



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

February 25, 2025

Michael Zhang
1841 South San Gabriel Boulevard, Suite D
San Gabriel, CA 91776

Via email: ali.permit@aligus.com

NOTICE OF DETERMINATION: Historic Resource Evaluation
366 East Orange Grove Boulevard
Case #: DHP2024-00412

Council District 5

Dear Mr. Zhang:

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. Based on the information available to staff, the property appears to be ineligible for landmark designation. This determination is based on the evaluation below:

PROPERTY DATA:

1. Date of construction:	1911	2. Original architect:	Unknown	
3. Architectural style:	Craftsman	4. Original builder:	Unknown	
5. Is property included in historic resources survey?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
6. If yes to above indicate survey name & date:	Fair Oaks Orange Grove Specific Plan Area (2001)	Survey rating:	6L	
7. Previous survey evaluation still apply? If no, please indicate why not:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Although more than two decades have passed since the time of survey, no new information was discovered during this evaluation that would warrant a change in the previous determination that the property does not qualify for any historical designation.			
8. Applicable historic context:	Single-Family Residential Architecture of the Arts and Crafts Period in Pasadena (1895-1918)			

9. Known historical events or development trends with which the property is associated:	N/A
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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 legible permit history in the City’s records (see Attachment B 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 checked="" type="checkbox"/>	Replacement windows	<input type="checkbox"/>	Addition to front of house
<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, the building has not been substantially altered from its original appearance and, therefore, retains integrity of location, design, setting, materials, feeling, workmanship and association. Historical building permits and visual analysis indicate that some of the windows on the residence have been replaced and an addition was constructed in 1912. 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 A for photographs of the property. The residence on the property is an example of the Craftsman architectural style. Staff evaluated the architectural significance of the property according to the registration requirements outlined in the “Single-Family Residential Architecture of the Arts and Crafts Period in Pasadena” historic context report. Character-defining features of the Craftsman style include horizontal massing; low- to moderate-pitch gable roofs; broad open eaves; exposed rafters; full and partial-width porches; and prolific use of wood, stone, stucco, and other local building materials to evoke connectivity and harmony with the natural environment.

To be eligible for designation as a landmark under Criterion C of PMC Section 17.62.040.D.2, a property must embody the distinctive characteristics of a type, architectural style, period, or method of construction, or represent the work of an architect, designer, engineer, or builder whose work is of significance to the City or the region, or it must possess artistic values of significance to the City or to the region. Pasadena has a rich inventory of properties from the Arts and Crafts period and, as such, there is a more rigorous standard for determining significance under Criterion C. Individual properties typically must demonstrate high levels of craftsmanship or architectural excellence, or be associated with a significant architect or builder in order to be distinguished as an individual landmark in comparison to the many other buildings from the period in the City. Staff has determined that the property does not meet the criteria for landmark designation as a significant example of the Craftsman architectural style because the residence features a simple design, and multiple more representative examples of the style can

be found throughout Pasadena. Although the residence on the subject property incorporates some of the character-defining architectural elements of the Craftsman style, including wood shake siding; gabled roof with overhanging eaves; exposed rafters; knee-brace brackets; and a partial-width front porch, this building exhibits a modest design lacking the qualities of architectural excellence and integrity that would be found in individually eligible and designated examples.

In addition to lacking significance as examples of the Craftsman architectural style, the subject property is not identified as the work of a significant architect, designer, or builder.

PRIOR OWNERSHIP & OCCUPANT ANALYSIS:

A review of the available City Directories between 1911 and present day was conducted and no persons of local or regional historical significance are known to have owned or resided at this location; therefore, the property is not eligible for landmark designation under Criterion B.

CONCLUSION:

Based on the evaluation above, the above referenced property **does not meet** the criteria for individual historical designation.

Effective Date	Appeals	Call for Review
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The last day to file an appeal is March 7, 2025. This decision becomes effective on **March 8, 2025**. 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 \$63.86 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.

Michael Zhang
366 East Orange Grove Boulevard (DHP2024-00412)
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Please contact **Kevin Johnson, Principal Planner** at (626) 744-7806 or kevinjohnson@cityofpasadena.net if there are any questions regarding this determination.

Sincerely,

A handwritten signature in black ink, appearing to read "JP for", is written over a light blue horizontal line.

Jennifer Paige, AICP
Director of Planning & Community Development

Attachments:

- A. Photographs of the Subject Property
- B. Permit records

Cc: Address file; Energov Case; City Manager; City Clerk; City Council; Council District 5 Liaison; Historic Preservation Commission; Director of Planning & Community Development; Deputy Director of Planning & Community Development

ATTACHMENT A – PHOTOGRAPHS OF PROPERTY













ATTACHMENT B - PERMIT RECORDS

CITY OF PASADENA

CODE ENFORCEMENT DIVISION

MAILING ADDRESS

100 N. GARFIELD AVE. - RM. 103 PASADENA, CA. 91101-7215

PHONE: (818) 405-4200

P.O. BOX 7115 - PASADENA, CA 91109-72

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-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 Norma Elrod

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 of this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9, commencing with Section 70001 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Number _____ 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).

Use of Reg. 194 _____

OWNER-BUILDER DECLARATION

I hereby affirm that, am exempt from the Contractor's License Law for the following reason: Sec. 7031.5, 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 7031.5 by any 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 or 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.

As owner of the property, am exclusively contracting with licensed contractors to complete 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 permits with a contractor licensed pursuant to the Contractor's License Law.

Contractor Name _____ B & P.C. for this project _____

Date _____

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. 1097, 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.

Signature of Applicant or Agent _____ Date _____

JOB ADDRESS 366 E ORANGE GROVE BL 1010		RECEIPT NO. 0005309	DATE 12/30/85	PROJECT 00104472
USE OF PERMIT 6 FT CHAIN LINK FENCE SIDE YRD 4 FT FRONT YARD 10 FT SET BACK				
OWNER BROWN, LEROY		TRACT NAME AXFORD AND LANDRETH'S SUB EX C		
ADDRESS 366 E ORANGE GROVE BL		MAP	LOT #	ZONE
CITY PASADENA	STATE CA	ZIP CODE 91104	PHONE	
APPLICANT BROWN, LEROY		Fence Fees \$33.06		
CONTRACTOR ELROD FENCE CO.				
ADDRESS 6459 MISSION RD				
CITY GLEN AVON	STATE CA	ZIP CODE 92509	PHONE 714-684-3102	
LICENSES 332890 C13				
ARCHITECT/ENGINEER				
ADDRESS				
CITY	STATE	ZIP CODE	PHONE	COUNTER APP. PAID BY FEES: \$41.56

Construction Tax		FENCE PERMIT		TOTAL FEES	\$8.00
S. M. I. P. Tax				TOTAL FEES	\$1.50
FENCE	750	Standard Construction Y		TOTAL FEES	\$33.06
Valuation				Fee	17.56
Processing Fee				Fee	15.50