Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

April 9, 2020

TO: Historical Landmarks and Records Commission
Stephen J. Sass, Chair
Benjamin J. Kahle, Commissioner
Yolanda Duarte–White, Commissioner
Mark F. Lucas, Commissioner
Edward R. Bosley, Commissioner

FROM: Bruce Durbin, Supervising Regional Planner

APRIL 24, 2020 HLRC MEETING
PROJECT NO. 2020-000320-(5)
CASE NO. RPPL2020000555
PACKARD HOUSE HISTORIC LANDMARK
1496 N. DOMINION DRIVE, ALTADENA

Introduction

For the above referenced case, this memo and the accompanying draft resolution serves as the report of the Director of the County Department of Regional Planning ("DRP") to the Historical Landmarks and Records Commission ("HLRC") pursuant to Los Angeles County Code ("County Code") Section 22.124.090.A.2. The location map and photos of the subject property may be found in DRP's Historic Preservation consultant, Sapphos Environmental's ("Sapphos") attached memo and are identified as Attachments 1 and 2 respectively.

Overview

The Packard House, constructed from 1935 to 1938, is eligible for listing as a Los Angeles County Landmark because it embodies the distinctive characteristics of the architectural style, American Vernacular, that is significant in the County.

Recommended Motion

DRP staff recommends the following motion for the HLRC's consideration:

That the Historical Landmarks and Records Commission adopt a resolution recommending that the County Board of Supervisors designate 1496 N. Dominion Drive in the unincorporated community of Altadena a County Landmark pursuant to section 22.124 of the County Code, and find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31).

Questions or comments regarding this memo may be directed to Dean Edwards at dedwards@planning.lacounty.gov or (213) 974-0087.

BD:DE

c: Executive Officer-Clerk of the Board of Supervisors

Attachments:

A. Draft Resolution
B. Sapphos' Memo

ATTACHMENT A

DRAFT RESOLUTION

DRAFT RESOLUTION
COUNTY OF LOS ANGELES
HISTORICAL LANDMARKS AND RECORDS COMMISSION
RECOMMENDATION ON THE DESIGNATION OF A PROPERTY AS A
LOS ANGELES COUNTY HISTORIC LANDMARK
PACKARD HOUSE
PROJECT NO. 2020-000320-(5)
CASE NO. RPPL2020000555

WHEREAS, the Historical Landmarks and Records Commission (hereinafter, the "Commission") of the County of Los Angeles (hereinafter, the "County") conducted a duly noticed public hearing on a nomination application to designate 1496 N. Dominion Drive, (hereinafter the "subject property" or "Packard House") located in the unincorporated community of Altadena, a County Landmark pursuant to Part 28 of Chapter 22.124 of the Los Angeles County Code (hereinafter, the "County Code") on April 24, 2020;

WHEREAS, the Commission duly considered all facts and records presented on the nomination, including a report from the Director of the County Department of Regional Planning (the "Director") and any and all public comment and testimony; and

WHEREAS, the Commission makes the following finding on the nomination:

1. On February 3, 2020, the property owners, Yelena and Jeffrey Goldenberg filed a landmark nomination application for the subject property.
2. The boundaries of the proposed landmark follow parcel lines of Assessor's Parcel Number 5851-022-023.
3. The approximately .17-acre subject property is developed with a 1,004 square-foot two-story single-family residence, and a 284 square-foot garage attached to a single-story 230 square-foot studio, formerly a woodshed, located in the rear of the property. Also located in the rear of the property are a concrete and lava rock planter and a brick and metal structure that appears to be a trash incinerator. Retaining walls that are embedded with lava rock are located in the southern side yard and rear yard.
4. Herbert R. Packard Jr., the original owner, constructed the residence and garage in 1935. The woodshed was constructed in 1938.
5. The National Park Service defines period of significance as "the span of time during which significant events and activities occurred" associated with the historic site. The period of significance of the Packard House is from 1935 when the house and garage were built to 1938 when the woodshed was constructed.
6. Pursuant to County Code Section 22.124.070.A, the subject property is an historic site that is more than 50 years old, satisfies one or more significance criteria and therefore may be designated as a landmark.
7. Pursuant to County Code Section 22.124.070.A.3, the subject property is eligible for listing as a Los Angeles County Landmark because it embodies the distinctive characteristics of the architectural style, American Vernacular, that is significant in the County. American Vernacular has a period of significance from 1930 to present and is generally characterized by simple geometric forms; covered porches and balconies; unadorned porch supports and railings; uncomplicated roofs; exterior walls clad with one

dominant material, generally wood, stone, or brick; and lack of stylistic details. The subject property is a unique and rare example of American Vernacular architecture due to its utilization of local lava rock materials for the exterior cladding.

8. Pursuant to County Code Section 22.14.080, character-defining features are defined as "the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character." The residence's exterior character-defining features are the building footprint, lava rock cladding, horizontal wood cladding, steeply pitched roof form, wood casement windows, brick chimney, primary façade patio, rear entry porch, retaining walls with embedded lava rock, and front entrance patio with lava rock walls. The garage/studio's exterior character defining features are the building footprint, the studio's wood casement windows, the garage's steeply pitched roof form and the studio's shed-roof form. The infinity shaped planter at northeast corner of parcel and the lava rock and concrete retaining walls are also character-defining features.
9. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association. There have been no visible alterations to the exterior character defining features of the Packard House which retains a high degree of integrity.
10. Pursuant to County Code Section 22.124.090.A, the property owner is the applicant and thereby consents to the landmark designation.
11. Pursuant to the provision of County Code Section 22.52.3190, the County notified the public of the hearing. Owners of property located within 500 feet of the subject property were notified by US mail of the public hearing. Additionally, a notice of the public hearing was published in the Pasadena Star News newspaper and posted on the subject property.
12. No comments were received from the public prior to the public hearing regarding the proposed historic landmark designation.

