



PLANNING DIVISION MASTER APPLICATION FORM

Project Address: 1475 Scenic Dr. ~ Pasadena, CA 91103

Project Name: Hernly House

Project Description: (Please describe demolitions, alterations and any new construction)
Landmark and Mills Act Property Contract Applications

Zoning Designation: RS-4 General Plan Designation:

Estimated Valuation (Cost of Project): n/a

APPLICANT / OWNER INFORMATION

APPLICANT NAME: Kimberly Wu and Case Simmons

Telephone: [323] 459-3178

Address: 1475 Scenic Dr.

Fax: []

City Pasadena State: CA Zip: 91103

Email: casesimmons@protonmail.com

CONTACT PERSON: same as above

Telephone: []

Address:

Fax: []

City State: Zip:

Email:

PROPERTY OWNER NAME: same as above

Telephone: []

Address:

Fax: []

City State: Zip:

Email:

TYPE OF PLANNING REVIEW AND APPROVALS REQUIRED (Mark clearly the type of approval(s) required):

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

Note: Space for signature is on reverse side

Master Application (without supplementals)5/27/20

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: 4/26/25

<p><u>For Office Use Only</u></p> <p>PLAN # _____ CASE # _____ PRJ # _____</p> <p>DATE ACCEPTED: _____ DATE SUBMITTALS RECEIVED: _____ RECEIVED BY (INITIALS): _____</p> <p>FEES: BASE FEE:: \$ _____ 3% RECORDS FEE: \$ _____ TOTAL: \$ _____</p> <p>HISTORIC ARCH. RESEARCH REQUIRED? YES NO PUBLIC ART REVIEW REQUIRED? YES NO TRANSPORTATION REVIEW REQUIRED? YES NO INCLUSIONARY HOUSING REQUIRED? YES NO</p>	<p><u>REVIEW AUTHORITY:</u></p> <p><input type="checkbox"/> STAFF <input type="checkbox"/> HEARING OFFICER <input type="checkbox"/> PLANNING COMMISSION/BZA <input type="checkbox"/> DESIGN COMMISSION <input type="checkbox"/> HISTORIC PRESERVATION COMMISSION <input type="checkbox"/> CITY COUNCIL</p> <p><u>TAXPAYER PROTECTION</u></p> <p><input type="checkbox"/> DISCLOSURE REQUIRED <input type="checkbox"/> NOT REQUIRED</p>	<p><u>CEQA REVIEW:</u></p> <p><input type="checkbox"/> EXEMPTION <input type="checkbox"/> INITIAL STUDY <input type="checkbox"/> EIR</p> <p><u>CEQA REVIEW STATUS:</u></p> <p><input type="checkbox"/> PENDING <input type="checkbox"/> COMPLETED</p>	<p><u>Design & Historic Preservation:</u></p> <p><u>TYPE OF HISTORIC PRESERVATION REVIEW:</u></p> <p><input type="checkbox"/> CATEGORY 1 (DESIGNATED) <input type="checkbox"/> CATEGORY 2 (ELIGIBLE)</p> <p>LANDMARK/HISTORIC DISTRICT NAME: _____</p> <p><u>TYPE OF DESIGN REVIEW:</u></p> <p><input type="checkbox"/> CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/> CONSOLIDATED <input type="checkbox"/> PRELIMINARY CONSULTATION</p>
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APPLICANT AUTHORIZATION FOR REPRODUCTION OF APPLICATION MATERIALS

Project Address: 1475 Scenic Dr. Case #: _____

I understand that this form grants the City of Pasadena permission to reproduce submitted materials, including but not limited to, plans, exhibits, and photographs, for distribution to staff, Hearing Officers, Commission, Board, and City Council Members, and other Agencies in order to process the application, and to make those materials available to the public on the City of Pasadena's website, notwithstanding Health & Safety Code § 19851 or any other provision of law. Nothing in this consent, however, shall entitle any person to make use of the intellectual property in plans, exhibits and photographs for any purpose unrelated to the City's consideration of this application.

Applicant's Signature:  Date: 4/26/25
Name (*print or type*): Case Simmons Phone: 323-459-3178



Note: In addition to this application, a completed **Planning Division Master Application Form** is also required. Submit all materials via email or file transfer to DHPquestions@cityofpasadena.net.

