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252 CONGRESS PLACE

PASADENA

Former Address: 707 St. John Avenue (1894 – 1980)

Style: Shingle (a transitional style between Victorian and Craftsman)

Year of Completion: 1894 (according to City Building Department records)[1]

Original Building Permit: There is no original building permit on file. The City's permit file goes back only to 1902. [2]

Architect: Frederick L. Roehrig, one of Pasadena leading early architects. Please see the attached biographical materials on pages 9 through 13.

First Owners: George F. Granger, a real estate executive, and his wife Helena M. Granger.

George Frederick Granger (1856 – 1896) was born in Grand Rapids, Michigan, the son of Julius Granger, a hotel-keeper, and Caroline Granger. By 1880, George was living as a boarder in Detroit and working as a clerk in a shoe store. In 1884, he married the former Helena May Mabley who was born in Oakland, Michigan. Her father was Christopher R. Mabley, an English-born clothing merchant, and Catherine (Kate) Hall Mabley. A newspaper article attached on page 14 describes the Granger wedding. Their new Detroit home was completely furnished by the bride's father. At that time, George Granger was working as a clerk for the H. P. Baldwin Company, a bonds firm.

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1 The impending construction was reported in the April 24, 1890 issue of the *Pasadena Daily Star*. The City Assessor's records indicate there was an improvement on the property as early as 1890.

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By 1886, Mr. and Mrs. Granger had moved to Pasadena. Mr. Granger became the secretary-treasurer of the Richardson & Granger Company, a real estate firm of which he was a partner. By 1895, Mr. Granger was associated with John A. Weir & Company, another Southern California real estate firm. Directories of the day also identify him as a journalist and merchant. Mr. and Mrs. Granger were prominent in local society. Mr. Granger belonged to the Valley Hunt Club and volunteered to serve on a committee that organized the first Tournament of Roses. He was a well-known sportsman, hiking and hunting in the local mountains with groups of friends.

George F. Granger died when he was only forty years of age. Mention was made of his death in the October 1, 1896 issue of the *Los Angeles Times.* A copy is attached on page 15. His widow stayed on in the house until 1904 but appears to have rented it out during the subsequent ten years. Mrs. Granger lived in a variety of locations during the ensuing years, including Buffalo, New York; Denver, Colorado; and Portland, Oregon.

Other Building Permits: General repairs valued at $2,500 were permitted in December 1927. A.C. Brandt was the contractor.

Construction of a wooden fence was permitted in August 1941 for $150.

In August 1942, permission was given to demolish an old shed and replace it with a new 400-square-foot garage at a cost of $275.

A permit was issued in 1952 for the enclosure of a balcony off an upstairs bedroom and the installation of a bathroom, requiring the removal of a partition wall. The cost was estimated at $2,000.

In January 1957, a half-bathroom and a laundry area were to be built, costing $700.

In September 1980, the City allowed the property to assume a new address: 252 Congress Place.

The house was re-roofed with Class A material in September 1985. The J. L. Shipley Roofing Company of Pasadena was the contractor for this job, valued at $6,000.

In February 1988, new undergrounded electrical service was provided and unspecified fixtures and appliances were to be installed. Gallagher of Canoga Park was the contractor.

A permit was issued in September 2002 for 288 square feet of interior remodeling costing $8,000. A bathroom and breakfast room were to be altered. Nakaishi Associates of Los Angeles was the contact.

The house and garage were re-roofed with composition material in January 2005 by Weather Guard Roofing of El Monte. Weathered wood was to be applied over existing sheeting. The cost was $14,100.

The HVAC system was replaced in January 2012 by Air-Tro Incorporated of Monrovia.

Copies of some of these permits are attached on pages 18 through 26.

(Note: Permits for very minor alterations, such as water heater replacement, are not included. Also not included are permits missing from the file or whose microfilmed or digital copies are indecipherable and not otherwise recorded or described in Assessor's records.)

Assessor's Records: The Pasadena City Assessor visited the property probably in the year 1917 and recorded a single 1 ½ story residence and garage. The house had a brick foundation, walls covered in rustic shingles, a four-gabled shingled roof with two dormers, and plain wood shingle trim. Heat was provided by three fireplaces and a coal-fired furnace. There were twelve plumbing fixtures. Interior finishes were described as "stock" and "plain." The house had six hardwood floors.

The Assessor estimated the square footage of the house at 3,721. On the first floor were three living rooms (one was probably a dining room) and a kitchen. The second floor contained five bedrooms and three bathrooms. There was also a brick-lined basement that measured 12 by 25 feet and was 4 feet deep.

The garage, measuring 16 feet square had a concrete floor and shingled walls and roof. The Assessor later indicated this "shed" had been demolished by 1942. The property also contained 730 square feet of driveways.

The Assessor returned on December 12, 1927 to record $2,500 in general repairs to the house.

On December 8, 1941, the Assessor noted that 250 linear feet of 3.5-foot-tall wood fencing had been installed on the property.

On December 16, 1942, the Assessor returned to note the completion of a new garage that measured 20 feet square. It had a concrete foundation, shingled walls, a gabled composition roof, and electric lighting.

On October 9, 1952, the Assessor amended the building record to list alterations made to the house involving an upstairs bedroom and bathroom. The interior square footage of the house had not changed.

On March 13, 1957 the Assessor noted the addition of a half-bathroom and a laundry.

The Los Angeles County Assessor currently estimates the square footage of the house at 3,968 with five bedrooms and four bathrooms.

Copies of the City Assessor's building records are attached on pages 27 through 35.

(Note: The Pasadena City Assessor's Office ceased operations in 1974. Their square footage totals often differed from those of the Los Angeles County Assessor's Office, since they frequently included garages, terraces, patios, etc. in their computation. It is advisable to rely on the County Assessor's square footage figures since they are more up-to-date and consistent.)

Some Other Owners and Residents: By 1910, Mrs. Mabel Hamilton, a widow, and a live-in maid were the residents. Mrs. Hamilton, a native of Illinois, was born in 1865.

The house appears to have remained largely vacant from 1925 through 1936.

By 1936, Edgar and Agnes Stern and their two sons became the residents. Mr. Stern was an executive at a paper box manufacturing company.

By 1940, Stephen De'Ak, and his wife Margaret Eliazbeth. De'Ak were the owners. They, together with Grace Baker Shanklin, established a music school at their St. John Avenue home called "The New Way Music Education Service."

By 1942, Glenn L. Barnum, a physician at a private hospital, and his wife Susan G. Barnum were the owners. Mrs. Barnum worked as a secretary at a private university.

By 1962, Ralph W. Marshall, Jr., a mechanical engineer with the gas company, and his wife Mary L. Marshall became the residents. They shared the house with their two daughters.

By 1973, Herbert F. and Bemona Bisoff were the residents. Mr. Bisoff was associated with Bisoff Enterprises.

By 1976, Albert A. Binney, Jr. and his wife Helen Binney had purchased the property. Mr. Binney was associated with the firm of Binney, Chase and Van Horne, a stock corporation.

The current owners are Dennis Yuzo Nishikawa and his wife Jackie L. Nishikawa. The Nishikawa family have owned the property for over forty years.

Notes: Attached on page 6 is part of a Sanborn Fire Insurance map that shows a footprint of the Granger house and its neighbors as they appeared in 1894.

An auction of fine furnishings occurred at the house on May 19, 1904. An advertisement was published in the *Los Angeles Times* (copy attached on page 16.)

The house was advertised for sale in the April 29, 1979 issue of the *Times*. It was described as a "Pasadena classic." A copy of this ad is attached on page 17.

Pasadena Heritage noted in a house-tour script that the address of the house was changed to Congress Place in 1980 "in order to provide privacy and some respite from the traffic noise on St. John Avenue."

Significance: The City of Pasadena has determined that the Granger house is a contributor to the Markham Place National Register Historic District. The City's record is attached on pages 7 and 8. It contains a good physical description of the house.

Sources:

Los Angeles County Assessor
Los Angeles Public Library
City of Pasadena, Planning and Development Department (Design & Historic Preservation Section)
Pasadena Museum of History (Research Library and Archives)
Pasadena Public Library

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles,* 6th ed. Santa Monica, Angel City Press, 2018.
McAlester, Virginia Savage. *A Field Guide to American Houses*. 2nd ed. New York, Knopf, 2013.