NOW, THEREFORE, BE IT RESOLVED THAT, the Historical Landmarks and Records Commission recommends that the Board of Supervisors of the County of Los Angeles:

1. Find that the designation of the Packard House as a Historic Landmark is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation–Class 31) and
2. Adopt a resolution designating the Packard House in the unincorporated community of Altadena, as a Los Angeles County Historic Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on April 24, 2020.

_____

Chair Stephen Sass
Historical Landmarks and Records Commission
County of Los Angeles

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By _____
Deputy County Counsel
Property Division

VOTES
Yes:
No:
Abstain:
Absent:

BD:DE

ATTACHMENT B

SAPPHOS' MEMO

Sapphos environmental inc.

April 8, 2020
Project No. 1005-017
Peer Review of Dominion House Landmark Nomination

MEMORANDUM FOR THE RECORD
2.6 1005-017.M01

TO: Los Angeles County Department of Regional Planning
(Mr. Dean Edwards)
320 W. Temple Street Room 1346
Los Angeles, CA 90012
(213) 974-0087 x278

FROM: Sapphos Environmental, Inc.
(Ms. Kasey Conley)

SUBJECT: Peer Review of Dominion House Landmark Nomination

ATTACHMENT:
1. Location Map
2. Photo Log
3. Permits

EXECUTIVE SUMMARY

This Memorandum for the Record (MFR) recounts the peer review of the Los Angeles County Landmark nomination submitted for the subject property located at 1496 Dominion Avenue, Altadena, Los Angeles County, California. The property owner completed the Los Angeles County Landmark nomination for the property in January 2020. Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the County of Los Angeles Department of Regional Planning to complete the peer review. Methods included inspecting building permits from the County of Los Angeles, completing online research using archives and newspaper repositories, and completing a site visit to the property on February 12, 2020. Sapphos Environmental, Inc. also completed preliminary background research to inform a timeline of the subject property's development and use history.

From this research, Sapphos Environmental, Inc. confirms the property owners' findings that the property located at 1496 Dominion Avenue is eligible for listing as a Los Angeles County Landmark under Criterion A.3.

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INTRODUCTION

This Memorandum for the Record (MFR) recounts the peer review of the Los Angeles County Landmark nomination submitted for the subject property located at 1496 Dominion Avenue, Altadena, Los Angeles County (County), California. The property owner completed the County Landmark nomination for the property in January 2020. The nomination found the property significant under County Criterion A.3 as a unique example of American Vernacular architecture within the County. Sapphos Environmental, Inc. (Ms. Kasey Conley and Ms. Carrie Chasteen) was retained by the County Department of Regional Planning to peer review the nomination. Ms. Kasey Conley and Ms. Carrie Chasteen meet the Secretary of the Interior's *Professional Qualification Standards* in the field of Architectural History and History. A site visit was completed on February 12, 2020, where the condition of the building and the site was ascertained. Additionally, research was conducted to verify the information provided by the property owner in the Landmark nomination.

REGULATORY FRAMEWORK

County of Los Angeles Historic Preservation Ordinance *(Title 22 – Planning and Zoning of the Los Angeles County Code, Part 29 of Chapter 22.52)*

22.52.3010 Purpose

The County of Los Angeles Historic Preservation Ordinance has seven established basic purposes:

A. Enhance and preserve the distinctive historic, architectural, and landscape characteristics which represent the County's cultural, social, economic, political, and architectural history.
B. Foster community pride in the beauty and noble accomplishments of the past as represented by the County's historic resources.
C. Stabilize and improve property values and enhance the aesthetic and visual character and environmental amenities of the County's historic resources.
D. Recognize the County's historic resources as economic assets.
E. Encourage and promote the adaptive reuse of the County's historic resources.
F. Promote the County as a destination for tourists and as a desirable location for businesses.
G. Specify significance criteria and procedures for the designation of landmarks and Historic Districts and provide for the ongoing preservation and maintenance of landmarks and Historic Districts.

22.52.3060 Criteria for Designation of Landmarks and Historic Districts

A. Property which is more than 50 years of age may be designated as a landmark if it satisfies one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of the history of the nation, State, County, or community.
2. It is associated with the lives of persons who are significant in the history of the nation, State, County, or community.
3. 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 nation, State, County, or community; or possesses artistic values of significance to the nation, State, County, or community.

4. It has yielded, or may be likely to yield, information important locally in prehistory or history.
5. It is listed or has been formally determined eligible by the National Park Service for listing on the National Register of Historic Places, or is listed or has been determined eligible by the State Historical Resources Commission for listing on the California Register of Historical Resources.
6. It is one of the largest or oldest trees of the species located in the County.
7. It is a tree, plant, landscape, or other natural land feature having historical significance due to an association with a historic event, person, site, street, or structure, or because it is a defining or significant outstanding feature of a neighborhood.

B. Property less than 50 years of age may be designated as a landmark if it meets one or more of the criteria set forth in Section 22.52.3060.A, above, and exhibits exceptional importance.

C. The interior space of a property, or other space held open to the general public, including but not limited to a lobby, may itself be designated as a landmark or included in the landmark designation of a property if the space is more than 50 years of age and satisfies one or more of the criteria set forth in Subsection A, above, or if the space is less than 50 years of age and satisfies the requirements of Section 22.52.3060.B, above.

