



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

February 1, 2022

Natalia Hudson  
1118 North Allen Avenue  
Pasadena, CA 91104

Via email: [natalia@nataliahudson.com](mailto:natalia@nataliahudson.com)

**NOTICE OF DETERMINATION: Historic Resource Evaluation**  
**1118 North Allen Avenue**  
Case #: DHP2021-00114

Council District 2

Dear Ms. Hudson:

Acting under the provisions of Section 17.62.040 of the Pasadena Municipal Code (PMC), the staff of the Design & Historic Preservation Section has conducted a Historic Resource Evaluation of the above-referenced address in response to your request. Based on the information available to staff, the Mount Olive Lutheran Church appears to be eligible for landmark designation. This determination is based on the evaluation below:

**PROPERTY DATA:**

<b>1. Date of construction:</b>	1930	<b>2. Original architect:</b>	Frederick Kennedy, Jr.	
<b>3. Architectural style:</b>	Mission Revival	<b>4. Original builder:</b>	J. Fred Volz	
<b>5. Is property included in historic resources survey?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>6. If yes to above indicate survey name &amp; date:</b>	N/A	<b>Survey rating:</b>	N/A	
<b>7. Previous survey evaluation still apply? If no, please indicate why not:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No N/A			
<b>8. Applicable historic context:</b>	Period Revival Architecture (1915-1942)			
<b>9. Known historical events or development trends with which the property is associated:</b>	N/A			

**INTEGRITY ASSESSMENT:**

Pursuant to Zoning Code Section 17.62.040.A, a property must retain integrity to be eligible for historical designation. Based on the available and legible permit history in the City’s records (see Attachment A for copies of relevant permits for publicly visible exterior alterations), as well as visual inspection of the property, the following alterations are evident on the building:

<input type="checkbox"/>	Changes to openings	<input type="checkbox"/>	Modification or infill of front porch/entry
<input type="checkbox"/>	Replacement windows	<input checked="" type="checkbox"/>	Addition to front of building
<input type="checkbox"/>	Replacement doors	<input type="checkbox"/>	Second-story addition over original one-story volume
<input type="checkbox"/>	Removal of architectural details	<input type="checkbox"/>	Exterior cladding covered or replaced
<input type="checkbox"/>	Modification of roof form or materials	<input type="checkbox"/>	Building has been relocated

As noted above, although a 1,920-square-foot addition was constructed at the south end of the church building in 1951 and a street-facing utility structure was added at the southwest corner of the property at a later date, the design of the addition and auxiliary structure are compatible with and visually differentiated from the original portion of the building. Furthermore, the original building has not been substantially altered from its original appearance and, therefore, retains integrity of location, design, setting, materials, feeling, workmanship, and association. As such, the property may be eligible for landmark designation under one or more of the criteria listed in Zoning Code Section 17.62.040. See further analysis of the designation criteria below.

**ARCHITECTURAL ANALYSIS:**

See attachment B for photographs of the building and property. As noted above, the building was constructed in 1930 to a design by Frederick Kennedy, Jr., was built by J. Fred Volz, and is an example of the Mission Revival architectural style. Staff evaluated the architectural significance of the property according to the registration requirements outlined in the Period Revival Architecture Historic Context Report and has determined that the property meets the criteria for landmark designation as a significant example of the Mission Revival architectural style and as a work of Frederick Kennedy, Jr., a notable architect who designed numerous important Period Revival buildings in Pasadena during the 1920s and 1930s.

**CONCLUSION:**

Based on the evaluation above, the above referenced property meets the criteria for designation as a landmark under Criterion C as a notable example of Mission Revival architecture and as a significant work of architect Frederick Kennedy, Jr.

**Incentives:**

As an eligible historic resource, the use of the State Historical Building Code is allowed. If a property is designated as a landmark or a contributing structure to a landmark district, it will become eligible for additional incentives for preserving historic resources, including reduction of building permit fees and construction tax for certain projects, and eligibility for the Historic Property Contract Program (Mills Act) which provides a reduction of property taxes for performing specified maintenance and rehabilitation work.