City Directories: 1894 -

Detroit Free Press: February 10, 1884
Los Angeles Times: October 1, 1896; May 18, 1904; April 29, 1979
Pasadena Daily Star: April 24, 1890

Internet Resources, including California Index, California Death Index, Gale Biography Master Index, Ancestry.com, and Historic *Los Angeles Times* Database.

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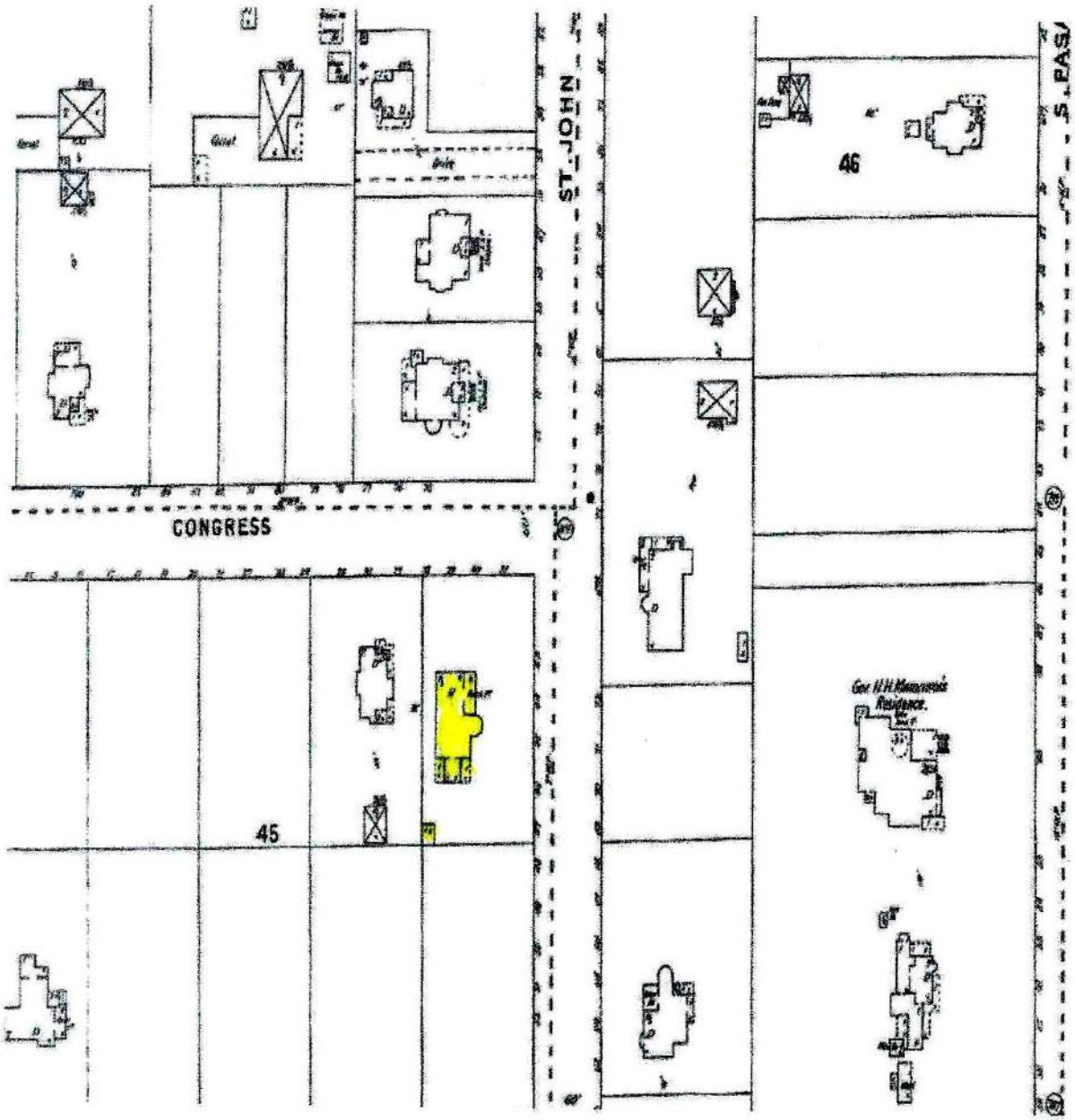

SANBORN MAP 1894
Sheet 27

Address: 252 CONGRESS PI

APN: 5719-002-020

This property is in a historic district listed in the National Register of Historic Places.
This property is within a city-designated landmark district. *

RESOURCE OVERVIEW

Address: 252 CONGRESS PI
City: Pasadena
Zip Code:
County Code: 37

State: CA
County: Los Angeles

Historic Name:

APN: 5719-002-020

Building Sq. Ft:

Year Built: 1894 Documented
District: Markham Place Historic District (designated)

Contributing Status: C

Common Name:
Zoning:
Site Size (Acres): 0.380
District: Markham Place Historic District
Property Status: Designated

Resource Description:
Formerly 707 S St. John Ave
Located on the southwest corner of Congress Place and St. John Avenue , this is a two-story single-family residence with a rectangular plan in the Shingle Style. The primary (east) facade is oriented toward St. John Avenue. The exterior is cladin shingles on the second story, drop siding on the first story, and shingles again on the flared foundation skirt. The gambrelled roof faces north with a taller cross gable on the southern portion of the house, facing Bellefontaine. The gambrel portion of the roof also has a gabled dormer facing east with three multi-paned casement windows enclosed in curved walls. In the center of the primary facade is a round two-story tower with a conical roof that is attached to the main gable. The second story of the tower has two tall arched multi-paned windows. There is a shed dormer on the west elevation, near the street Most of the roof has no eaves, except for the tower and the dormer, which have boxed eaves. A large recessed porch is located at the northeast corner of the house (facing the street intersection) with a walkway from Congress. The porch has wood steps leading to a wood deck, non-original wood railings, heavy boxed wood posts, and a low shingled wall. There are two doors leading from the porch to the house. The main entry, an original wood door with a half-light over two panels, has a single multi-paned sidelight equal in height to the light in the door. A secondary entry is a double door, each with two lights. The windows on the first story of the primary facade are not visible from the street due to a tall wood fence that surrounds much of the property. On the second story, there is an arched casement window in the
gable end , a pair of 1/1 double-hung sash windows, and a round fixed window under a flared extension of the roof that slopes to cover the one-story section on the south end of the house . The north elevation, facing Congress Place, has two widely-spaced 1/1 double-hung sash windows on each story. The exterior of the house appears to be unaltered from the street.

Legal Description:

RESOURCE DETAILS

Primary Architectural Style: Shingle
Secondary Architectural Style:
Architect: Frederick L. Roehrig
Builder:
Contractor:
Context:
Original Owner:
Original Use:
Original Location:
Demolished: no
Notes:
Moved: no
Date Moved: n/a
Designation Date: n/a

* This is a simplified statement of the property's status. Please review the NRHP Status Code field on the search screen for official, adopted status language.

State of California - The Resource Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #:
HRI #:
Trinomial:
NRHP Status Code: 1D/5D1
Other Listings:
Review Code: Reviewer:
Date:-/-/-

Survey #:
DOE #:

*Resource Name or #:

P1. Other Identifier:

***P2. Location:** ☐ not for publication ☒ unrestricted
and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary)

***a. County** Los Angeles

b. USGS 7.5' Quad: YEAR: T ;R ; of of Sec ; B.M.

c. Address: 252 CONGRESS PI City: Pasadena State: CA Zip Code:

d. UTM: (Give more than one for large and/or linear resources) Zone: ;-118.155817 mE/ 34.133712 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
See Continuation Sheet

***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of a District ☐ Other

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

Image Not Found

P5b. **Description of Photo:**

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ PreHistoric
☐ Both ☐ Neither
Year Built: 1894 - Documented

***P7. Owner and Address:**
Name:
Address:

***P8. Recorded By:**

***P9. Date Recorded:** -/-/-

***P10. Survey Type:**
Survey Title:

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

***Attachments:**
☒ NONE
☐ Building, Structure, and Ojbect Record
☐ Milling Station Record
Other:
☐ Location Map
☐ Archaeological Record
☐ Rock Art Record
☐ Sketch Map
☐ District Record
☐ Artifact Record
☐ Continuation Sheet
☐ Linear Feature Record
☐ Photograph Record

FREDERICK L. ROEHRIG
Architect

Frederick Louis Roehrig was born in Le Roy, New York on December 24, 1857, the son of Frederick Louis Otto Roehrig and Caroline (Smith) Roehrig. The older Roehrig was a medical doctor and also a professor of Oriental and Arabic languages at Cornell University. The younger Frederick graduated from Cornell with a Bachelor of Architecture degree in 1883. From there, he went on to study in England and France, like so many of his generation. He returned to the United States in 1884 to marry Mary Gavina Hungerford of Ithaca, New York.