1496 Dominion Avenue

Property History

The subject property is located in Tract No. 5704, which was subdivided in 1923 for owners F & W Thums Company.[1] Based on newspaper articles, F & W Thums Company appears to have been a real estate company which operated in the area at the beginning of the 20th century. Herbert R. Packard Jr., the original owner, constructed the building in 1935 according to the County Office of the Assessor. The tract land was formerly part of the Fair Oaks Ranch, where the Crank House, a National Register of Historic Places listed monument, is located. The Fair Oaks Ranch was originally part of Rancho San Pasqual and was eventually owned by James F. Crank. Crank came into financial trouble in the early 20th century and the land was sold and subdivided for residential growth.[2] The home is currently owned by Yelena and Jeffrey Alan Goldberg.

[1] County of Los Angeles Department of Public Works. May 1923. Land Records Information. Tract Map No. 63-71. Available at: https://pw.lacounty.gov/sur/nas/landrecords/tract/MB0063/TR0063-071.pdf

[2] Online Archive of California. "Fair Oaks Ranch Photographs." The Huntington Library. Accessed March 2020. Available at: https://oac.cdlib.org/findaid/ark:/13030/c8gb27fs/

Property Description and Integrity

Site

The subject property is located in Altadena within a residential community (Attachment 1, *Location Map*). The setting surrounding the property is densely constructed with single-family residences. The building is set back approximately 40 feet from the street and is about 2 miles southwest of the Angeles National Forest.

Exterior

The subject property is a unique American Vernacular-style home that is square in plan and set back approximately 40 feet from the street. The building is a wood frame construction with lava rock exterior cladding, a high-pitched cross-gable roof, and minimal eave overhang and clad in composition shingles. The primary façade faces west. The northern portion of the primary façade projects west with a front-facing gable and a ribbon of wood casement windows. The casement windows are three-over-one light. A small concrete patio spans the southern section of the primary façade and is enclosed by a 2-foot-tall wall constructed with lava rocks on the southern and western sides. The entrance is located at the center of the façade and a wood picture casement window is located to the south of the entrance. The picture casement window is three-over-one light.

A prominent brick chimney is visible on the northern façade and the building extends to two stories beyond the chimney. Cracking in the mortar adjacent to the chimney is visible. The second story is clad in horizontal wood clapboard. Minimal eave overhang can be seen with exposed rafters on the first story and beadboard is visible on the second story. Multiple wood casement windows can be seen on this façade which are three-over-one light.

The eastern façade (rear) is one story in height and clad in lava rock. There is a secondary entrance located towards the southern end of the façade. The entrance is accessed by two concrete steps and covered by a shed roof supported by wood posts. Minimal eave overhang is visible on this façade with exposed rafters. A raised patio contained by a roughly 1-foot-tall retaining wall embedded with lava rock spans this façade. A walkway accessed by two steps leads from the ground level to the secondary entrance.

The southern façade mimics the northern façade and is two stories in height. The first story is clad in lava rock with three sets of coupled wood casement windows and the second story is clad in horizontal wood clapboard with one wood casement window. The windows are all three-over-one light. An approximately one-foot-tall retaining wall with embedded lava rock runs along the southern boundary of the parcel. The casement windows throughout the building have prominent wood sills and lintels.

Interior

The subject property consists of two stories. The first story is comprised of a dining room, living room, kitchen, bathroom, and bedroom used as a den. The second story is comprised of two bedrooms, a bathroom, and a storage room. The entryway floor is made of clay or concrete tiles and the living room is located to the north of the entrance. Original geometrically patterned wood floors are seen throughout the living and dining rooms. A prominent fireplace constructed with lava rock is located on the northern wall of the living room with a wood mantel. Prominent plaster molding is visible throughout the living room. The dining room is located to the east of the living room at the

rear of the residence and French doors separate the rooms. Built-in knotty pine cabinetry and vertical wood paneling are found in the dining room. The kitchen is to the south of the dining room at the rear of the residence. It has original tiled countertops with modern cabinetry, flooring, and appliances. The bathroom on the first story has the original porcelain built-in tub, tiling detailing, a built-in shower, and original light fixtures. The walls in the den, living room, and dining room have textured plaster, which appears to have been patched and repaired in locations.

The original staircase was cropped and enclosed in the hall closet. The extant wood riser and tread staircase was constructed at an unknown date. An additional polygonal stair was added at the base of the staircase when it was constructed. The second-story bedrooms are located on either side of the staircase with the bathroom located between them. The bathroom has original tile detailing and built-in shower. The gabled roof can be seen in the bedrooms and they have modern flooring. The southern bedroom has beadboard halfway up the walls and both bedrooms have textured plaster walls. Original Art Deco light fixtures and hardware can be found throughout the residence, although the light fixture in the dining room is not original to the building.

Garage with Studio

The garage with studio is located at the rear of the property along the eastern boundary. The studio portion of the building, located at the north end, is an addition constructed in 1938 and was originally a woodshed. The building is accessed by a driveway which leads from Dominion Avenue along the northern façade of the primary residence. The garage is square with a front-gabled steeply pitched roof clad in composition shingles. A shed roof extends off the northern portion of the garage and covers the studio portion of the building. The entire building is clad in vertical wood siding, most of which is modern. A metal roll-up door allows access to the garage and a wood pedestrian door allows access to the studio. There are four multi-light fixed windows at the top of the roll-up door and three-over-one-light wood casement windows on the studio side. The interior of the studio has exposed rafters on the ceiling and knotty pine built-in shelves on the eastern wall.