PROPERTY PROPOSED FOR DESIGNATION

1. Name of Property:	Hernly House
2. Property Address:	1475 Scenic Dr. ~ Pasadena, Ca 91103
3. Date of Original Construction:	1949 documented
4. Original Owner:	C.H. Hernly
5. Original Architect / Builder:	Architect: Lawrence Test, Builder: Paddock Engineers

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 & HISTORICAL PHOTOGRAPHS

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. If applying for historic monument designation, specify whether any interior public or semi-public spaces are included in the nomination. A site plan and/or floor plan may be used to supplement the narrative description. Please also submit recent and, if available, historical photographs.

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. If applying for historic monument designation, an evaluation by a qualified architectural historian may be required to demonstrate exceptional or regional, statewide or national significance. 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/criteria under which you are nominating the property, object, sign or tree for designation. Multiple boxes may be checked if applicable. Submitted description and supplemental information should provide an explanation of how the property meets the specified criterion/criteria.

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 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.
<input type="checkbox"/>	B. It is associated with the lives of persons who are significant in the history of the City.
<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 possesses artistic values of significance to the City.
<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.

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Act
Pasadena City Charter, Article XVII**

I. Does the value of this application/project **have the potential** to exceed \$25,000? Yes No **(Applicant must mark one)**

II. Is the application being made on behalf of a government entity? Yes No

III. Is the application being made on behalf of a non-profit 501(c) organization? Yes No
If yes, please indicate the type of 501(c) organization: 501(c)(3) 501(c)(4) 501(c)(6)

Applicant's name: Kimberly Wu and Case Simmons Date of Application: April 21, 2025

Owner's name: Kimberly Wu and Case Simmons Contact phone number: 323 - 459 - 3178 - Case mobile
(for questions regarding this form)

Project Address: 1475 Scenic Dr. Pasadena, Ca 91103

Project Description: Landmark Designation and Mills Act Property Applications

III. Applicant and Property Owner must disclose all joint owners, trustees, directors, partners, officers and those with more than a 10% equity, participation or revenue interest in owner and/or project. If any of these are an organization/entity, include the name of the organization/entity **and** the first and last names of all parties of interest of that organization/entity. *(List all parties below and use additional sheets as necessary, or provide all parties on an attachment)* **Please print legibly.** Have any additional sheets or an attachment been provided? Yes No

Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project	Names of Owner(s), Trustees, Directors, Partners, Officers of Owner/Project (continued)	Those with more than a 10% equity, participation or revenue interest in Owner and/or Project
Wu Simmons Trust		
Kimberly Wu		
Case Simmons		

I hereby certify that I am the owner or designated agent and that the statements and answers contained herein, and the information attached, are in all respects true, accurate and complete to the best of my knowledge and belief.

Signature of Owner or Designated Agent:  Date: 4/26/25

For Office Use Only

Type of Application: Variance (all types) Adjustment Permit Sign Exception Temporary Use Permit Expressive Use Permit
 Conditional Use Permit (excluding Master Plan) Master Plan Amendment Planned Development Other

Assigned Planner: _____ PLN#: _____

Attached Address: _____ No Attached Address

Appealed: Yes No Appeal PLN# _____ Application Withdrawn

Final Decision: Approved Denied Decision Date: _____ Decision Maker: _____
(Name and Title, or Name of Commission/Committee)

Votes in favor (please print):

HISTORICAL DOCUMENTATION

The House With the Plywood Skin



When Henry HERNLY built his Modern house on a hillside lot in Pasadena, the architect worked out a framework to which plywood is attached like a skin. Exterior is marine grade Philippine mahogany with a 3-foot modular system set between exposed redwood posts; glass is fixed, louvers give ventilation.



Birch plywood was used for walls and cabinets in the kitchen which is built with no overhead cabinets. The floor here is of rubber tile. Counter provides separation from dining area.

Julius Mahoney photos



By Ethel McCall Head

HENRY HERNLY works for a plywood company. So when he came to build a house in Pasadena for himself, wife and two children the use of a goodly measure of plywood was expected. But the way he used it is startling by conventional standards.

His architect, Lawrence Test, AIA, treated this plywood as a "skin" for the structure. It was applied, however, on the inside of the "skeleton" or framework, which used a 3-foot module.

This plywood skin— $\frac{3}{4}$ inch thick—is the only material between inside and outside of the house!

But the house must be cold, visitors exclaim. Not so his family can notice it, HERNLY says. The plywood, he explains, has the insulating value of the same thickness of insulating board. The walls on the inside during winter stay warm to the touch. And he has found that his heating cost is no greater than it was in a previous, and somewhat smaller, house of stud and plaster walls that he owned.