The Roehrigs moved to Pasadena in 1886 at the height of a building boom. Frederick, although quite young by professional standards, practiced architecture very successfully, receiving commissions from many wealthy new Pasadenans. He designed the City's first hospital and the first buildings of the Pasadena Presbyterian Church. Roehrig's father, nearing retirement age, also moved to Pasadena and both families lived near each other in the 500 block of South Oakland Avenue until the older Roehrig's death in 1908. Although Frederick had relocated his offices to Los Angeles by 1890, he still remained active in Pasadena, helping to draw up the City's first building code. He was also a founding member of the California State Board of Architectural Examiners, who made sure only qualified people could practice as "architects". Roehrig was granted California's second architectural license. He was also active in the Southern California Chapter of the American Institute of Architects.

Having been trained as an architect in the classical tradition and having come from an eastern family with a strong academic background, Roehrig's early buildings reflected these conservative influences. His first residences (now mostly destroyed) were reminiscent of H. H. Richardson and early Stanford White buildings. In 1889, in partnership with Seymour Locke, Roehrig designed the two portions of the Green Hotel which still exist (now 99 South Raymond Avenue)--perhaps his most famous local work. The buildings are a mixture of Mission Revival and Islamic architecture. As the Arts and Crafts movement gained momentum, many of Roehrig's designs began to take their place within the less dramatic Craftsman mode. He eventually became versatile in many styles: Queen Anne, Mission Revival, Period Revival, Prairie, and Mediterranean. He created many fine residences in San Diego, Santa Barbara, Riverside, and Los Angeles, as well as in Pasadena. He also made his mark in the design of commercial and industrial buildings, such as powerhouses connected with the Los Angeles Aqueduct.

Frederick Roehrig was characterized as a quiet, dignified man, devoted to his profession and to his wife and three children. He was said to have been very meticulous, not only in his work but also in his personal life. Roehrig continued working during the 1930s. He died at the age of 90 on October 7, 1948.

Some local Roehrig designs that still exist include:

654 East Mariposa Street, Altadena (1888)
707 South St. John Avenue (1890)
1247 North Garfield Avenue (1891)
297 South Orange Grove Blvd. (1894)
107 North Orange Grove Blvd.–formerly at
362 South Los Robles Avenue (1896)
271 Markham Place—formerly 721 South St. John Avenue (1897)
357 South Lorraine Blvd., Los Angeles (1898)
2263 South Hoover Blvd., Los Angeles (1900)
328 Bellefontaine Street (1904)
100 West State Street (1906)
805 South Madison Avenue (1908)
280 South Orange Grove Blvd. (1909)
The Finnish Folk Art Museum on the Pasadena Historical Museum grounds--originally a garage moved from 1003 South Orange Grove Blvd. (1909)
1231 South El Molino Avenue (1910)
499 Prospect Terrace (1911)
500 Bellefontaine Street (1917)

Sources:

Andersen, Timothy J., ed., et. al. *California Design 1910*. Santa Barbara, Peregrine Smith, 1980.
Who's Who In the Pacific Southwest. Los Angeles, Times-Mirror, 1913.
Pasadena Star-News: May 25, 1916; October 11, 1948.

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June 2001

FRED. L. ROEHRIG

Yours

74 & 76 E. State Street,
ITHACA, N. Y.

FREDERICK LOUIS ROEHRIG, AN ABLE ARCHITECT

One Pasadenan who has had a most important part in the upbuilding of Pasadena and all Southern California is Frederick L. Roehrig. Mr. Roehrig has not only figuratively been an important factor in the upbuilding of this section, for almost countless buildings have flowed from his drawing pen since he came to Pasadena in the biggest of the boom years, 1886, and set up the practice of his profession here.

Mr. Roehrig has long been recognized a leader in the practice of his profession in Southern California. He has in Pasadena as monuments to his ability such magnificent structures as Pasadena Presbyterian church and the newest section of the Pasadena hospital. All over Southern California stand fine buildings and homes which he has designed, and in San Diego alone his works are probably as numerous as the works of any other single architect.

Mr. Roehrig was given a very firm foundation for his profession in one of the greatest engineering schools in the world, Cornell, at Ithaca, N. Y. In fact, much of his life and interests centered about that section of the Empire state before he came to live in Pasadena.

Born in Le Roy, N. Y., Mr. Roehrig's father, Professor Frederick Louis Otto Roehrig, was a noted man himself. His mother was born Caroline Smith, and the young man was fortunately destined to receive as fine an education as was obtainable. Mr. Roehrig graduated from Cornell in the class of 1883, and he was married at Ithaca on August 29, 1885, to Miss Gavina H. Hungerford. The trip to Pasadena was almost a honeymoon, for the young couple reached the Crown City in the year following the one of their marriage, and have lived here ever since.

Architecturally speaking, Frederick L. Roehrig's work is noted for its originality of conception. The Pasadena Presbyterian church group is an example of this, the treatment of the difficult subject being along unconventional lines which have produced not only harmonious results, but the general arrangement of the group of church structures has proven eminently practical. In interior decoration this church group is one of the most impressive in Southern California.

Not alone has Mr. Roehrig's ability been shown in the designing of semi-public buildings, homes and offices. At present he is engaged in doing much work for the Los Angeles aqueduct, designing powerhouses and buildings of that type. This is a highly specialized branch of the architectural field, and the ability to turn from home, church and business structures to the designing of great powerhouses, shows the width of Mr. Roehrig's understanding of his profession.

The Roehrig home at 501 Oakland avenue is a most delightful place located on a beautiful site and typical of the man and his family. It is a beautiful home, for in his home lie the greatest interests of this exceedingly capable Pasadenan.

Pasadena Star-News,
May 25, 1916

Rites Planned for Architect

Private funeral services were conducted by Ives and Warren Company today for Frederick Louis Roehrig, 90-year-old Pasadena architect and designer of the Hotel Green, Pasadena Hospital, the First Presbyterian Church and other notable buildings.

Mr. Roehrig, who lived at 2799 East Orange Grove Avenue, died Thursday.

He is survived by two sons, Frederick Austin Roehrig of Pasadena and Stewart Roehrig of San Francisco, and a daughter, Mrs. Gavina Robinson of Fullerton.

Born in LeRoy, N.Y., the son of Prof. F. L. O. Roehrig, noted philologist, he was graduated from Cornell University in 1883. After post-graduate studies in architecture in England and France, he went on to achieve prominence as an architect, designing in addition to the Pasadena buildings the Alhambra Library and the Los Angeles Aqueduct power house, as well as others.

He was a member of the State Board of Architecture and the Los Angeles Chapter of the American Institute of Architects.

Pasadena Star-News,
October 11, 1948

Weddings.

GRANGER-MABLEY.

Wednesday evening Mr. Geo. F. Granger and Miss Helena May Mabley, daughter of C. R. Mabley, were united in marriage at the beautiful home of the bride's parents on Woodward avenue. The ceremony was set for 6 o'clock, and was performed by the Rev. M. C. Dutton, rector of Emmanuel Church. The bride's costume was of the style known as Queen Anne, with a rich and heavy court train of Ottoman silk. The front was white brocaded velvet with Valenciennes lace. No jewels were worn. The wedding procession was led by two little sisters of the bride—Edith and Alice Mabley—whose costumes were respectively blue and white, and pink and white, and who divided the honor of holding the ring and the bridal bouquet during the celebration of the wedding service. The bride's maids were her sister, Miss Kate Mabley, who wore a cream shade cashmere with trimmings of Spanish lace and marabout chenille to match her bouquets of chrysanthemums; Miss Ada Williams, of Sodus, N. Y., and Miss Belle Mabley, of Jackson, cousin to the bride and first maid. Miss Williams' costume was pink satin with bouquet of pink rose buds; Miss Belle Mabley was attired in a magnificent white brocaded satin with feather trimmings and she carried an exquisite bouquet of heliotrope. Mr. James E. Granger was the groom's man and the ushers were Mr. Ed. Locke, Mr. Elton Esselstyn and Mr. Frank L'Hommedieu. Mr. C. R. Mabley gave away the bride. A wedding reception and supper followed the ceremony. Each of the guests was presented with a pretty little box of *the* wedding cake, and the glittering array of presents to Mr. and Mrs. Granger received their due meed of admiration. They were surpassingly rich, as a whole, and their extraordinary number is flatteringly indicative of the personal popularity of the young couple. Mrs. Gaffney was the inspiring spirit of the supper, which really took on the proportions of a splendid banquet. Mr. and Mrs. Granger are at present in Chicago, but on their return to Detroit they will reside at 32 High street east, an elegant home furnished complete and being the bridal offering of Mr. Mabley.