Landscape

The landscaping consists of mature trees, camelias, and draught-tolerant shrubs and flowers. The landscaping is not original to the property. An infinity symbol-shaped (∞) planter is located at the northeast corner of the property. The planter was constructed with concrete and lava rock and appears to have been constructed contemporaneously with the primary residence based upon the materials with which it was built. A brick and metal structure is located west of the southern end of the planter. Although the original use of this structure is unknown, it was probably used as a trash incinerator and the date of construction is unknown. A lava rock and concrete retaining wall spans the southern end of the parcel and a second wall is located just east the rear façade of the primary residence.

Character-Defining Features: *Primary Residence Exterior*

- Footprint
- Lava rock cladding
- Horizontal wood cladding
- Steeply pitched roof form
- Wood casement windows
- Brick chimney
- Primary façade patio
- Rear entry porch
- Retaining walls with embedded lava rock
- Front entrance patio with lava rock walls

Character-Defining Features: *Primary Residence Interior*

Feature	Ranking
Lava rock fireplace	**MS**
Lathe and plaster walls	**S**
Geometric patterned wood flooring	**MS**
Knotty pine built-in cabinets	**MS**
Wood paneling	**S**
Clay or concrete tile flooring in entry hall	**S**
Original tiling in bathrooms and kitchen	**S**
Original Art Deco light fixtures and hardware	**S**
Textured plaster walls and crown molding	**S**

KEY: MS = Most Significant; S = Significant

Character-Defining Features: *Garage with Studio*

- Footprint
- Wood casement windows
- Steeply pitched roof form
  Shed roof addition over studio

Character-Defining Features: *Landscaping*

- Infinity shaped planter at northeast corner of parcel
- Lava rock and concrete retaining walls

See Attachment 2, *Photo Log* for photographic documentation of the buildings and their character-defining features.

Construction History

The original building permits for the construction of the property were not available. According to the County Office of the Assessor, Lot 23 of Tract No. 5704 was improved in 1935 for owner Herbert R. Packard Jr. It is assumed the garage was constructed at the same time as the primary residence. The addition to the garage was originally a woodshed and is now used as a studio, and was constructed in 1938[3] (Attachment 3, *Permits*).

Ownership History

Based on a review of the Los Angeles County Assessor's parcel data, the property changed ownership multiple times between 1930 and 2003 (Table 1, *Assessor Data, 1496 Dominion Avenue*).

TABLE 1
ASSESSOR DATA, 1496 DOMINION AVENUE

Book	Page	Years	Names
55	29	1930–1937	Elizabeth Goldenburg Edith B. Scott Herbert R. Packard Jr.
55	29	1937–1944	Herbert R. Packard Jr.
55	29	1945–1946	Herbert R. Packard Jr.
55	29	1947–1951	Herbert R. Packard Jr.
55	29	1952–1956	Herbert R. Packard Jr.
1805	22	1957–1961	Herbert R. Packard Jr.
		1967*	Herbert R. Packard Jr. Edith M. Packard
		1983*	Marian E. Packard
		1996*	Edith Packard
		2001*	Brian H. Packard
		2003*	Greg Barrett Folwer

* Denotes information obtained from the Los Angeles County Assessor public counter.

The current owners are Yelena and Jeffery Alan Goldenberg. Herbert R. Packard Jr. was the treasurer and director of the Pest Controls Operators of California according to a 1950 newspaper article.[4] No information was found to suggest any of the previous owners were demonstrably significant people in the history of the nation, state, county, or community.

FINDINGS

According to *A Field Guide to American Houses*, the commonly accepted authoritative book on residential architecture, the characteristics of the American Vernacular style of architecture, with a period of significance from 1930 to present, that are most common are:

- Simple geometric forms
- Covered porches and balconies
- Unadorned porch supports and railings

[3] County of Los Angeles. Issued 14 September 1938. Building Permit No. 65714.

[4] "Termite Troubles." 9 July 1950. *Independent Press Telegram* (Long Beach, CA), p. 11.

- Uncomplicated roofs
- Walls clad with one dominant material, generally wood, stone, or brick
- Stylistic details not present.[5]

The property located at 1496 Dominion Avenue exhibits many, if not all, of these character-defining features. The period of significance for the subject property is 1935 to 1938, the years the property was developed.

The property located at 1496 Dominion Avenue was also evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 (C)]). The seven aspects of integrity include *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. The exterior and interior of the building retain a high level of integrity regarding design, workmanship, materials, and feeling. The building retains a high degree of integrity and reflects the American Vernacular style of architecture. The building was constructed in a residential neighborhood and has not been moved; therefore, the property retains integrity of setting and location. The residence is in excellent condition and the planter and trash incinerator are in fair condition due to lack of use and weathering.

The property located at 1496 Dominion Avenue is eligible for listing as a Los Angeles County Landmark under Criterion A.3 for:

> *"embodying 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 nation, State, County, or community or possesses artistic values of significance to the nation, State, County, or community."*