One reason for his use of the plywood, HERNLY says, came from his plans to use much glass. Since there would be heat loss through this glass, the smaller loss through the plywood would be scarcely noticeable.

Another reason for using the plywood was the simplicity of construction it permitted.

The sheets were simply glued to the frame, with some nailing to hold the glue. The frame is of course exposed on the outside. The speed of this process is obvious. The cost, HERNLY maintains, was lower than that for a conventional wall.

Still another reason was the strength that the plywood gave the structure, far greater than that of a plaster wall. This eliminated the need for much diagonal bracing and gave a cleaner look to the lines of the structure.

There are eight plys in the skin. A five-ply panel, $\frac{1}{2}$ -inch thick, was first applied to the frame. A three-ply panel was then glued to the first panel so that the two, in effect, act as one. The first panel, exposed on the exterior, is marine grade Philippine mahogany. The second, interior panel is ribbon grain mahogany. The posts are redwood.

This ribbon grain paneling on the living and dining area walls is complemented by the use of combed plywood, also Philippine mahogany, in the ceiling.

Carrying out the same wood character of the entire house in these main rooms, the floors are of oak mosaic. However, in the bathrooms practical asphalt tile is the floor covering with rubber tile in the kitchen.

In the living area there is no movable sash. All glass is fixed between the exposed redwood studs and screened ventilating louvers are located below the glass.

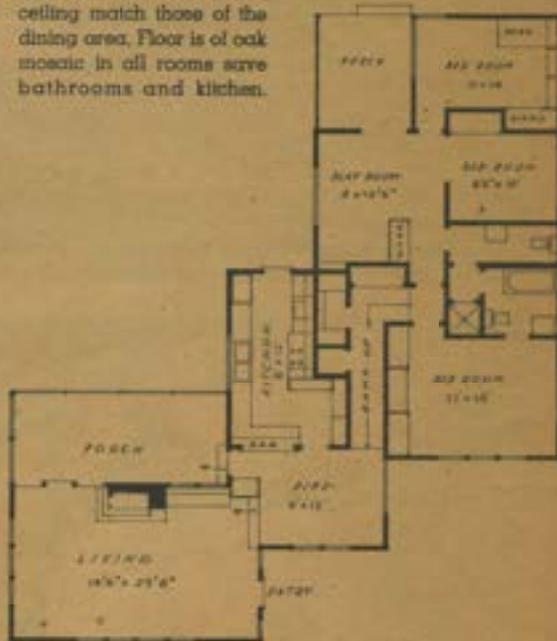
In the kitchen, various types of plywood have been used effectively—elm, birch and mahogany. It was one of the re-

Left: Bed birch was used for the wardrobe, dressing table.



Left: Dining area walls are of the ribbon grain mahogany, the ceiling is combed plywood.

Above: Living room walls, ceiling match those of the dining area. Floor is of oak mosaic in all rooms save bathrooms and kitchen.



Left: View of the entrance court on the upper level shows the landscaping planned for minimum maintenance.

requirements of the owners that there be no overhead storage cases, but everything within easy reach. And the only paint in this all-wood house is seen on the gum plywood kitchen ceiling.

The master bedroom again uses the same combed mahogany for the ceiling that covers those of the living-dining area, but here the walls are of select red birch with wardrobes and built-in dressing table of the same material. In both of the children's rooms there is beautifully grained elm. Even the bathrooms have mahogany walls with ceilings of scrap plywood left from use in other rooms.

The Hernalys wanted a simple house with three bedrooms—one for young Susan, one for David and one for the parents. They discussed, as well, with Test the possibility of a playroom that might double as a



From the dining area one looks across the snack bar into the kitchen. The ceiling here is of painted gum plywood.



The children's rooms open on the glorified hall with elm plywood wall; hall also serves as playroom, guestroom.

Plywood Skin

(Continued from Page Five)

guest room. The solution to the later requirement may be seen on the plan.

A glorified hall upon which both the children's rooms and their bath open has been created to form a playroom and spot for an occasional guest. Another practical aspect of the plan is the combination bathrooms.

Off the master bedroom there is a full bath with a door opening to a smaller half-bath for the children. Actually, there is only one proper bath with tub and shower but the additional toilet and lavatory in a separate compartment for the use of the children seems to equal two full bathrooms.

Because of the hillside lot, the garage is placed underneath the end of the living room and permits a workshop as well for Hernly. Dining area steps up from the living room. Since the bedrooms were on a slightly higher level, a

ramp, instead of stairs, has been used to give access to the bedroom wing.