Detroit Free Press
February 10, 1884; p. 6

George F. Granger, a well-known and popular citizen of Pasadena, who has resided in this city for the past ten years, died at his home on St. Johns avenue about noon today. Mr. Granger's death comes as a sad shock to his family and friends, as he has been seriously ill only a few days. It has only been a few months since Mrs. Granger was called upon to part with a beloved little daughter, and this second bereavement falls with crushing force upon her. Mr. Granger's former home was Detroit, Mich.

Los Angeles Times
October 1, 1896; p. 13

Auction

Fine. Furniture
707 St. John St
Pasadena, Cal.
Thursday May 19th

At 10 o'clock a.m. consisting of fin mahogany parlor furniture, elegan upholstered chairs and sofas, fin lounges and Turkish covers, roya Worcester Sevres and other fine orna ments, bronzes, rattan reception room furniture, solid oak carved extensio table, oak dining chairs, sideboard side tables, dishes, cooking utensils, oak and cherry bedroom suits, brass bedsteads, very large French plate mirror, carpets, rugs, curtains, brass and irons, fire sets, coal scuttles, etc

THOS. B. CLARK, Auct.

Los Angeles Times
May 18, 1904; p. 11

Pasadena 4751

WM. WILSON CO.

707 St. John Open 2-4

Priced Reduced to $249,500

PASADENA CLASSIC loc. in S.W. Pasa. & ideal for large family. Lge. entry, liv. rm. w/fplc. Very lge. din. rm., sunny bkfst. rm. Fam. rm., den w/ fplc. UP—4 Br., 4 ba. + TV rm.

Real Money 796-0707

New Offering

Los Angeles Times
April 29, 1979; p. I98

City of Pasadena
ONE HUNDRED NORTH GARFIELD AVENUE
PASADENA, CALIFORNIA 91109

September 17, 1980

PUBLIC WORKS DEPARTMENT
(213) 577-4191
In Reply, Refer to
File No. 40.30.30

Mr. Arnold Binney
707 South St. John Avenue
Pasadena, California 91105

Dear Mr. Binney:

New Address

Reference is made to your letter dated September 8, 1980, requesting a change of address for your residence at 707 South St. John Avenue. Your request to use the number 250 Congress Place has been denied due to the similarity of that number to the number of your neighbor to the west, i.e. 270 Congress Place.

Based on the new orientation of the building, please be advised that you are hereby authorized to use:

252 Congress Place
Zip Code 91105

A copy of this letter will be directed to each of the City departments which will need to be made aware of the correct address. A copy will also be sent to the other public offices noted on page 2. It will be your responsibilty to confirm the address with non-municipal utilities, the County Assessor, and the United States Post Office.

CITY OF PASADENA — CODE ENFORCEMENT DIVISION
10 N. GARFIELD AVE., RM. 103 PASADENA, CA 91101-7215 PHONE: (818) 405-4200

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

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 _____

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

LICENSED CONTRACTORS DECLARATION

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

License Number _____ Lic. Class _____

Contractor _____ Date _____

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

Lic. or Reg. No. _____ Date _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: Sec. 7031.5 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 as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

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

I am exempt under Sec. _____, B.&P.C. for this reason _____

Date _____ Owner _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

_____ Date
Signature of Applicant or Agent

JOB ADDRESS: 252 CONGRESS PL				RECEIPT NO. 0002976	DATE 09/19/85		PROJECT 00102605		
USE OF PERMIT: REROOF HOUSE WITH CLASS A UL #P21 GAF MATERIAL									
OWNER: NISHIKAWA, DENNIS				TRACT NAME: CARLISLE HEIGHTS LOT 27					
ADDRESS: 252 CONGRESS PL				MAP		LOT#		ZONE	
CITY: PASADENA	STATE: CA	ZIP CODE: 91105	PHONE	FSS	S-1	S-2	RSB	MOD	CENS.TR
APPLICANT: NISHIKAWA, DENNIS				Roofing Fees					$91.21
CONTRACTOR: J.L. SHIPLEY ROOFING CO.									
ADDRESS: 265 N VINEDO									
CITY: PASADENA	STATE: CA	ZIP CODE: 91107	PHONE: 818-792-2437						
LICENSES: 309178 C39									
ARCHITECT/ENGINEER									
ADDRESS									
CITY	STATE	ZIP CODE	PHONE	COUNTER APP.		PAID BY		FEES:	$151.71

ROOFING PERMIT

Construction Tax		TOTAL FEES	$60.00
S. M. I. P. Tax		TOTAL FEES	$.50
ROOF		TOTAL FEES	$91.21
Valuation	6,000	Fee	75.71
Processing Fee		Fee	15.50

CITY OF PASADENA — CODE ENFORCEMENT DIVISION

100 N. GARFIELD AVE RM 03 PASADENA, CA 91101-7215 PHONE: (818) 405-4200

OWNER'S COMPENSATION DECLARATION

Policy No

Date Applicant

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

Date 2-5-88 Applicant

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should hire employees subject to the Workers' Compensation provisions of the Labor Code you must immediately comply with such provisions or this permit shall be deemed revoked.

LICENSED CONTRACTORS DECLARATION

License Number

Contractor Date

Lic. or Reg. No.

OWNER-BUILDER DECLARATION

2-5-88

JOB ADDRESS			RECEIPT NO.	DATE	PROJECT
252 CONGRESS PL			0025152	02/05/88	00119324
USE OF PERMIT: NEW SERVICE UNDERGROUND, FIXTURES AND APPLIANCES.					
OWNER: NISHIKAWA, DENNIS			TRACT NAME: CARLISLE HEIGHTS LOT 27		
ADDRESS: 252 CONGRESS PL			MAP	LOT #	ZONE
CITY: PASADENA	STATE: CA	ZIP CODE: 91105	PHONE	FSB / S-1 / S-2 / RSB / MOD / CENS.TR	
APPLICANT: NISHIKAWA, DENNIS			ELECTRICAL		$85.50
CONTRACTOR: GALLAGHER,					
ADDRESS: 8438 DELCO AV					
CITY: CANOGA PARK	STATE: CA	ZIP CODE: 91306	PHONE: 818-882-9467		
LICENSES: 461526 C10					
ARCHITECT/ENGINEER					
ADDRESS					
CITY	STATE	ZIP CODE	PHONE	COUNTER APP.	PAID BY: Check / FEES: $85.50

FILE

ELECTRICAL

ELECTRICAL
Panels (AMPS): 0-100 0 101-400 4 401-800 0 > 800 0 > 600 Volts 0 Breakers 12 — TOTAL FEES $85.50
Units : Cooking Units 0 Fixtures 6 — Fee 54.00
Appliances : Dryer 1 D'Wshr 1 Wtr Htr 0 Space Htr 0 — Fee 7.00
Processing Fee — Fee 8.00
— Fee 16.50

CITY OF PASADENA
Permit Center

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

Permit #: BLD2002-01177
BUILDING PERMIT

Job Address: 252 CONGRESS PL SFR

Issued Date: 09 / 25 / 02

Parcel No.: 5719-002-020

Expire Date: 03 / 24 / 03

Project Name:

Description of Work: INTERIOR ALTERATION - BATHROOM & BREAKFAST (NOT VISIBLE FROM STREET) NO NEW FLOOR AREA - ALL INTERIOR - NO CHANGE IN USE

Owner: DENNIS + J NISHIKAWA
252 Congress Pl Pasadena, CA 91105

Phone: 626-441-2305

BUILDING DATA

Current Valuation:	$8,000.00	Remodel	RES	HAB	288.00 Sq.Ft.
Original Valuation:	$8,000.00				

New Units: Demo Units:

PLAN REVIEW FEES

Current Planning Plan Check	$26.71
Design & Historic Plan Check	$7.37
Building Plan Check	$184.20
Plan Review Fees Subtotal:	**$218.28**

PERMIT FEES

Construction Tax	$153.60
SMIP: Residential	$0.80
Processing Fee	$23.00
Building Permit Fee	$184.20
Records Mgmt 3% Surcharge	$12.76
Permit Fees Subtotal:	**$374.36**