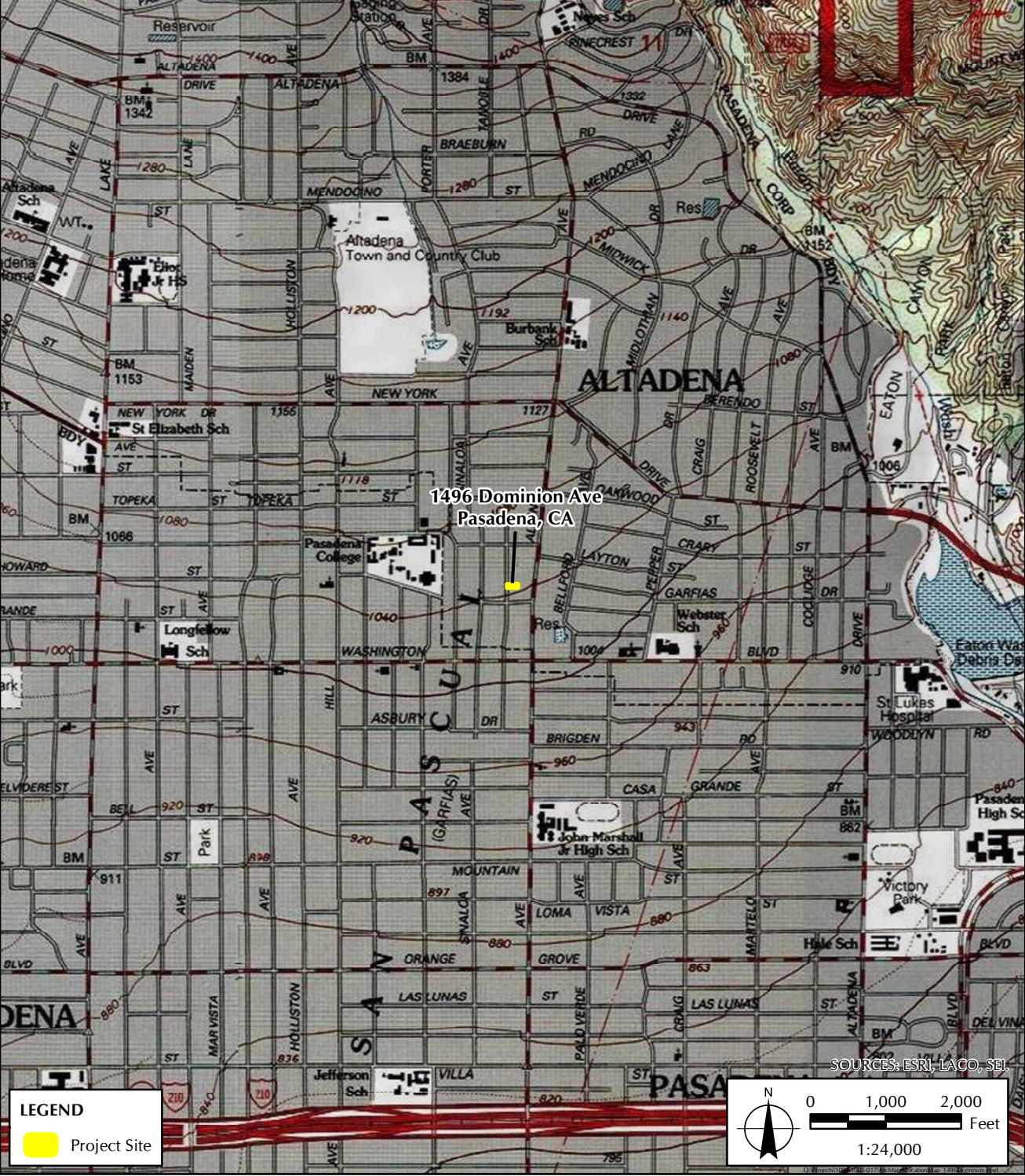
The subject property is a high style and unique example of American Vernacular architecture found within the County. The subject property utilized local lava rock materials for the exterior cladding and interior fireplace, making is a distinctive example of its type. The subject property is a valuable and rare example of American Vernacular architecture in the County.

From this research, Sapphos Environmental, Inc. confirms the findings that the subject property located at 1496 Dominion Avenue is eligible for listing in the County Register pursuant to Criterion A.3. Although a historic context statement was not developed for this peer review research does not indicate the property would qualify for designation in the County Register pursuant to the other criteria. The subject property was also only evaluated against the criteria for designation as a County of Los Angeles Landmark, and research was not completed to inform its designation under national or state criteria.

If there are any questions regarding the contents of this MFR or additional information is required, please contact Ms. Conley at (626) 683-3547, extension 135, or email at kconley@sapphosenvironmental.com.

[5] McAlester, Virginia and Lee. 1992. *A Field Guide to American Houses*. New York, NY: Alfred A. Knopf.

ATTACHMENT 1
LOCATION MAP


1496 Dominion Ave
Pasadena, CA
ALTADENA
Altadena Town and Country Club
Pasadena College
Burbank Sch
St Elizabeth Sch
Longfellow Sch
Webster Sch
John Marshall Jr High Sch
St Lukes Hospital
Victory Park
Hale Sch
Jefferson Sch
Eaton Wash Debris Dam
Pasadena High Sch
Altadena Sch
Eliot Jr HS
Reservoir
Neves Sch
SAN PASCUAL
PASA
SOURCES: ESRI, LACO, SEI.
LEGEND
Project Site
N
0
1,000
2,000
Feet
1:24,000

ATTACHMENT 2
PHOTO LOG

1. 1496 Dominion Avenue, Primary Façade, February 12, 2020, view facing east. Character-defining features include the roof form, lava rock cladding, ribbons of wood casement windows, and the patio.

2. 1496 Dominion Avenue, Character-defining ribbon windows on Primary Façade, February 12, 2020, view facing southeast

3. 1496 Dominion Avenue, Patio on Primary Façade, February 12, 2020, view facing northeast. Character-defining features include the roof form, lava rock and horizontal wood clapboard cladding, wood casement windows, and patio with rock retaining wall.

4. 1496 Dominion Avenue, Northern Façade, February 12, 2020, view facing southeast. Character-defining features include lava rock cladding, brick chimney, and wood casement windows.

5. 1496 Dominion Avenue, Brick Chimney on Primary Façade, February 12, 2020, view facing southeast. Detail of brick chimney and wood casement windows.

6. 1496 Dominion Avenue, Eastern Façade, February 12, 2020, view south.

