIGINAL OWNER, IS NOTED IN THE PUBLISHED BOOK SYLVANUS MARSTON: PASADENA'S QUINTESSENTIAL ARCHITECT. BY KATHLEEN TUTTLE.

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 checked="" 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.

BUILDING DESCRIPTION BLANK FORM NO. 1
 THE JOINT BUREAU OF APPRAISAL—LOS ANGELES, CITY & COUNTY

15781

No. 873 N. Hill St. Ave. Pl.

Tract Salton Villa in Grogan Tr.

Lot No. S. 4th. of 2 and all 3 Block No. 171

Examined by H Date 7/2

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Gas Furnace	Stons, Wood
Bungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Mat. Lath	Stove	Ornamental
Flat	" Wood Lath		INSIDE FINISH
Apartment	Shakes, Rustic	PLUMBING	Plain
Out Building	Siding, Board	No. of Fixtures	Ornamental
Garage	and Batten		Stock
Shed	Corr. Iron		Special
Barn	ROOF		BUILT IN FEATURES
Church	Flat, Hip	Good, Medium	Buffet
School	Gables, Dormers	Cheap	Patent Beds
Shpp	Cut up, Ordinary	Sawer	Refrigerator
Storage	Plain	Cesspool	Bookcases
	Tile, Shingle	LIGHTING	Plain
	Fin, Gravel	Gas, Electric	Ornamental
	Composition	Good	CONDITION
FOUNDATION	CONSTRUCTION	Medium	Good
Stone	Good	Cheap	Medium
Concrete	Medium		Poor
Brick	Cheap		
Wood			

OCCUPANCY		LIVING ROOM	BED	BATH	KITCHEN	STORAGE	HARDWOOD FLOOR	HARDWOOD FIN.	CEMENT FLOOR	UNFINISHED	BSMT	1	2	3	4	5	ATTIC	
Owner, Rented, Vacant	Rent Paid \$ Per Mo.																	
Owner, Rented, Vacant																		
Basement																		
ft. x ft.																		
ft. deep																		
cu. ft. @																		
Lot Grade																		

Remarks:

OWNER: Walter S. Adams

EACH SQUARE EQUALS 10 FEET										BLDG. VALUES	
										CLASS	2
										No. SQ. FT.	3162
										AT \$	1290
										BLDG. COST \$	6008
										BSMT. COST \$	132
										HEAT COST \$	135
										TOTAL COST \$	6480
										PER CENT DEP.	100
										DEP. VALUE \$	6588
										PER CENT UTILITY DEP.	
PRESENT VALUE \$											

$$6488 \times \frac{13}{725} = 4700$$

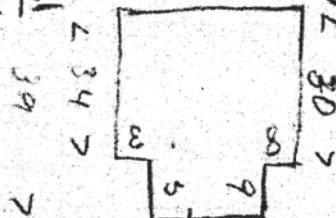
1913
546

$$6488 \times 67 = 4380$$

97

$$6488 \times \frac{13}{171} = 3770$$

$$6488 \times 4812 = 3120$$



$$6488 \times 4394 = 2850$$

$$38 \quad 6488 \times 3975 = 2580$$

$$40 \quad 6488 \times 3557 = 2310$$

$$42 \quad 6488 \times 3825 = 2480$$

$$46 \quad 6488 \times 3575 = 2320$$

$$2320 \times 125 = 2900$$

$$47 \quad 6488 \times 4125 = 2680$$

$$49 \quad 6488 \times 34375 = 2230$$

$$50 \quad 6588 \times 34375 = 2260$$

$$51 \quad 6588 \times 58754 = 3870$$

$$53 \quad 6588 \times 55881 = 3680$$

$$55 \quad 6588 \times 53122 = 3500$$

$$57 \quad 6588 \times 53854 = 3550$$

$$58 \quad 6588 \times 55802 = 3680$$

$$60 \quad 6588 \times 52047 = 3490$$

$$61 \quad 6588 \times 65778 = 4330$$

$$62 \quad \del{6588 \times 64412 = 4250}$$

$$68 \quad 6588 \times 76 = 5010$$

$$71 \quad \text{Round OK} = 35000$$

All Applications Must Be Filled Out by Applicant

Use Ink or Indel. Pen

Fire District _____

PLANS AND SPECIFICATIONS and
Other Data Must Also Be Filed

OFFICE OF BUILDING INSPECTOR

3 Application to Alter, Repair or Demolish

Application is hereby made to the Building Inspector of the City of Pasadena for the approval of this detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provision of the building ordinances and state laws shall be complied with in the alteration of said building, whether herein specified or not. It is also understood that the granting of a permit on this application does not grant any right or privilege for the alteration, repair or demolition of the building herein described, on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is, or may hereafter be prohibited by ordinance of the City of Pasadena.