Total Calculated Fees:	**$374.36**
Waived Fees Subtotal:	**-$153.60**
Total Fees:	**$220.76**

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. (U.B.C SECTION 106.4.4)
PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE, UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6774, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS

IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS:

MONDAY THRU SATURDAY 7:00 A.M. - 9:00 P.M.
SUNDAY NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 9.36.110)

USE OF STREET OR SIDEWALK

IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT. A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4195. (P.M.C. 12.12.080)

PASADENA PERMIT CENTER

Case # B1 2002-8117

BUILDING PERMIT APPLICATION

Job Address 252 CONGRESS PLACE	Unit/Floor	Zip	Date 7-11-02

** Circle All Uses Below **: (Residential) Commercial Industrial Institutional

Description of Work: INTERIOR ALTERATION - BATHROOM + BREAKFAST (NOT VISIBLE FROM STREET) No NEW FLOOR AREA All interior - no change in use

Change of Use ☐ Yes ☒ No

Proposed Use | Square Footage 288 S.F. | Valuation $ 8,000.00

BUILDING		BUILDING MINOR		ACCESSORY		MISCELLANEOUS	
New		ROOF (BMN)		PAVING (BMN)		FIRE PERMITS (FIR)	
Addition		FENCE / WALL (BMN)		Parking lot improvement		Alarms	
Remodel	X	CHIMNEY (BMN)		Front yard paving/Driveway		Monitors	
Conversion		POOL (BMN)		SIGN (BMN)		Suppression	
Foundation only		Public / Private		Type (Wall / Pole)		Sprinklers	
Unreinforced masonry		Elect Fixtures (qty)		Fixtures (qty)		Underground Sprinklers	
After the fact Permit/Other		Motor <1hp (qty)		Incandescent (qty)		GRAND STANDS (TUP)	
GRADING (BLD)		Motor <5hp (qty)		Ballast/Transformers(qty)		Seats for sale (qty)	
Hillside / Non-hillside		Pool Heater		DEMOLITION (DEM)		Seats not for sale (qty)	
SOLAR (BMN)		Backwash Disposal		Full / Partial		Total toilets (qty)	

DOES YOUR PROJECT INCLUDE ANY OF THE FOLLOWING: No ☒ Yes ☐

If yes, please indicate which one(s) with a (✓):

☐ **Electrical:** 600 or greater amps OR 600 or greater volts ☐ **Plumbing:** 2" or greater water line

☐ **Mechanical:** 500,000 or greater BTU's (Heating or Cooling) ☐ **Gas:** 2" or greater gas pipe/medium or high pressure gas line

MPE Plan Review is required if any of the above thresholds are met. Two (2) sets of MPE plans must be submitted.

Contact Person/Agent: NAKAISHI ASSOCIATES	Phone No. 323 255-1008	Fax No. 323 255 1075	E-Mail Address
Mailing Address: 2910 W. BROADWAY STE. #200	City: L.A.	State: CA	Zip: 90041
Property Owner: JACKIE & DENNIS NISHIKAWA	Phone No.	Fax No.	E-Mail Address
Mailing Address: 252 CONGRESS PLACE	City: PASADENA	State: CA	Zip
Contractor	Phone No.	Fax No.	E-Mail Address
Mailing Address	City	State	Zip
State License No.	Business License No.		
Engineer	Phone No.	Fax No.	E-Mail Address
Mailing Address	City	State	Zip
State License No.			
Name of Tenant	Phone No.		

** I certify that I have filled out this application completely and state that the above information is correct.

Jackie Nishikawa

Signature of Applicant or Agent | Date

OVER - THE - COUNTER APPROVALS (for office use only)

BUILDING APPROVAL	ZONING APPROVAL	D & H P APPROVAL	FIRE APPROVAL (as required)
n/c	n/c	n/c	n/c
7/23/02	7/25	7/23/02	7/11/02

PLEASE COMPLETE REVERSE SIDE

Pasadena Permit Center.....175 North Garfield Avenue, Pasadena, CA 91109 (626) 744-4200 www.ci.pasadena.ca.us/permitcenter

PARTNERS FOR SOLUTIONS

CITY OF PASADENA
Permit Center

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

(Call before 11:00 p.m. for next day inspections)

Permit #: BMN2005-00089
BUILDING MINOR PERMIT

Job Address: 252 CONGRESS PL SFR
Parcel No: 5719-002-020
Project Name:

Issued Date: 01 / 31 / 05
Expire Date: 07 / 30 / 05

Description of Work: TEAR OFF ROO ON HOUSE & GARAGE (2 LAYERS W/COMP APPLY 30 YR

Applicant: STEVE HENRY
4251 BALDWON AV EL MONTE CA 9
Phone: 626-287-0669

Owner: DENNIS NISHIKAWA
252 CONGRESS PL PASADENA, CA 91105
Phone: (626)441-2305

Contractor: WEATHER GUARD ROOFING
4251 BALDWIN AV EL MONTE, CA 91731
License #: 808888
Phone: 800-428-4646

BUILDING DATA

Current Valuation: $14,100.00
Original Valuation: $14,100.00

Sq.Ft.

PLAN REVIEW FEES

Plan Review Fees Subtotal:

PERMIT FEES

Construction Tax	$270.72
Building Permit Fee	$290.60
Processing fee	$23.00
Records Mgmt 3% Surcharge	$9.41
Permit Fees Subtotal:	$593.73

Total Calculated Fees: 593.73
Waived Fees Subtotal:

Total Fees:

PERMIT EXPIRATION
THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. (U.B.C SECTION 106.4.4)

PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTEE SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6774, SECTION D. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS
IF THIS PROJECT IS IN OR WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS (SEE ORDINANCE 6993 AMENDING MUNICIPAL CODE P.M.C. 9.36.110):

MONDAY THRU FRIDAY:	7:00 A.M. - 7:00 P.M.
SATURDAY:	8:00 A.M. - 7:00 P.M.
SUNDAY & HOLIDAYS:	NOT PERMITTED

USE OF STREET OR SIDEWALK
IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT. A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4195. (P.M.C. 12.12.080)

UTILITY SERVICE CUTS IN PUBLIC STREETS
PLEASE BE INFORMED THAT THE CITY OF PASADENA HAS A MORATORIUM ON EXCAVATIONS IN RECENTLY PAVED STREETS. THE DEPARTMENT OF PUBLIC WORKS WILL ALLOW CUTTING OF A MORATROIUM STREET ONLY FOR EMERGENCIES OR NEW INSTALLATIONS WHERE NO OTHER SERVICE OPTIONS EXIST. ALTERNATIVE UTILITY CONNECTION OPTIONS MUST BE CONSIDERED. THE PERMITTEE WILL BE REQUIRED TO EXTENSIVELY REPAVE THE STREET IF NO ALTERNATIVES EXIST.

PLEASE CHECK THE "STREET EXCAVATION MORATORIUM AND FUTURE IMPROVEMENTS MAP - 2003" TO DETERMINE IF YOUR LOCATION IS AFFECTED. IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT COUNTER AT (626) 744-4195.

PASADENA PERMITCENTER
www.cityofpasadena.net/permitcenter

BMN2005-00089 **APPLICATION FOR BUILDING PERMIT**

PLEASE FILL OUT COMPLETELY IN INK.

Job Address: 252 Congress Pl City: Pasadena Case #:
Unit/Floor: Zip: 91105 Date: 1-31-05
Existing Uses: ☑ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ INSTITUTIONAL Proposed Use:
Change of Use? ☐ YES ☑ NO Square Footage: 3800 sq Ft Valuation: $ 14,100.00
Description of Work: Tear off roof on House and Garage (2 layers) (w/s / comp) Apply 30yr Tamko Weathered wood over existing Sheeting

Name of Tenant: Dennis Nishikawa Telephone: [626] 441-2305

BUILDING		BUILDING MINOR		ACCESSORY		MISCELLANEOUS	
	NEW	X	ROOF (BMN)	X	PAVING (BMN)		FIRE PERMITS (FIR)
	ADDITION		FENCE / WALL (BMN)		PARKING LOT IMPROVEMENT		ALARMS
	REMODEL		CHIMNEY (BMN)		FRONTYARD PAVING / DRIVEWAY		MONITORS
	CONVERSION		POOL (BMN)		SIGN (BMN)		SUPPRESSION
	FOUNDATION ONLY		PUBLIC / PRIVATE		TYPE (WALL / POLE)		SPRINKLERS
	UNREINFORCED MASONRY		ELECT FIXTURES (QTY)		FIXTURES (QTY)		UNDERGROUND SPRINKLERS
	AFTER THE FACT PERMIT/OTHER		MOTOR < 1HP (QTY)		INCANDESCENTS (QTY)		GRAND STANDS ( )
	GRADING (BLD)		MOTOR < 5HP (QTY)		BALLAST / TRANSFORMERS (QTY)		SEATS FOR SALE (QTY)
	HILLSIDE / NON-HILLSIDE		POOL HEATER		DEMOLITION (DEM)		SEATS NOT FOR SALE (QTY)
	SOLAR (BMN)		BACKWASH DISPOSAL		FULL / PARTIAL		TOTAL TOILETS (QTY)

*** IS THIS PROJECT MULTI-RESIDENTIAL OR COMMERCIAL?** ☑ NO ☐ YES
If yes, a mechanical/plumbing/electrical (MPE) review may be required. Three (3) sets of MPE plans must be submitted.