Furthermore, the house was planned to give the ultimate privacy for both the parents and the children, now and as they grow older. The porch off the living room gives good outdoor living for adults, the children can use outdoor living and play area at the back.

An unusually fine landscape plan has been developed by Eckbo, Royston and Williams which creates good garden living with many paved areas.

The placement of the house on the site with living area, dining room and master bedroom all oriented to the mountain view, the complete absence of paint due to the unusual use of plywoods, both inside and out, and the exposed redwood studs has resulted in an interesting house affording good living with low maintenance.

IN PASADENA

Fall Social Season Getting Under Way

The fall season is under way in the Crown City with entertaining ranging from cocktail and dinner parties to luncheons and teas.

The Herbert Townes hosted a triple celebration dinner at Annapdale Golf Club when they commemorated their own wedding anniversary as well as the birthdays of the host and of Edward A. Fargo Jr., who recently moved to Pasadena from Worcester, Mass., with his wife.

Mrs. Fargo, the John R. Mages and their house guests from Spokane, the John Rhineharts, as well as the William Claytons were on hand to assist in the celebrating.

Spears Host Dinner

On the same evening the Emerson Spears (he is president of Annapdale) were dining the Frank Kockritz and the Cholmondeley Nelsons. Chum (Mr. Nelson) is working overtime completing the first in a series of historical novels tuned to the appreciation of teen-agers.

He was one of several well known authors who spoke at the Shakespeare Club Friday afternoon.

Fishing Honor Won

The Spears returned from a trout fishing expedition to Coffee Pot Lodge in Idaho where Mrs. Spear carried off the honors for catching the largest fish—three and one-half pounds—and she was competing with Alexander Macdonald, who is expert enough to have written a book on the subject of trout fishing.

Incidentally, the Macdonalds are due home from Coffee Pot with Mrs. Richard Griffith, provided they are not snowed in.

Luncheon and Tea

Wednesday was quite a busy day in Pasadena with a luncheon at Valley Hunt Club hosted by Mrs. Stanard R. Funsten and a tea hosted by Mrs. Gordon Simpson in her Bradford St. home.

The luncheon was given in honor of Mrs. Theodore W. Chester of Sacramento, who came south for the wedding of her son, Theodore A. Chester, to Pat Ridgway last week end. Among the guests at this affair were Mrs. Carroll Ridgway, Mrs. Frederick Ridgway and her mother Mrs. Harry Martin, Mrs. Charles Ackert Banks and Mrs. James C. Everding.

Funstens Going East

The Funstens are heading for the East Friday. In New York they will be registered at the St. Regis. During their month's absence they also will spend some time in Chicago and Philadelphia.

Mrs. Simpson invited a few of her friends to drop by for tea. Among them were Mmes. Andrew Cassell, Harry L. Dunn, Chester Ericson, Stowe Myers, Archibald B. Young, Edgar Spear, Norman S. Nyce and Funsten.

Holladays Giving Dinners

The Collis Holladays recently were hosts at the first in a series of small dinners they are giving at Valley Hunt Club.

Among their guests were Messrs. and Mmes. Jerome K.

Doolan, Emile de Surville, Frederick Forbes, Richard Hilsley and the Simpsons, the Funstens and the Claytons as well as the Wheeler Chases.

River Trip Made

The Chases have just returned from a trip up the Colorado River in a flat-bottomed boat. They embarked at Lee's Ferry and, with cotton in their ears to offset the sound of the airplane engines and propeller that powered the boat, they traveled 68 miles (camping on shore at night) in two days. They concluded the river trip with a 14-mile walk to view Rainbow Bridge National Monument.

The Holladays also recently had the Franklin Booths, Archibald Youngs and Herbert B. Howards to dine with them in their San Marino home.

Hernlys to Warm House

Mr. and Mrs. C. Henry Hernly are holding an official housewarming today in their newly built home on Scenic Drive in the Crown City.

For a buffet supper the following have been invited: Messrs. and Mmes. Lawrence Test, Earl W. Cairns, Giles S. Hall Jr., Melvin Morse, William Bradley, Clyde Burnham, John O'Connor, Birk Lefler, Richard Barrett, John Berdan, Oliver Dunn, Robert Grange, Joseph Lewis, John Davidson, Mancel Clarke Jr. and Henry Clifford.