(SIGN HERE)

F. L. PETREGUIN

Lot No. PT 2 223

Block _____

Sutton Hill

South

No. 873 N° HILL

Map No. 104

STREET AVENUE

873 N. HILL

1. Owner's Name WALTER S ADAMS
2. Owner's Address " "
3. Architect's Name _____ Address _____
4. Contractor's Name F. L. PETREGUIN
5. Contractor's Address 1361 - EMOUNTAIN ST
6. Entire cost of the Proposed Improvements, \$ 600.00
7. Purpose of the Building ADD BATH ROOM AND SCREEN PORCH
8. Class of Building T.C.E.S. No. of Stories in Height 2
9. Size of New Addition 4 x 6 Material of Foundation BRICK
10. Depth of Foundation 20 Size Footing 8x16 Size of Wall 12
11. Size of Exterior Studs 4 x 6 Interior Studs 2 x 4
12. Size of Mud Sills 2 x 6 Bearing Studs 2 x 6
13. Size of First Floor Joist 2 x 8 Second Floor Joist 2 x 10
14. Ceiling Joists 2 x 4 Roof Rafters 2 x 12
15. Specify Material of Roofing Tin
16. Number and Kind of Chimneys None Size of Flues None

FOR CLASS "C" BUILDINGS FILL IN THE FOLLOWING:

17. Of what material will walls be constructed? Redding
18. Are there any buildings within 30 feet of the new addition? No
19. Give thickness of exterior walls:

Basement _____	1st story _____
2nd story _____	Fire Wall _____
20. Specify material of beams, girders and columns _____

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

add about a 4x6 corner to face on
log in present corner
on 2nd floor cut 1-6" out of a bed room and
add a bathroom taking in this addition

PERMIT NO. 7219 Date Issued _____

192 _____

Application Received _____

W. L. E.

873 No Hill

BUILDING ALTERATION

Permit No. _____ Final Insp. _____
Department of Building, Pasadena, Calif.

Lower & Toilet

Owner **MS. ADAMS**
Address **873 No Hill**

Contractor **L. P. Hayward & Son**
Address **507 No Mission**
Contractor License No. **91896**

Special Permit No. _____
State Clearly All Alterations to Be Made
**Place Toilet in
Dressing Room.
Range built into
-Wall Shower.**

Building Application Fee No. _____
700.00 PER !
Approved **[Signature]**

CITY OF PASADENA

— CODE ENFORCEMENT DIVISION

100 N GARFIELD AVE RM 103 PASADENA CA 91101 7215 PHONE 818 405 4200

AGREEMENT OF COMPENSATION

I hereby agree that I will be compensated for the services rendered by me as a Licensed Professional Engineer in the performance of the duties of the position of _____ as set forth in the attached Compensation Schedule of the City of Pasadena.

Policy No. _____

Certified copy of these minutes

Certified copy of the minutes of the Building Department meeting

Date _____

CERTIFICATE OF EMPLOYMENT AND COMPENSATION

This section need not be completed if the permit is for a building project. It is only to be completed if the permit is for a building project and the applicant is a person who is not an employee of the City of Pasadena.

Date _____

NOTICE TO APPLICANT: After making the Certificate of Employment and Compensation subject to the Access Compensation provisions of the Labor Code, the applicant must comply with such provisions of the Labor Code as may be required.

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 2, commencing with Section 7000 of Division 3 of the Business and Professions Code and the license is in full force and effect.

License Number _____

Contractor _____

I am exempt from the licensing requirements of the Business and Professions Code as a professional engineer acting in my professional capacity for the Business and Professions Code.

Date _____

... I hereby agree that I will be compensated for the services rendered by me as a Licensed Professional Engineer in the performance of the duties of the position of _____ as set forth in the attached Compensation Schedule of the City of Pasadena.

... I hereby affirm that I am licensed under provisions of Chapter 2, commencing with Section 7000 of Division 3 of the Business and Professions Code and the license is in full force and effect.

... I am exempt from the licensing requirements of the Business and Professions Code as a professional engineer acting in my professional capacity for the Business and Professions Code.