*** PLEASE INDICATE IF ANY OF THESE AREAS APPLY TO THIS PROJECT:**
☐ Electrical: 600 or greater amps or 600 or greater volts.
☐ Mechanical: 500 or greater BTUs (heating or cooling)
☐ Plumbing: 2" or greater water line.
☐ Gas: 2" or greater gas pipe / medium or high pressure gas line

PLEASE FILL OUT COMPLETELY IN INK.

CONTACT PERSON/AGENT: Steve Henry Telephone: [626] 287-0669 Fax: [ ]
Address: 4251 Baldwin Ave City: Elmonte State: CA
Email: Zip:

PROPERTY OWNER: Dennis Nishikawa Telephone: [626] 441 2305 Fax: [ ] CA
Address: 252 Congress Pl City: Pasadena State:
Email: Zip:

Tenant Name:

CONTRACTOR: Weatherguard Roofing Telephone: [626] 287-0669 Fax: [ ]
Address: 4251 Baldwin Ave City: Elmonte State: CA
State License No.: 808888 Email: Zip:

ARCH/ENG: Telephone: [ ] Fax: [ ]
Address: City: State:
State License No.: Email: Zip:

I certify that I have filled out this application completely and state that the above information is correct.
SIGN BELOW
SIGNATURE OF APPLICANT OR AGENT: Steve B. Henry Date: 1-31-05

* OFFICE USE ONLY

BUILDING APPROVAL	ZONING APPROVAL	D&HP APPROVAL	OVER THE COUNTER APPROVALS: FIRE APPROVAL
n/c 1/31/05	n/c 1/31/05	n/c 1-31-05	n/c

PLANNING AND DEVELOPMENT DEPARTMENT// BUILDING SECTION
175 NORTH GARFIELD AVENUE
PASADENA CA 91109
T 626 744 4200
F 626 744 3979

CITY OF PASADENA
Permit Center

175 N. Garfield Ave. Pasadena, CA 91109-7215 (626) 744-4200

SUPPLEMENTAL MECHANICAL PERMIT

Permit #: MEC2012-00002
MECHANICAL PERMIT

Job Address: 252 CONGRESS PL SFR
Parcel No.: 5719-002-020
Project Name:
Description of Work: REPLACE FURNACE & COMPRESSOR W/DUCTS

Original Issued Date: 01 / 03 / 12
Expire Date: 07 / 03 / 12
Supplemental Date: 01/10/2012

Applicant: ERIC JACOBY
5858 DOVETAIL DR AGOURA HILLS CA 91301
Phone: 818-735-7876

Owner: D NISHIKAWA
252 CONGRESS PL PASADENA, CA 91105
Phone: 626-441-2305

Contractor: AIR-TRO INCORPORATED
1630 S MYRTLE AV MONROVIA, CA 91016
License #: 268228
Phone: 626-357-5311

SUPPLEMENTAL ITEMS	QUANTITY
Furnace < 100,000 BTU	1.00
Compressors - 4 up to 15 hp	1.00

SUPPLEMENTAL PERMIT FEES

Mechanical Fixtures Fee	$79.00
Records Mgmt 3% Surcharge	$2.37
Permit Fees Subtotal:	$81.37
Total Calculated Fees:	$81.37
Waived Fees Subtotal:	
Total Fees:	

PERMIT EXPIRATION
THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THE PERMIT AND VERIFIED BY INSPECTION, OR IF THE WORK AUTHORIZED BY THIS PERMIT IS SUSPENDED OR ABANDONED AT ANY TIME AFTER THE WORK IS COMMENCED FOR A PERIOD OF 180 DAYS. (UBC SECTION 106.4.4) PERMITS FOR WORK IN RESIDENTIAL ZONES SHALL BE COMPLETED WITHIN A MAXIMUM OF 18 MONTHS FROM DATE OF ISSUANCE, UNLESS APPROVAL IS OBTAINED FOR AN EXTENSION. WHEN A PERMIT IN A RESIDENTIAL ZONE EXPIRES, THE PERMITTED SHALL FOLLOW THE REQUIREMENTS AS SET FORTH IN ORDINANCE 6174, SECTION B. WORK MAY NOT CONTINUE OR RESUME FOR A PERIOD OF NOT LESS THAN 1 YEAR AT WHICH TIME A NEW PERMIT AND FEES MAY BE APPLIED FOR.

CONSTRUCTION HOURS
IF THIS PROJECT IS WITHIN WITHIN 500 FEET OF A RESIDENTIAL DISTRICT, CONSTRUCTION WORK AND THE OPERATION OF CONSTRUCTION EQUIPMENT SHALL TAKE PLACE ONLY DURING THE FOLLOWING HOURS.

MONDAY THRU SATURDAY 7:00 A.M. - 5:00 P.M.
SUNDAY NOT PERMITTED (SEE MUNICIPAL CODE FOR EXCEPTIONS - P.M.C. 8.36.110)

USE OF STREET OR SIDEWALK
IF THE PUBLIC RIGHT-OF-WAY WILL BE OCCUPIED FOR THIS PROJECT, A PERMIT IS REQUIRED BY THE PUBLIC WORKS DEPARTMENT. CALL (626) 744-4155.
(P.M.C. 12.12.030)

UTILITY SERVICE CUTS IN PUBLIC STREETS
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PLEASE CHECK THE "STREET EXCAVATION MORATORIUM AND FUTURE IMPROVEMENTS MAP - 2007" TO DETERMINE IF YOUR LOCATION IS AFFECTED.

IF YOU HAVE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS PERMIT COUNTER AT (626) 744-4155.

PASADENA PERMIT CENTER
www.cityofpasadena.net/permitcenter

Supplemental APPLICATION FOR MECHANICAL PERMIT

PLEASE FILL OUT COMPLETELY IN INK.

Job Address: 252 Congress Place Case #: MEC2012-00002
Unit/Floor: Zip: 91107 ☐ RESIDENTIAL ☐ COMMERCIAL Date:
Description of Work: 1 Ston A/c In Rear Yard & 90K BTU Furnace
Supplemental To MEC2012-00002

IS ANY EQUIPMENT ON EXTERIOR OF STRUCTURE? ☐ NO ☐ YES If yes, then approval of equipment location is required.
CONTACT PERSON/AGENT: Dennis Nichikawa Telephone: (626) 441-2305 Fax: [ ]
Address: 252 Congress Place City: Pasadena State: CA
Email: Zip: 91107
CONTRACTOR: Air-Tro COMPANY NAME Telephone: (626) 357-5311 Fax: [ ]
Address: 1630 S. Myrtle Ave City: Monrovia State: CA
State License No.: 258228 License Class: C20 Zip: 91016
Email:
PROPERTY OWNER/TENANT: Dennis Nichikawa Telephone: (626) 441-2305 Fax: [ ]
Address: 252 Congress Place City: Pasadena State: CA
Email: Zip: 91107