Burnhams Issue Bids

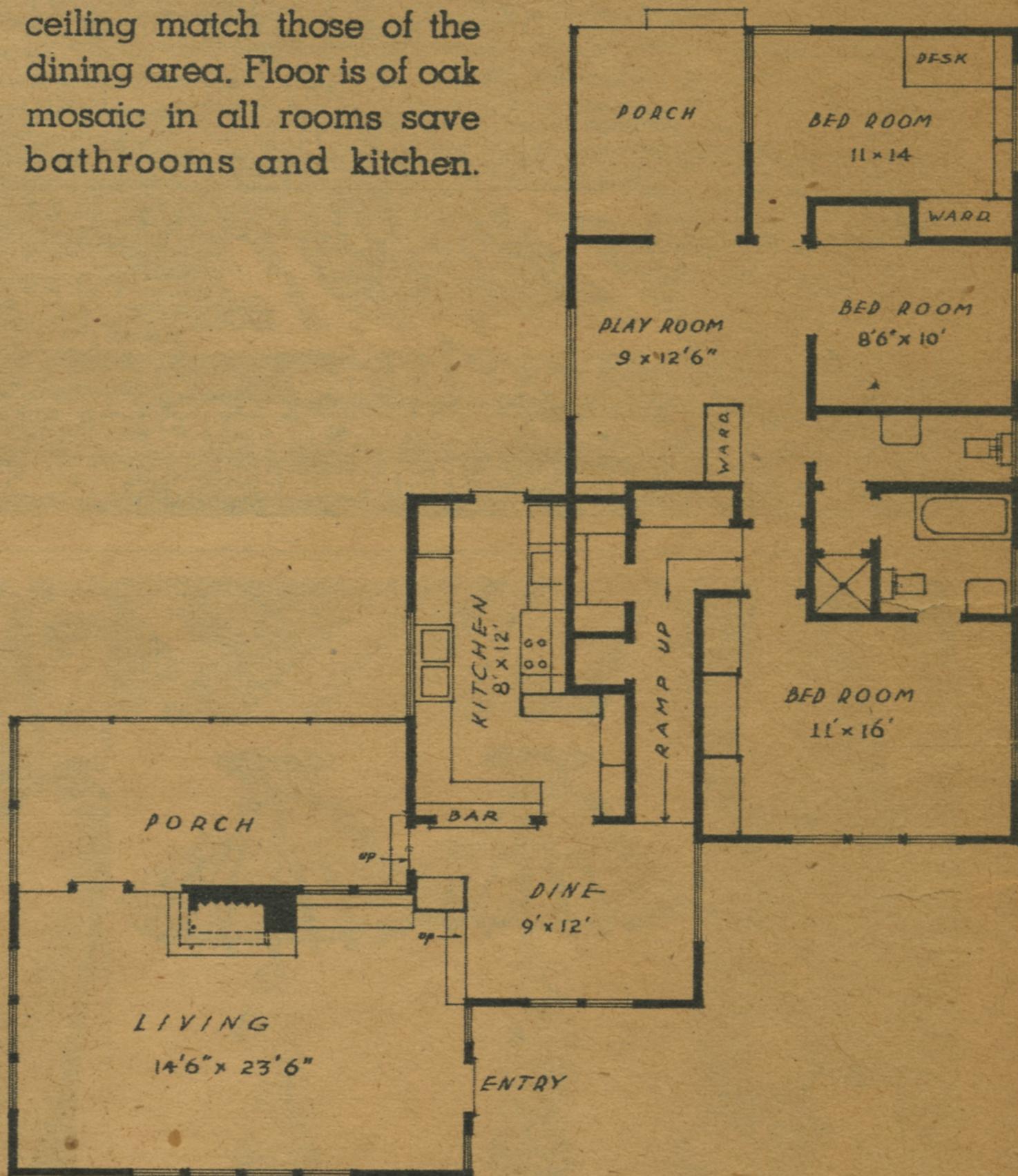
The Richard Wilson Burnhams of Pasadena have issued invitations for a cocktail affair they are giving in their Madia St. home Saturday. Scheduled to be present

at the fun evening are Messrs. and Mmes. Lloyd Bayly, Thomas Gibbon, Robert Osborne, Thomas Harris, Kenneth Rhodes, Mancel F. Clark Jr., Sherman McFedries Jr., Austin B. McLain and David McKee Morris Jr.

Also planning to be there are Messrs. and Mmes. Virgil Russell, Chalmers Graham, Rodney Swift, J. Philip Nevins, Vincent Jardine, William Simpson and A. T. Tamblin Jr., as well as Mrs. Marjorie Cook, Alan Braun, Betty Burnham, Bobbie Spear, Mrs. Jane O'Brien and Jack Walker.

JOAN MARTIN.