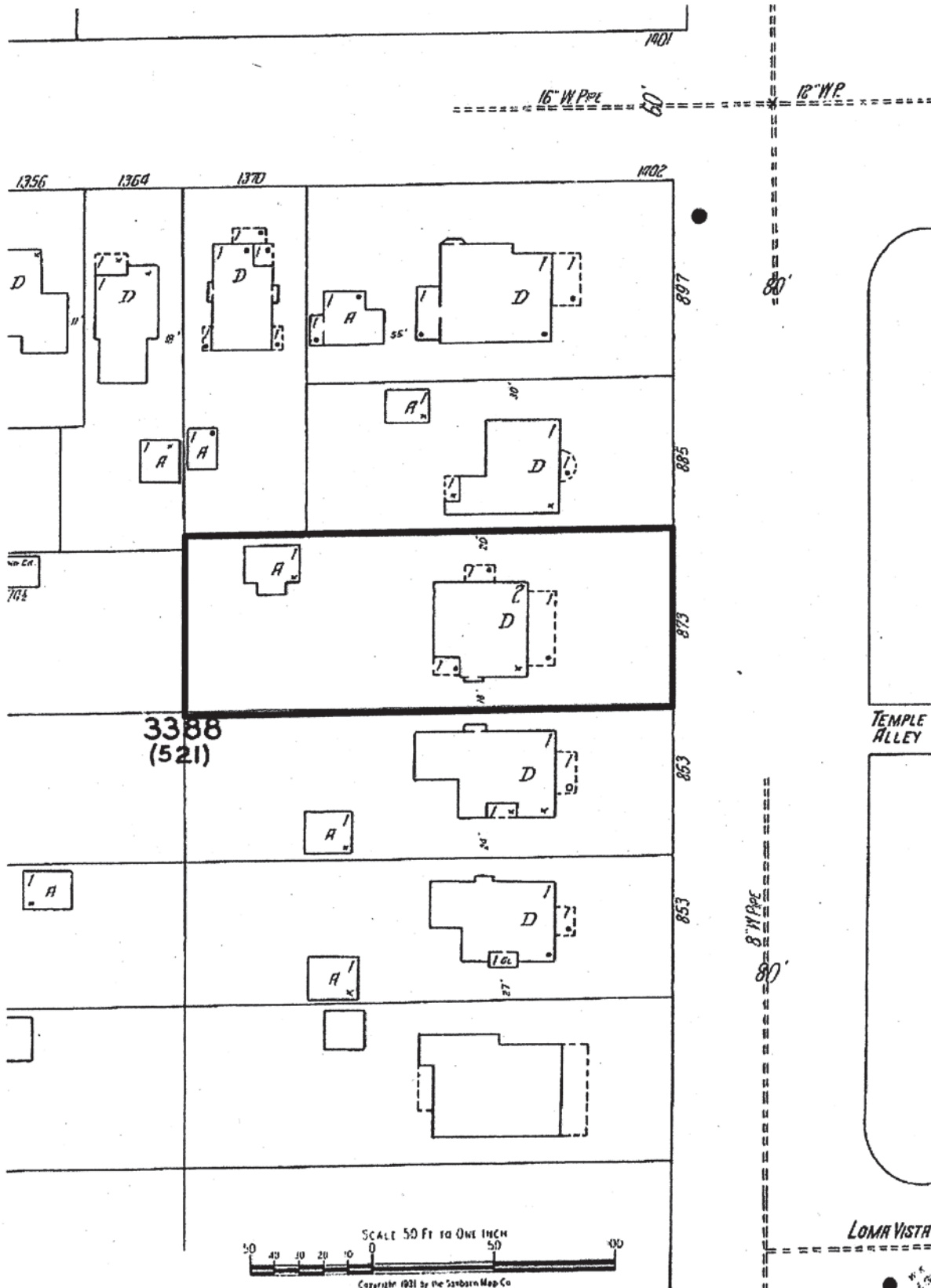
Date _____

JOB ADDRESS 873 N HILL AU				RECEIPT NO. 118749H2	DATE 01/28/88	PROJECT 01119185
USE OF PERMIT CHIMNEY REPAIR AS PER CITY STANDARD.						
OWNER DIAL				TRACT NAME SLITTING VILLA S 4 FT OF LOT 2 A		
ADDRESS 873 N HILL AU				MAP	LOT #	ZONE
CITY PASADENA	STATE CA	ZIP CODE 91104	PHONE	758	S-1	S-2 R38 MOD CONSTR
APPLICANT DIAL				BUILDING \$56.47		
CONTRACTOR SYLVIUS GREG GENERAL CONTRACTOR						
ADDRESS 1745 LAKE AU						
CITY GLENDALE	STATE CA	ZIP CODE 91201	PHONE 818-794-2407			
LICENSES 443627 B						
ARCHITECT/ENGINEER						
ADDRESS						
CITY	STATE	ZIP CODE	PHONE	COUNTER AMT PAID BY Check	FEE:	873.17

Construction Tax	BUILDING	TOTAL FEES	\$16.20
S. M. I. P. tax		TOTAL FEES	1.50
BUILDING		TOTAL FEES	\$56.47
Current Valuation	1,500 Current Review Fee	Fee	16.50
Processing Fee		Fee	59.97
Building Fee			

FILE

ORIGINAL



SCALE 50 FT TO ONE INCH
 Copyright 1931 by the Sibley Map Co

TEMPLE ALLEY

LOMA VISTA