7. 1496 Dominion Avenue, Entrance on Eastern Façade, February 12, 2020, view facing south of the secondary entrance.

8. 1496 Dominion Avenue, Southern Façade and Retaining Wall, February 12, 2020, view facing east. Character defining lava rock and concrete retaining wall.

9. 1496 Dominion Avenue, Garage and Studio, February 12, 2020, view facing northeast. Character-defining features include roof form, wood siding, and casement windows.

10. 1496 Dominion Avenue, Infinity Symbol-Shaped Planter at rear of property, February 12, 2020, view facing northeast. Character-defining features include shape, lava rock, and concrete.

11. 1496 Dominion Avenue, Trash Incinerator, February 12, 2020, view facing northeast. Not a character-defining feature of the property.

12. 1496 Dominion Avenue, Retaining Wall at Rear of Property, February 12, 2020 view facing north. Character-defining features include the lava rock and concrete.

13. 1496 Dominion Avenue, Interior Lava Rock Fireplace, February 12,2020, view north. Character-defining features include the lava rock and wood mantle.

14. 1496 Dominion Avenue, Geometric-Patterned Hardwood Floors in Livingroom, February 12, 2020, view east. Character-defining features include the oak flooring and the pattern in which the members are set.

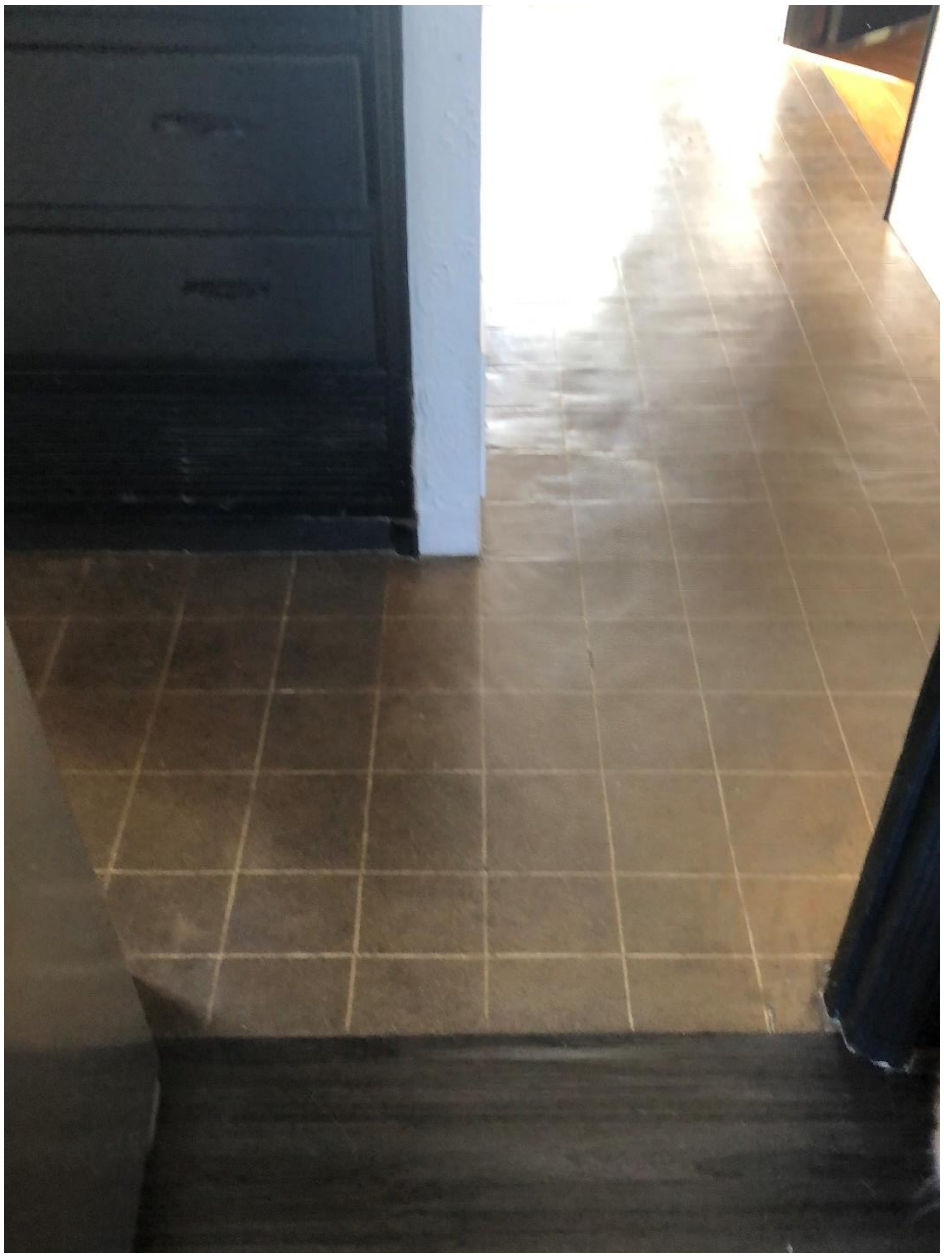
15. 1496 Dominion Avenue, French Doors Separating Livingroom and Dining Room, February 12, 2020, view east. Character-defining features include the hardwood floors, French doors, and knotty pine siding.

16. 1496 Dominion Avenue, Knotty Pine Built-Ins and Wood Paneling, February 12, 2020, view northwest. Character-defining features include knotty pine wood siding and built-in cabinetry.

17. 1496 Dominion Avenue, Crown Molding, February 12, 2020, view east. Character-defining features include the molding and lathe and plaster walls.