QTY	FIXTURE COUNT	FEE	QTY	FIXTURE COUNT	FEE
	DUAL PACKAGE (Heating & Cooling) UNITS:			VENTILATION SYSTEM	
	Up to 3 HP			Up to 10,000 CFM	
	> 3 and up to 15 HP			>10,000 and up to 30,000 CFM	
	> 15 and up to 30 HP			Over 30,000 CFM	
	> 30 and up to 50 HP			VENTILATION FAN	
	Over 50 HP			FLOOR FURNACE	
	FURNACE			SPACE HEATER	
1	Up to 100,000 BTU			HOOD - Commercial	
	Over 100,000 BTU			APPLIANCE VENT - Residential	
	COMPRESSOR			EVAPORATIVE COOLER	
	Up to 3 HP			V-BOX WITH DUCTS	
1	> 3 and up to 15 HP			REGISTERS (supply or return)	
	> 15 and up to 30 HP			SMOKE DETECTORS IN DUCTS / FIRE / SMOKE DAMPERS	
	> 30 and up to 50 HP				
	Over 50 HP			PRE-FABRICATED FIREPLACE	
	BOILER			OTHER EQUIPMENT:	
	Up to 3 HP				
	> 3 and up to 15 HP				
	> 15 and up to 30 HP			GAS SYSTEMS - separately metered	
	> 30 and up to 50 HP			How many systems?	
	Over 50 HP			Number of Outlets?	
	AIR HANDLING UNIT				
	Up to 10,000 CFM			SUB-TOTAL	
	Over 10,000 CFM			PROCESSING FEE	
	REPAIR OF HEATING OR COOLING UNIT			TOTAL	

I certify that I have filled out this application completely and state that the above information is correct.
SIGN BELOW
Applicant's Signature: Date: 1/10/12

* OFFICE USE ONLY — OVER-THE-COUNTER APPROVALS

BUILDING	n/c	ZONING APPROVAL	n/c	D & HP APPROVAL	n/c	FIRE	n/c
1/10/12		1/10/12		VSC 1/10/12		1/10/12	

ING DESCRIPTION BLANK FORM No. 1
NT, BUREAU OF APPRAISAL—LOS ANGELES, CITY & COUNTY

207 St John St. Ave. Dr. Pl.

Baldwin Heights

Lot No. 27 Block No. 5600 (7)

Examined by P Date

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

OCCUPANCY

Owner, Tenant, Vacant

Rent Paid $ Per Mo.

Basement Brick walls

25 ft. x 12 ft.

4 ft. deep

1200 cu. ft. @ 15¢

Lot Grade

	BSMT	1	2	3	4	5	ATTIC
Living Room		3					
Bed "			5				
Bath "			3				
Kitchen		1					
Storage							
Store							
Hardwood Floor		3	3				
Hardwood Fin.		X	X				
Cement Floor	1						
Unfinished							

Remarks: 720 D.B.

OWNER: Mabel V. S. Hamilton

EACH SQUARE EQUALS 10 FEET

BLDG. VALUES

CLASS 2

NO. SQ. FT. 3741 6673

AT $ 175 1932

BLDG. COST $ 7442

BSMT. COST $ 120

HEAT COST $ 390

TOTAL COST $ 72

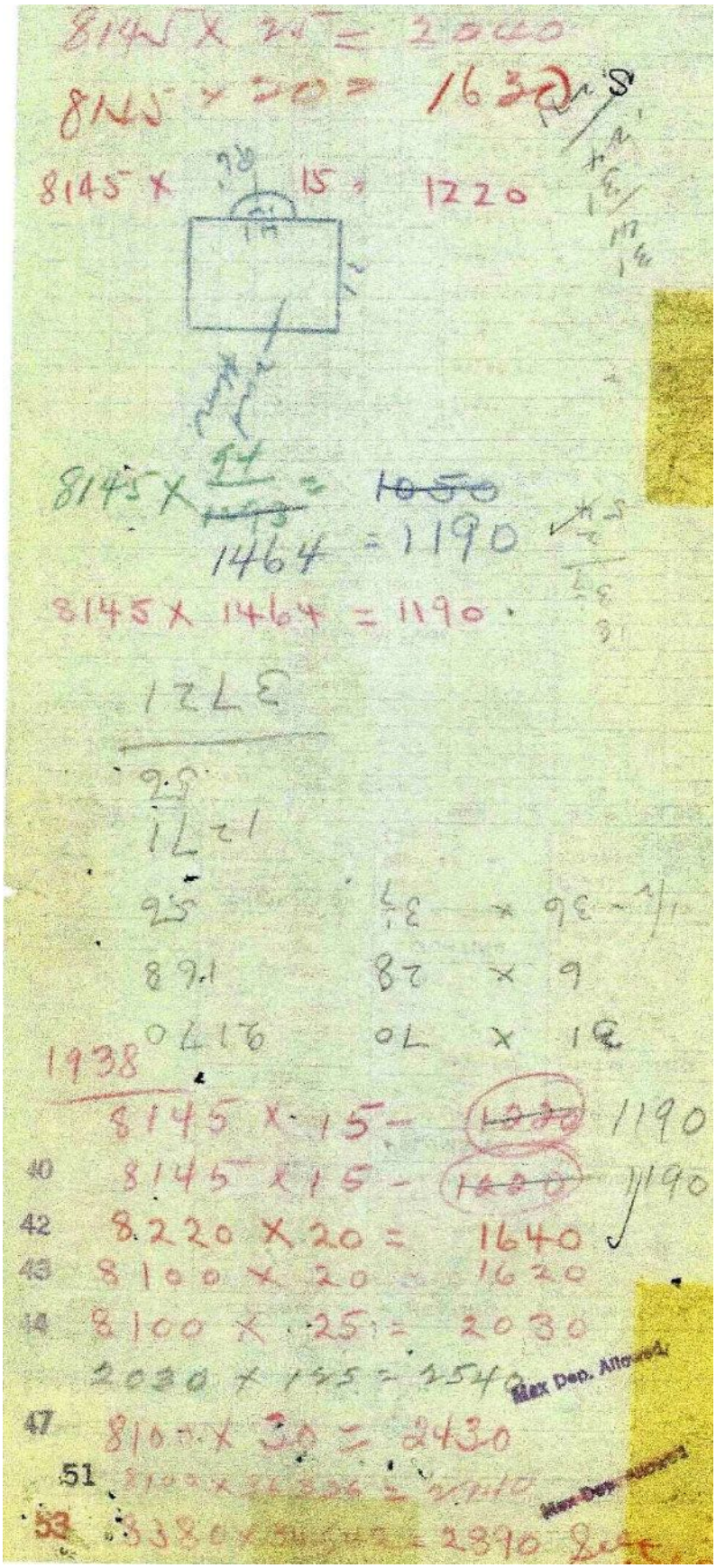
PER CENT DEP. 81 45

DEP. VALUE $ 75

PER CENT UTILITY DEP. 81 00

PRESENT VALUE $ 280

PACIFIC COAST CALENDAR CO., LOS ANGELES, CAL.


8145 X 20 = 1620
8145 X 15 = 1220
8145 X 14 = 1050
1464 = 1190
8145 X 1464 = 1190
1938
8145 X 15 = 1190
8145 X 15 = 1190
8220 X 20 = 1640
8100 X 20 1620
8100 X 25 = 2030
2030 X 1.25 = 2540
Max Dep. Allowed
8100 X 30 = 2430
Max Dep. Allowed
2890

BUILDING DESCRIPTION BLANK

No. 707 St Johns St. Ave. Map No. 146

Tract Parkside Heights

Lot No. 27 Block No.

Examined by Date 12/12/27

PERMIT No. 5613 Cost $ 2500.

OWNER Mrs. Hamilton

Basement

ft. x ft.

ft. deep

cu. ft. @

Sq. ft. in Drives, etc.

See Repair

	Bsmt.	1	2	3	4	5	Attic
Living Room							
Bed "							
Bath "							
Kitchen							
Storage							
Offices							
Store							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

CLASS

Single, Double
California
Bungalow
Residence
Flat, Apartment
Factory
Garage
Shed, Barn
Church
School, Office
Store, Storage

FOUNDATION

Stone, Brick
Concrete, Wood

EXTERIOR

Bay Windows
1 sty 2 sty 3 sty
Number
Wall Covering:
Plaster, Met. Lath
Hollow Tile
Concrete Brick
Reinforced Concrete
Shakes, T. & G.
Siding, B & B
Brick, P or C
Corr. Iron
Steel

ROOF

Flat Hip
Gables, Dormers
Cut up, Ordinary
Plain, Gravel
Tile, Shingle
Corr. Iron, Tin
Composition
Slate, Concrete

CONSTRUCTION

Good, Medium
Cheap

HEATING

Fire Place
Wood, Coal, Oil
Gas Furnace
Steam
Stove
False Mantel
Floor Furnace
Gas Radiators

PLUMBING

No. of Fixtures

Automatic
Storage
Good, Medium
Cheap, Sewer
Cesspool

LIGHTING

Electric
Good, Medium
Cheap

TRIMMINGS

Tile, Marble
Cobblestone
Brick, Plaster
Stone, Wood
Plain, Concrete
Ornamental
Terra, Cotta

INSIDE FINISH

Plain, Ornmntl.
Stock, Special
Plaster
Plaster Board
B. & B., T. & G.