**Review Procedures for Demolition and Major Projects:**

Because the building appears to be an eligible historic resource, demolition or major projects affecting the building will require submittal and review of an application for Certificate of Appropriateness, pursuant to the Category Two review procedures found in PMC Section 17.62.090.E.2. A finding of consistency with the Secretary of the Interior’s Standards for Rehabilitation will be required to be made in order to approve the proposed project. A list of the types of projects that are considered to be major projects can be found in PMC Section 17.62.030.U.

**Alternative Evaluation:**

This evaluation was conducted based on the available evidence and observation of the exterior of the building. If major changes are proposed to the exterior of this building or it is proposed to be demolished as part of a larger development project, you may wish to hire a qualified professional architectural historian to conduct additional analysis or a more in-depth study of the potential historical significance of the property and the potential impacts of its demolition or modification.

Effective Date	Appeals	Call for Review
----------------	---------	-----------------

**The last day to file an appeal is Friday, February 11, 2022.** This decision becomes effective on **Saturday, February 12, 2022.** Prior to 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 **before the effective date** by filing an application for an appeal with a \$73.13 all-inclusive fee. Appeals must cite a reason for objecting to a decision. Please note that appeals and calls for review are conducted as *de novo* reviews, meaning that the lower decision is set aside and the entire application is reviewed as a new proposal.

Please contact **Kevin Johnson, Principal Planner** at [kevinjohnson@cityofpasadena.net](mailto:kevinjohnson@cityofpasadena.net) if there are any questions regarding this determination.

Sincerely,



David M. Reyes  
Director of Planning & Community Development

Attachments:

- A. Permit records
- B. Photographs of property
- C. Photographs of surrounding properties

Cc: Address file; Energov Case; City Manager; City Clerk; City Council; Council District 2 Liaison; Historic Preservation Commission; Director of Planning & Community Development



ADDRESS 1118 North Allen Regot

OWNER Mt. Olive Lutheran Church

ELECTRICAL CONTRACTOR Altadena Elec. Co.

LIGHT  1 PH. 3 PH. TEMP. PERM. O. N. U. G. REQUIRED DATE 45 days

SIZE MAIN SW. 100 METER SIZE 50 SERVICE SIZE 6 B

UNDERGROUND FROM \_\_\_\_\_ OVERHEAD FROM POLE 10/17 HP

LOAD: Now service drop to 3' south of window on east side to bracket  
This one meter to supply all the load of old service to  
Church  
Remove service to Church also meter No. 02467 - Meter outside  
east side

TOTAL LOAD 70 A load

SERVICE LOCATION BY Frazor LOAD BY \_\_\_\_\_ DATE 4-25-51 (OVER)

JOB ADDRESS  
1118 N. ALLEN AVE.

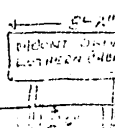
NUMBER \_\_\_\_\_ STREET \_\_\_\_\_

APPLICATION FOR A  
**SIGN PERMIT**

DEPARTMENT OF BUILDING, PASADENA, CALIF.

ENGINEER Mt. Olive Lutheran Ch TEL. NO. \_\_\_\_\_  
1118 N. ALLEN AVE.

CONTRACTOR ALTADENA ELECTRIC CO. STATE LIC. NO. \_\_\_\_\_  
PASADENA, CALIF.

DESCRIPTION AND SKETCH  
  
 Plan check fees are for building permit only. If not commenced within 90 days, applicant for 90 day extension must pay \$100.00 per 90 days. If not commenced within 180 days, applicant for 180 day extension must pay \$200.00 per 180 days.

VALUATION \$ 500.00

LEGAL DESCRIPTION LOT 29 E WEST 30 E 31

TRACT NO. 7703

USE C-1 VARIANCE NO. 711 APPEAL NO. \_\_\_\_\_

ACCESSORY SIGN  OUTDOOR ADVERTISING   
 (Advertising dealing with goods or activity on the premises.) (Advertising NOT connected with the sign it connects.)