18. 1496 Dominion Avenue, Kitchen Tiling, February 12, 2020, view northeast. Character-defining features include the tile; the appliances are modern.

19. 1496 Dominion Avenue, First floor Bathroom, February 12, 2020, view west. Character-defining features include the tile, built-in fixtures, and wood casement windows.



20. 1496 Dominion Avenue, Entrance Hall Tiling, February 12, 2020, view south. Character-defining features include the tile.

21. 1496 Dominion Avenue, Second Floor Bathroom, February 12, 2020, view east. Character-defining features include the tile and historic-period fixtures.

22. 1496 Dominion Avenue, Second Floor Bathroom, February 12, 2020, view south. Character-defining features include the tile.

23. 1496 Dominion Avenue, Second Floor Bedroom Beadboard, February 12, 2020, view northwest. Character-defining features include the roof form, beadboard, and lathe and plaster walls.

24. 1496 Dominion Avenue, Original Wood Staircase, February 12, 2020, view east. Character-defining features include the wood treads and risers of the staircase and the lathe and plaster walls.

25. 1496 Dominion Avenue, Original Light Fixture which is character defining, February 12, 2020, view north.

26. 1496 Dominion Avenue, Original Art Deco Light Fixture which is character defining, February 12, 2020, view north.

27. 1496 Dominion Avenue, Not Original Light Fixture that is not a character-defining feature, February 12, 2020, view north.

28. 1496 Dominion Avenue, Original Door Handle with Art Deco hardware that is character defining, February 12, 2020, view south.

29. 1496 Dominion Avenue, Interior of Studio, February 12, 2020, view east. Character-defining features include the exposed rafters and wood casement windows.

ATTACHMENT 3
PERMITS

REQUEST FOR RECORD SEARCH

DATE: 6/21/12

Please read and initial the following:

_____ 1) This record search covers building permit information from 1933 to 1954. The Los Angeles County Code did not come into effect until March 1933. Records prior to 1933 can be obtained from the Los Angeles County Assessor's Office.

_____ 2) There is no guarantee that any records will be found. The fee that is paid is a research fee and is non-refundable.

_____ 3) Processing time is approximately _____ working days.

Address of property to be researched:

1496 N. Dominion Ave., Pasadena, CA 91104

Address and City

_____

Previous Address (if known)

Requested by:

Yelena Goldenberg 818-632-9083

Name and Telephone Number

Please return record search via:

___ Pick Up: _____

Contact Telephone Number

X EMAIL: yygold@me.com ; cameralaw@mac.com

Email Address

___ MAIL: _____

Complete Address

(We are not able to fax record search findings as they are, often times, not legible.)

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT
BUILDING

1

PLANS FILED: 10 SETS | BLDG. ZONE: R-1 | FIRE ZONE: —
TYPE OF BLDG.: I II III IV (V) X | GROUP: J
BLDG. SETBACK LINE
ORD. NO. —

DISTRICT NO.: 3
PLAN CHK. FEE RECEIPT NO.: —
PERMIT NO.: 65714
DATE OF APPL.: 9-14-38
RECEIVED BY: MN
DATE ISSUED: 9-14-38

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

ARCHITECT OR ENGINEER
NAME
ADDRESS
CITY
STATE LICENSE NO. TEL. NO.

CONTRACTOR
NAME
ADDRESS
CITY
STATE LICENSE NO. TEL. NO.

BUILDING ADDRESS: 1496 Dominion Ave
LOCALITY: Altadena
NEAREST CROSS ST.: Beverly Dr.

OWNER
NAME: H N Packard Jr
MAIL ADDRESS: 1496 Dominion Ave
CITY: Altadena TEL. NO. SY 7257

LEGAL DESCRIP.
LOT
BLOCK
TRACT
SIZE OF LOT: 50 X 150
NO. OF BLDGS. NOW ON LOT: 2
USE OF BLDG. NOW ON LOT: Residence

CLASS OF WORK

NEW		ADDITION	X	DEMOLISH	
ALTERATION		REPAIR		MOVING	

USE OF BLDG.: Woodshed
SIZE OF BLDG.: 12 X 12 STORIES
NO. OF ROOMS: 1
NO. OF FAMILIES: —

DESCRIPTION OF WORK
Woodshed added to garage (Pet)

SPECIFICATIONS
FOUNDATION

MATERIAL	Concrete	EXTERIOR	PIERS
THICKNESS TOP			
THICKNESS BOTTOM			
DEPTH IN GROUND	18"		

SUPERSTRUCTURE

		SIZE	SPACING	SPAN
R. W. PLATES (SILL)	2 X 4			
GIRDERS				
JOISTS—FLOOR				
JOISTS—CEILING				
BEARING WALLS				
PARTITIONS				
ROOF RAFTERS				
SILL BOLTS				

COVERING
WALL | ROOF

CORRECTIONS
9-14-38 This is to be used for building & feed. Final done this date
Same No. 1
10-5-38 Inspected & found well & OK

ORIGINAL

FINAL APPROVAL
DATE 10-5-38 Permanent
INSPECTOR'S NAME

VALUATION $ 40.00 | P.C. FEE $ | FEE $ 1.00

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.
SIGN: [illegible]

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF LOS ANGELES
WM. J. FOX, CHIEF ENGINEER