Above: Living room walls, ceiling match those of the dining area. Floor is of oak mosaic in all rooms save bathrooms and kitchen.



Left: View of the entrance court on the upper level shows the landscaping planned for minimum maintenance.

1475 Scenic Drive, Pasadena , California

Architect .. Lawrence C. Test A.I.A.

Builder.. Rea P. Taylor

Landscaping.. Eckbo, Royston & Williams

Swimming Pool .. Paddock Eng.

PLAN FUNCTION..

The house was planned with the present and future family living in mind and one which would require as little maintenance and gardening as possible.

The living area consists of living room and general purpose or television room joined by a large sliding door to open a spacious area when parents are entertaining guests or to be closed off when the children are watching television.

The same openness follows into the dining area and kitchen which is connected by a breakfast bar. The kitchen which was published in Architectural Forum, now House And Home, was designed to eliminate, as much as possible, base and wall cabinets requiring stooping and reaching. Storage is provided by shallow but spacious pantry type cupboards keeping all utensils at counter or eye level height.

The master bedroom is connected to the childrens wing by a width of the ramp and through the two way stall shower. The playroom as it is used at present was designed to provide another living area for the parents when the children are older. Provisions were also made for this room to be converted into a fourth bedroom.

The rambling floor plan has segregated the various family activities to gain maximum seclusion for all members of the family group. The plan is not only advantageous to parents with children but also provides a segregated layout for a couple providing a home for one or two parents.

SPECIFICATIONS.

Exterior siding Marine Grade Philippine Mahogany
Weldwood Plywood

Foundation.. Concrete set in virgin soil.

Roof... Composition.

Insulation,.. 4" Mineral wool in roof with vented air
space. 4" mineral wool in all double thickness
walls.

Heating... Forced air with ventilating fan, manual control
& thermostat.

THE PLYWOOD STORY.

Plywood is the strongest known material pound for pound including all metals which are commercially used in building construction.

Plywood cannot split or crack. Exterior grade will not delaminate.

The appearance of grain checking is a natural phenomena in both solid and plywood, where lumber contains slash grain and plywood is rotary or flat cut. In solid woods these check sometimes develop into splits. In plywood it is merely a face grain checking which reaches its maximum within several months or a year depending on climatic conditions and protective finish. It in no way destroys the strength of the material.

Sound transmission is about the same as plaster construction depending largely on thickness and density of the two.

Plywood construction gives a somewhat better insulation value than other material except of course for solid lumber siding which is relatively the same.

Maintenance of plywood construction, except for exterior finishing which is a must in all climates and all materials other than stone or brick, is mostly a matter of liking wood and living with it. Most people inherently like the beauty and warmth of wood. Aside from stone it is the only material in building which is of the earth and unchanged by man. To appreciate the full beauty of wood or plywood walls it is important not to over finish it with hard thick finishes which tend to film out the natural texture and grain. Flat water white laquers and stain waxes are most suitable to preserve the beauty of wood and for easy maintenance. Shellac and varnishes particularly gloss varnishes should not be used on residential interiors and most commercial interiors. Both leave a heavy film over the surface which when scratched leave scars which are hard to touch up. Lacquer on the other hand is soluble in its own thinner and can be easily touched up in small or large areas without showing. Hardwood interiors rarely need maintenance if finished properly and only average care is taken.

With today's high cost of living and the lack of domestic help it is becoming more important that homes require as little maintenance as possible. This factor and the natural beauty of wood has created the vast plywood industry of today. It has become extensively used not only in homes but in school class rooms, office buildings, tract homes, and institutional buildings.

SPECIFICATIONS.continued

Interior finish... Weldwood hardwood plywood, Red Birch, Philippine Mahogany, North American Elm. Tile shower. Marine Grade Philippine Mahogany in bath rooms with plastic finish. Kitchen range wall of stain proof Westinghouse Micarta. Doors Mengel African Mahogany.

Floors... Living area and diningroom, oak parkay and cork.
Kitchen - rubber tile.
Bedrooms & baths- asphalt tile.

Kitchen.. Counters - solid maple block, flat grain.
Westinghouse Micarta. Stainless Steel Lustertone sink & G.E. Disposall.

Subflooring.. 3/4 diagonal sheathing and 5/16 plywood sheathing throughout.

Windows... 3/16 crystal fixed glass & Truscon steel sash.

PUBLICITY... The house appeared as a feature article in the Los Angeles Home Magazine section, Pasadena Home of The Week in the Pasadena Star News, kitchen in Architectural Forum and was selected as one of the homes on the 1953 L.A. County A.I.A. tour.