GROUND SIGN  MARQUEE SIGN  WALL SIGN   
 ROOF SIGN  PROJECTING SIGN  COME SIGN

BUILDING & ELECTRIC FEE

1 BALLASTS OR TRANSFORMERS	2.00
ELECTRICAL ISSUING FEE	2.00
PLAN CHECK FEE	5.00
PERMIT FEE	5.00
TOTAL FEE	9.00

NOTES: THE U. I. APPROVAL DECAL SHALL BE EXPOSED FOR ELECTRICAL INSPECTOR AT TIME OF INSPECTION.  
 I have carefully read and examined the above application and know the same to be true and correct. All provisions of laws and ordinances regarding this type of construction shall be complied with whether specified therein or not. The person shall be employed in violation of the Labor Code of the State of California.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT \_\_\_\_\_

PERMANENT

2

PLAN CHECK VALIDATION

CE. M. O. CASE

ORIGINAL LOCATION OF JOB 400

NUMBER 1118 N. ALLEN STREET \_\_\_\_\_

**BUILDING ALTERATION**

Permit No. \_\_\_\_\_ Final Dec. 18 1951

Department of Building, Pasadena, Calif.

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY  
Lot: 29 E 30 E 31  
7703

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

Size of Lot \_\_\_\_\_ Size Bldg. 1230 sq. ft. JAN 31 1951

Height, Feet \_\_\_\_\_ Stories \_\_\_\_\_ Type \_\_\_\_\_ Zone C

Use CHURCH BLDG.

Side Front Rear Side

Owner Name Mt. Olive Lutheran Ch  
 Address \_\_\_\_\_

Eng. Arch. Name NORMAN F. JONES  
 Address 2110 F. C. ALVAREZ

Contractor Name JONES & GLOFF  
 Address \_\_\_\_\_  
 Contractor's License No. 50548

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

State Clearly All Alterations to Be Made  
add 192 sq ft  
to existing church bldg  
at 1118 N. Allen Ave.  
Dec 14 1951

B. A. Fee No. 7207A Checking Fee 22.50

Value 27,500 Permit Fee 9.00

Inclusion labor, material, wiring, heating, plumbing, etc. Approved \_\_\_\_\_

ORIGINAL LOCATION OF JOB *see*

*L* 1118 N ALLEN

**BUILDING ALTERATION**

Permit No. *8408M* Final *AUG 24 1955*  
Department of Building, Pasadena, Calif.

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY  
*Lots 29-30-31*  
*TRACT 7703*

Map No.	
Size of Lot	Size Bldg. sq. ft.
Height, Feet	Stories
Type	
Zone	

*JUL 25 1955*  
*C-1*

Use *SCHOOL ROOM*  
SET BACK  
Side Front Rear Side

Owner Name *MT. OLIVE LUTHERAN Church*  
Address *1118 N ALLEN*

Arch. Name  
Address

Contractor Name *MT. OLIVE LUTHERAN Church*  
Address *1118 N ALLEN - PAS*  
Contractor's License No.

*James A. Swanton - Trustee*  
SIGNATURE OF PERMITTEE

State Clearly All Alterations to Be Made  
*RELOCATE ONE NON-BEARING WALL -*

*APPROVED WITHOUT PLANS*

Special Permit No.

B. A. Fee No. Checking Fee  
Value *300.00* Permit Fee *2.00*  
Including labor, material, wiring, heating, plumbing, etc. Approved *gwb*

ORIGINAL LOCATION OF JOB *see*

*L* 1118 N ALLEN

**BUILDING ALTERATION**

Permit No. *7152* Final Insp. *AUG -9 1951*  
Department of Building, Pasadena, Calif.

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY  
*Lots 29, 30, & 31 OF*  
*TRACT 7703*

Map No.	
Size of Lot	Size Bldg. sq. ft.
Height, Feet	Stories
Type	
Zone	

*AUG -4 1950*  
*C*

Use *SCHOOL ROOM*  
SET BACK  
Side Front Rear Side

Owner Name *MT. OLIVE LUTHERAN Church*  
Address *1118 N ALLEN*

Eng. Arch. Name  
Address

Contractor Name *A. E. Cook*  
Address *1521 Palmdale*  
Contractor's License No.