APPLICATION FOR PERMIT

BUILDING 1

FOR APPLICANT TO FILL IN

BUILDING ADDRESS: 1496 Dominion
LOCALITY: Altadena
NEAREST CROSS ST.:
OWNER: H.R. Packard Jr.
MAIL ADDRESS: same
CITY: TEL. NO.:
ARCHITECT OR ENGINEER: TEL. NO.:
ADDRESS:
CONTRACTOR: Monarch Roofing & Insulating Co. TEL. NO.:
ADDRESS: 500 SO. RAYMOND AVE. PASADENA, CALIFORNIA
LEGAL DESCRIPTION: LOT NO.: BLOCK:
TRACT:
SIZE OF LOT: NO. OF BLDGS. NOW ON LOT:
USE OF EXISTING BLDG.: NO. OF FAMILIES: NO. OF ROOMS:

DESCRIPTION OF WORK

NEW: ALTERATION: ADDITION:
REPAIR: MOVING: DEMOLISH:
SQ. FT. SIZE: NO. OF ROOMS: STORIES:
WALL COVERING: ROOF COVERING: ✓
USE OF NEW BUILDING: Re-roof east side with Pioneer Std. Green Chick-Butts Compo Shingles

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE IS CORRECT AND AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION.

SIGNATURE OF OWNER: Monarch Roofing & Insulating Co.
AUTHORIZED AGT.: 500 SO. RAYMOND AVE. Pasadena, California

VALUATION: $125.00

P.C.S.
FEE
FEE $2.00

FOR OFFICE USE ONLY

DISTRICT NO.: 3
PLAN CK. NO.: —
PERMIT NO.: 96979
RECEIVED BY: Dickens
DATE OF APPL.: 1-13-47
DATE ISSUED:
BUILDING ADDRESS: 1496 Dominion
LOCALITY: Alta.
NEAREST CROSS ST.: Allen
FIRE ZONE: — NO. OF PLANS: — TYPE: V GROUP: I
BLDG. SETBACK LINE: DIST. NO.:
APPROVED BY: DATE:
USE ZONE: R-2 APPROVED BY: DATE:

CORRECTIONS

APPROVALS

FOUNDATION, LOCATION, FORMS, MATERIALS	INSPECTOR	DATE
FRAME, FIRE STOPS, BRACING, BOLTS		
LATH, INT.		
LATH, EXT.		
PLASTER, INT.		
PLASTER, EXT.		
FINAL		

ORIGINAL

COUNTY OF LOS ANGELES

ELECTRIC

NATURE OF INSTALLATION						DISTRICT No.	JOB No.	PERMIT No.
WIRING	X	FIXTURES	X	SERVICE	X	3		10860
RANGE		HEATER		POWER		READY FOR FIRST INSPECTION	RECEIVED BY	DATE ISSUED
SIGNS		MISCELLANEOUS				3-22-35	[illegible]	3-12-35

APPLICANT FILL IN HEAVILY OUTLINED PORTION ONLY

ELECTRICIAN
- NAME: Owner
- ADDRESS:
- CITY: TEL. NO.:
- STATE LICENSE NO.: COUNTY REG. NO.:

JOB ADDRESS: 1496 N Dominion Ave.
LOCALITY: Altadena
NEAREST CROSS ST.:

OWNER
- NAME: B. W. Scott
- MAIL ADDRESS: 1830 San Pasqual DT.
- CITY: Pasadena TEL. NO.: CO 7322

DESCRIPTION OF WORK

NUMBER OF OUTLETS ON CIRCUITS LOCATION BY ROOMS

CIRCUIT	LIGHT OUTLETS A	B	C	D	E	SW.	PLUGS F	G	H	FIXT.
LIVING ROOM	2					1	5			2
DINING ROOM		1				1	1			1
BREFST. RM.										
BATH	1					1				1
ENT. HALL	1					1				1
HALL No.										
FRONT PORCH	1					1				1
OUTSIDE										
KITCHEN		3				1	2			3
SERV. PCH.		1				1	2	2		1
BDRM. No. 1	2					2	2	2		2
CLOSET	1									1
BDRM. No.										
CLOSET										
Reclosed		1								1
Attic		1								1
Cellar		1				1				1
Garage	1									1
TOTAL	4	3				10	6	4		3

NO. OF OUTLETS: 34
NO. OF FIXTURES: 47
NO. OF MOTORS: H.P.
NO. OF SIGNS: TRANS.
NO. OF RANGES OR HEATERS:
MISCELLANEOUS:
PERMIT FEE:
TOTAL FEE:

CORRECTIONS

ORIGINAL

2-27-35 - Court Gately - Rear
2-27-35 - Ground [illegible] Box [illegible] Service Conduit [illegible] Loom Locks [illegible] Not [illegible] Outlet [illegible] Reading all outlets [illegible] to be packed [illegible] metal or [illegible] Mud [illegible] Blocks [illegible] Floor [illegible]
Mailed Correction to 1830 San Pasqual Av.
6-12-35 Corrections OK [illegible]

[illegible]

PROVED

CONDUIT
WIRING
FIXTURES
POWER
UTILITY CO. NOTIFIED
FINAL

DEPARTMENT OF
COUNTY
VOL. A

FOR RE
BUILDING ADDRESS: 14
LOCALITY:
NEAREST CROSS ST.:
OWNER: T
MAIL ADDRESS:
CITY:
ARCHITECT OR ENGINEER:
ADDRESS:
CONTRACTOR: 300
ADDRESS: PA
LEGAL DESCRIPTION:
TRACT:
SIZE OF LOT:
USE OF EXISTING BLDG.:

DESCR
NEW:
REPAIR:
SQ. FT. SIZE:
WALL COVERING:
USE OF NEW BUILDING: Re
side w
Std Gree
Campa

I HEREBY ACKNO
APPLICATION AND S
AND AGREE TO COMP
AND STATE LAWS RE
SIGNATURE OF OWNER: Mona
AUTHORIZED AGT.: 500

VALUATION: 12