THE PLYWOOD STORY... Though plywood was not extensively used in homes until the late thirties its history dates back to early Egyptian times and by the Chinese as early as 400 B.C. The fact that plywood cannot split or crack made it an important material in the furniture industry and its use has grown in the past centuries to the present time when solid wood is rarely used except for table and chair legs and concealed blocking.

The use of plywood as a building material was limited in the early days by the available glues. As better glue and glueing methods were discovered in the present century plywood began to come into its own. Waterproof plywood was introduced around 1928 and during World War II the Phenolic glues were used in such quantities that it became a production item and available at prices which made exterior and Marine Grade plywood widely used as a building material. Since then even better glues and methods have been developed and to the point where even many tract type homes can easily afford a den or living room of imported or hardwoods. *Native hardwoods,*

I meant to leave a schedule of wall finishes in the house. Actually the walls should need little or no attention except possibly the kitchen or possible scratches on the other walls. The living room, family room, ramp, and the master bedroom are all done in two coats of laquer (Satinlac), marks or scratches can be taken out with laquer thinner. The kitchen, playroom and two small bedrooms are all Cabots stain wax. This can be maintained with Cabots clear wax or additional coats of the original color. Bathrooms were done in plastic and several coats of Cabots wax. The ceilings were never finished and do not need to be except for personal desires for color etc.

BUILDING DESCRIPTION BLANK

No. **1475 SCENIC DRIVE** St. Ave.
 Assessment No. **92590** Map No. **483**
 Description
 Lot. **6** - 69 X 153

TRACT NO. **9664**, As per Bk. 145, P. 73, 74 of Maps, Records of L. A. Co.

FENCE **9363-K** # **200.00** 3-17-50

PERMIT No. **830-L** Cost \$ **2500.00** 8-1-50

OWNER **C. H. HEMLY**

Basement	Bsmt.	1	2	3	4	5	Attic
ft.x ft.	Living Room						
ft.deep	Bed "						
cu.ft.@	Bath "						
Sq. ft. In Drives, etc.	Kitchen						
	Storage						
	Offices						
	Store						
	Marble Floor						
	Tile Floor						
	Hardwood Floor						
	Hardwood Fin.						
	Cement Floor						
	Unfinished						

540# CONC @ 10¢ 54

SWIMMING POOL

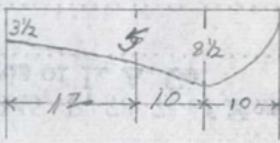
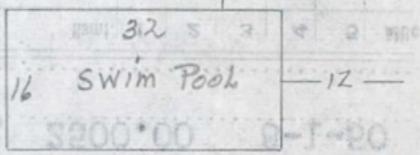
= Paddock =

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double California Bungalow Residence Flat, Apartment Factory Garage Shed, Barn Church School, Office Store, Storage	Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron, Tin Composition Slate, Concrete Asbestos	Plain	Plain
FOUNDATION	CONSTRUCTION	INSIDE FINISH	CONDITION
Stone, Brick Concrete, Wood Piers	Good, Medium Cheap	Plain	Good Medium Poor
EXTERIOR	HEATING	BLDG. VALUES	Built 1950
Bay Windows 1 sty 2 sty 3 sty Wall Covering: Plaster, Met Lath Hollow Tile Concrete Brick Reinforced Concrete Shakes, T. & G. Siding, B & B Brick, P or C Corr. Iron Steel Terra Cotta	Fire Place Gas Furnace	NO. SQ. FT. @ \$	Dep. Rate 2
	PLUMBING	BLDG. COST \$	
	No. of Fixtures	BSMT. COST \$	
	LIGHTING	HEAT COST \$	
	Electric Good, Medium Cheap	PLB. COST \$	
		Out-Buildings	
		Drives, Walks, etc.	54
		150'-6" ROUND STAKE FENCE @ 12¢	180
		40'-6" (3/4") PLY Panel FENCE @ 12¢	48
		Pool	691
			973

Report Dated **10-10-50 D.M.**

YEAR DEPRECIATED	DEPRECIATION	ASSESSED VALUE
	1950 270	1374
51	973 X 150	1460
53	973 X 14406	1400
55	973 X 138355	1350
57	973 X 141734	1380
58	973 X 147582	1440
60	973 X 141737	1380
61	973 X 142486	1390
62	973 X 139992	1360
71	Round Off	1400

SWIMMING POOL



$16 \times 32 = 512$

Factor - 5.4

Description
Assessment No. 2764 40.17
254

Map No. 482

No. 6915

ROUNDING DESCRIPTION BANK

08280

BUILDING DESCRIPTION BLANK

No. 1475 SCENIC DR. St. Ave. 483
 Assessment No. 92590 Map No. 483

Description TRACT NO. 9664, As per Bk. 146, P. 73, 74 of Maps, Records of L. A. Co.