Special Permit No.

State Clearly All Alterations to Be Made  
*5x4 Gate in front*  
*Whull 4 foot from street*  
*and 2 foot from sidewalk*

*APPROVED WITHOUT PLANS*

B. A. Fee No. Checking Fee

Value *775.00* Permit Fee  
Including labor, material, wiring, heating, plumbing, etc. Approved *McLure by JB*

Bring this with you to the Building Dept.  
No permit will be issued without it. 2m 7-22-49

**LOCATION OF JOB**

1118 N. Allen  
Number Street

OWNER *W. M. Blue Lutheran Church*

**USE**

Size Lot	Size Bldg.	Zone

**SET BACK**

Side	Front	Rear	Side

Foundation	
Clearance under joists	
Girders	
Floor Joists	
Partitions	
Ceiling Joists	
Rafters	
Roof	
Ceiling Height	
No. Rooms	
Size Rooms	
Light and Ventilation	
Plaster	
Stairs	
Plumbing	
Electrical	

*Build platform to  
carry organ  
speaker unit.*

Inspector *McCree*

Date *7-6-50*

November 10, 1966

Mount Olive Lutheran Church  
1118 North Allen Avenue  
Pasadena, California

Gentlemen:

Your application for exception to the sign requirements of the Zoning Ordinance at 1118 North Allen Avenue, Zone C-1, was considered at a public hearing on November 10, 1966. This was a petition for permission to construct a lighted church identification sign on the property. The proposed sign would contain approximately 28 sq.ft. and would be set back 9 feet from the front property line.

After careful consideration of this application, and with full knowledge of the property and vicinity, it was found:

- (1) That the exception requested is not in conflict with the general purpose and intent of the Zoning Ordinance and General Plan.
- (2) That the exception will not be detrimental to the public welfare or convenience.
- (3) That such exception is necessary for the preservation and enjoyment of a property right of the petitioner and to prevent unreasonable property loss or unnecessary hardship and will not be detrimental nor injurious to the property or improvements of other owners of property.

Based upon these findings, it was decided that this application be granted. The exercise of the right granted under this exception must be commenced within one year from the effective date shown below. Before construction is started it will be necessary to secure a building permit. This permit may be issued to you by the Building Department on or after the effective date.

Very truly yours,

Zoning File #7711  
Granted 11-10-66  
Effective 11-17-66  
Appeal Deadline 11-16-66  
Piz  
cc: City Clerk, Bldg. Dept.,  
City Assessor, County Assessor

Walter R. Pickens,  
Zoning Administrator



# CITY OF PASADENA

— CODE ENFORCEMENT DIVISION  
PHONE: (818) 405-4200

MAILING ADDRESS

100 N. GARFIELD AVE. - RM. 103 PASADENA, CA. 91109-7215

P.O. BOX 7115 — PASADENA, CA. 91109-7215

### WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to sell insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Lab. C.).

Policy No. \_\_\_\_\_ Company \_\_\_\_\_  
 Certified copy is hereby furnished.  
 Certified copy is filed with the city building inspection department.  
 Date \_\_\_\_\_ Applicant \_\_\_\_\_

### CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Worker's Compensation Laws.

Date \_\_\_\_\_ Applicant \_\_\_\_\_  
 NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

### LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number \_\_\_\_\_ Lic. Class \_\_\_\_\_  
 Contractor \_\_\_\_\_ Date \_\_\_\_\_

I am exempt from the licensing requirements as I am a licensed architect or a registered professional engineer acting in my professional capacity (Section 7051, Business and Professions Code).