Lot 6

PERMIT No. 5753-K Cost \$ 15000. 3/49

OWNER HENRY HARNLY

Basement	Bsmt.	1	2	3	4	5	Attic
ft.x ft.	Living Room	2					
ft.deep	Bed "	4					
cu.ft.@	Bath "	13/4		Tile	Sh.		
Sq. ft. In Drives, etc.	Kitchen	1					
<u>309 @ 10¢ = 30.</u>	Storage						
<u>RES. CAR PORT</u>	Offices						
	Store						
	Marble Floor						
	Tile Floor						
	Hardwood Floor	2					
	Hardwood Fin.						
	Cement Floor						
	Unfinished			4 Ply + A-TILE			

CLASS	ROOF	TRIMMINGS	BUILT IN FEATURES
Single, Double California Bungalow Residence Flat, Apartment Factory Garage Shed, Barn Church School, Office Store, Storage	Flat Hip Gables, Dormers Cut up, Ordinary Plain, Gravel Tile, Shingle Corr. Iron, Tin Composition Slate, Concrete Asbestos	Plain + Detail Mahogany PLY - WOOD WALLS Box Cornice STEEL SASH	Plain & Detail
FOUNDATION	CONSTRUCTION	INSIDE FINISH	CONDITION
Stone, Brick Concrete, Wood Piers	Good, Medium Cheap	Plain & Detail	Good Medium Poor
EXTERIOR	HEATING	BLDG. VALUES	Built 1949
Bay Windows 1 sty 2 sty 3 sty Wall Covering: Plaster, Met Lath Hollow Tile Concrete Brick Reinforced Concrete Shakes, T. & G. Sliding, B & B Brick, P or C Corr. Iron Steel Terra Cotta	Fire Place Gas Furnace FA 7 REG 1 WE	NO. SQ. FT. <u>1624 @ \$2.10</u>	Dep. Rate <u>25</u>
	PLUMBING	BLDG. COST \$ <u>3410</u>	
	No. of Fixtures <u>10</u>	BSMT. COST \$	
	LIGHTING	HEAT COST \$ <u>310</u>	
	Electric Good, Medium Cheap	PLB. COST \$	
		Out-Buildings <u>180.</u>	
		Drives, Walks, etc. <u>30</u>	
		CT. 8x12 = 200 @ 25¢ <u>50.</u>	
		DECK 9x10 = 150 @ 25¢ <u>45</u>	
		<u>402.5</u>	
		<u>547.</u>	
		<u>4572</u>	
		<u>12-17-51 ADD</u>	

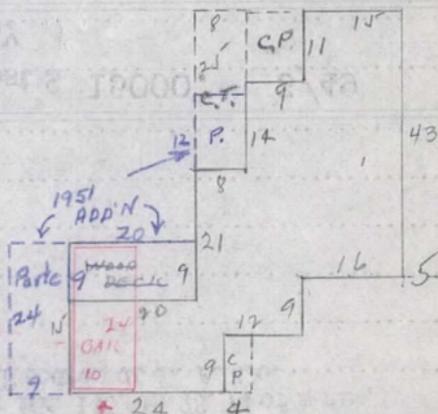
YEAR DEPRECIATED	DEPRECIATION	1949 2 1/2 2	ASSESSED VALUE
50	4025 X 1375		\$ 5530
51	4025 X 14625		5890
52	4572 X 14625		6690
53	4572 X 139028		6360
55	4572 X 132164		6040
57	4572 X 134012		6130
58	4572 X 138830		6350
60	4572 X 131975		6030
61	4572 X 136124		6220
62	4572 X 133402		6100
68	4572 X 148		6770
71	Round Off		6750
72	Round Off		6700

GARAGE

10 X 24 = 240 @ 75¢

HOUSE

11 X 15 = 165
 14 X 24 = 336
 18 X 32 = 576
 3 X 16 = 48
 6 X 36 = 216
 9 X 24 = 216
 $\frac{1}{2} \times (4 \times 9) = 18$
 $\frac{1}{2} \times (9 \times 11) = 49$
 1624



GAR UNDER