Lic. or Reg. No. \_\_\_\_\_ Date \_\_\_\_\_

### OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.7) Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9) (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.7 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044) Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. \_\_\_\_\_ S.B.P.C. for this reason \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_  
 CONSTRUCTION LENDING AGENCY  
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name \_\_\_\_\_  
 Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and State laws relating to building construction and hereby authorize representatives of this city to enter upon the above-mentioned property for the purpose of \_\_\_\_\_  
 Signature of Applicant \_\_\_\_\_ Date 10/6/88

JOB ADDRESS 118 N ALLEN		RECEIPT NO. 0032209	DATE 10/6/88	POLICY # 00322138
USE OF PERMIT SIGN POSTS (REPLACEMENT)				
OWNER MOUNT OLIVE LUTHERAN CHURCH		TRACT NAME		
ADDRESS 118 N ALLEN		MAP	LOT #	ZONE CLSD
CITY PASADENA	STATE CA	ZIP CODE 91104	PHONE 818-794-2294	FSB S-1 S-2 RSB MOD CENS.TR
APPLICANT MOUNT OLIVE LUTHERAN CHURCH		SIGN REVIEW \$83.78		
CONTRACTOR				
ADDRESS				
CITY STATE ZIP CODE PHONE				
LICENSES				
ARCHITECT/ENGINEER BALLARD ROBERT				
ADDRESS 145 UISTA		COUNTRY PAID BY FEES: \$83.78		
CITY PASADENA	STATE CA	ZIP CODE 91107	PHONE 818-792-0037	DATE 10-1-89 \$101.25

SIGN Valuation 5,000 *o.s.*

PLAN REVIEW

TOTAL FEES \$83.78  
 REVIEW FEE \$3.78  
 Processing Fee 17.50

ORIGINAL

**CITY OF PASADENA - CODE ENFORCEMENT DIVISION**

100 N. GARFIELD AVE. - RM. 103 - PASADENA CA 91109-7215

PHONE  
(818) 405-4200

—MAILING ADDRESS—  
P.O. BOX 7115 • PASADENA, CA 91109-7215

JOB ADDRESS (LIST COMPLETE I.E. NO., STREET, UNIT, CITY & STATE, Z.C.)

1118 N. ALLEN, PASADENA, CA 91104

DATE 9/30/88

USE OF PERMIT

SIGN-POSTS (REPLACEMENT)

OWNER

MT. OLIVE LUTHERAN CHURCH

TRACT NAME

ADDRESS

1118 N. ALLEN

MAP

LOT NUMBER

ZONE

CITY

PASADENA

STATE

ZIP CODE

91104

PHONE

(818) 794-2294

FSB

S-1

S-2

RSB

MOD

CENS. TR

APPLICANT

CLYDE S. CONGDON

CONTRACTOR

OWNER

STATE LIC. NO.

BUSINESS LIC. F.N.

ADDRESS

CITY

STATE

ZIP CODE

PHONE

ARCHITECT/ENGINEER

ROBERT BALLARD / KEVIN FERGUSON

STATE LIC. NO.

801

BUSINESS LIC. NO.

50-030661

ADDRESS

145 VISTA AVE.

CITY

PASADENA

STATE

ZIP CODE

CA 91107

PHONE

792-0037

**IMPORTANT**

1. SEE REVERSE SIDE FOR ADDITIONAL INFORMATION.
2. TO AVOID DELAY IN PROCESSING ALL ITEMS TO BE FILLED IN COMPLETELY EXCEPT SHADED AREAS.
3. USE CURRENT FEE SCHEDULE TO DETERMINE FEES.

\$ 101.28

# 125138

PLEASE INSERT PERMIT TYPE

VALUATION

\$ 5000

PLAN REVIEW FEE

FEE

SIGN	USE	ILLUMINATED	FIXTURES
POOL	PRIVATE	FIXTURES	MOTOR 0-1 1.1-5 5.1-20
SOLAR	PUMP	TANK	COLLECTOR CONTROLLER
FENCE	STANDARD		
DEMOLITION	FULL/PARTIAL		
MISC. (DESCRIBE)			
			SUB-TOTAL
			ISSUING FEE
			TOTAL FEES