BUILT IN FEATURES

Desk, Buffet
Patent Beds
Refrigerator
Bookcases
Plain
Ornamental

CONDITION

Good
Medium
Poor

Built

BLDG. VALUES

NO. CU. FT.	
No. SQ. FT.	
AT $	
BLDG. COST $	932
BSMT COST $	
HEAT COST $	
Out-Buildings	
Drives, Walks, etc.	Inc
TOTAL COST $	
ASSESSED VALUE $	
" " $	
" " $	

3m 7-13-27

BUILDING DESCRIPTION BLANK

No. 707 ST JOHN St. Ave. Map No. 148.

Description

CARLISLE HEIGHTS As per Bk 28 P 11 of Misc Records of L. A. Co.

Lot 27

PERMIT No. 1969-I Cost $ 150.00 8/22/41

OWNER G L BARNUM

Basement

ft.x ft.

ft.deep

cu.ft.@

Sq. ft. in Drives, etc.

Add 3½' Wood fence

250' @ 30¢ = $75

fence.

	Bsmt.	1	2	3	4	5	Attic
Living Room							
Bed "							
Bath "							
Kitchen							
Storage							
Offices							
Store							
Marble Floor							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

CLASS

Single, Double
California
Bungalow
Residence
Flat, Apartment
Factory
Garage
Shed, Barn
Church
School, Office
Store, Storage

FOUNDATION

Stone, Brick
Concrete, Wood
Piers

EXTERIOR

Bay Windows
1 sty 2 sty 3 sty
Wall Covering:
Plaster, MetLath
Hollow Tile
Concrete Brick
Reinforced Concrete
Shakes, T. & G.
Siding, B & B
Brick, P or C
Corr. Iron
Steel
Terra Cotta

ROOF

Flat Hip
Gables, Dormers
Cut up, Ordinary
Plain, Gravel
Tile, Shingle
Corr. Iron, Tin
Composition
Slate, Concrete
Asbestos

CONSTRUCTION

Good, Medium
Cheap

HEATING

Fire Place
Gas Furnace

PLUMBING

No. of Fixtures

LIGHTING

Electric
Good, Medium
Cheap

TRIMMINGS

Plain

INSIDE FINISH

Plain

BUILT IN FEATURES

Plain

CONDITION

Good
Medium
Poor

Built

Dep. Rate

BLDG. VALUES

NO. SQ. FT.	@ $
BLDG. COST $	
BSMT. COST $	
HEAT COST $	
PLB. COST $	
Out-Buildings	
Drives, Walks, etc.	

Report Dated 12-8-41

2m 8-6-41

YEAR DEPRECIATED	DEPRECIATION 1874 2% ~~2.4%~~	ASSESSED VALUE
[illegible]	8380 X 32837	$ 2750
57	8614 X 33283	2870
58	8614 X 34495	2970
60	8614 X 32792	2820
61	8614 X 44812	3860
62	~~8614 X 43916~~	~~3780~~
70	REDUCE BY 25% AFTER EARTHQUAKE DAMAGE	2900
72	RETURN TO NORMAL	3800

BUILDING DESCRIPTION BLANK

No. 707 ST JOHN St. Ave. Map No. 148

Description

CARLISLE HEIGHTS As per Bk 28 P 11 of Misc Records of L. A. Co.

Lot 27

PERMIT No. 4554-I Cost $ 275.00 8/3/42

OWNER G L & S S BARNUM

Basement

ft.x ft.

ft.deep

cu.ft.@

Sq. ft. in Drives, etc.

50² @ 104 ²

	Bsmt.	1	2	3	4	5	Attic
Living Room							
Bed "							
Bath "							
Kitchen							
Storage							
Offices							
Store							
Marble Floor							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

GARAGE
WRECK OLD SHED

CLASS

Single, Double
California
Bungalow
Residence
Flat, Apartment
Factory
Garage
Shed, Barn
Church
School, Office
Store, Storage

FOUNDATION

Stone, Brick
Concrete, Wood
Piers

EXTERIOR

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

ROOF

Flat Hip
Gables, Dormers
Cut up, Ordinary
Plain, Gravel
Tile, Shingle
Corr. Iron, Tin
Composition
Slate, Concrete
Asbestos

CONSTRUCTION

Good, Medium
Cheap

HEATING

Fire Place
Gas Furnace

PLUMBING

No. of Fixtures

LIGHTING

Electric
Good, Medium
Cheap

TRIMMINGS

Plain

INSIDE FINISH

Plain

BUILT IN FEATURES

Plain

CONDITION

Good
Medium
Poor

Built 1942

Dep. Rate 2½

BLDG. VALUES

NO. SQ. FT.	@ $
BLDG. COST $	
BSMT. COST $	
HEAT COST $	
PLB. COST $	
Out-Buildings Gar	200
Drives, Walks, etc.	5
	205

Report Dated 12-16-42

2m 8-6-41

YEAR DEPRECIATED	DEPRECIATION 1942 29% ~~272~~	ASSESSED VALUE
43	205 x 90	$ 180
46	205 x 110	230
	230 x 125	290
47	205 x 1375	280
49	205 x 1340625	270
51	205 x 122499	250
53	205 x 116449	240
55	205 x 110699	230
57	205 x 112244	230
58	205 x 116283	240
60	205 x 110542	230
61	205 x 118173	240
62	~~205 x 115810~~	~~240~~
68	205 x 134	270
70	RD	250
72	ROUND OFF	300

Qnt
504 20
20

5460

BUILDING DESCRIPTION BLANK

No. 707 ST JOHN AVE St. Ave.

Assessment No. 5460 Map No. 148

Description

CARLISLE HEIGHTS As per Blk 23 P 11 of Miss Records of L. A. Co.

Lot 27

PERMIT No. 8328-L Cost $ 2000.00 6-20-52

OWNER SUSAN G BARNUM

Basement

ft.x ft.

ft.deep

cu.ft.@

Sq. ft. in Drives, etc.

HDD
3 PLUMB FIX EXT. = NO.
1 - ELEC HEATER

ENCLOSE BALC OFF UPSTAIRS BEDRM & PUT IN BATH: REMVE PARTITION

	Bsmt.	1	2	3	4	5	Attic
Living Room							
Bed "							
Bath "							
Kitchen							
Storage							
Offices							
Store							
Marble Floor							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

CLASS
Single, Double
California
Bungalow
Residence
Flat, Apartment
Factory
Garage
Shed, Barn
Church
School, Office
Store, Storage

FOUNDATION
Stone, Brick
Concrete, Wood
Piers

EXTERIOR
Bay Windows
1 sty 2 sty 3 sty
Wall Covering:
Plaster, Mat Lath
Hollow Tile
Concrete Brick
Reinforced Concrete
Shakes, T. & G.
Siding, B & B
Brick, P or C
Corr. Iron
Steel
Terra Cotta

ROOF
Flat Hip
Gables, Dormers
Cut up, Ordinary
Plain, Gravel
Tile, Shingle
Corr. Iron, Tin
Composition
Slate, Concrete
Asbestos

CONSTRUCTION
Good, Medium
Cheap

HEATING
Fire Place
Gas Furnace

PLUMBING
No. of Fixtures

LIGHTING
Electric
Good, Medium
Cheap

TRIMMINGS
Plain

INSIDE FINISH
Plain

BUILT IN FEATURES
Plain

CONDITION
Good Built
Medium
Poor

Dep. Rate

BLDG. VALUES
NO. SQ. FT. @ $

BLDG. COST $
BSMT. COST $
HEAT COST $
PLB. COST $
Out-Buildings
Drives, Walks, etc.

Included

Report Dated 10-9-52 OP

2m 8-7-50

69 CU = 3600
L = 5400

5460

BUILDING DESCRIPTION BLANK

No. 707 ST JOHN AVE St. Ave.

Assessment No. 5460 Map No. 148

Description

CARLISLE HEIGHTS As per Bk 28 P 11 of Miscellaneous Records of L.A. Co.

Lot 27

PERMIT No. 2848-N Cost $700.00 1-17-57

OWNER GLENN L. BARNUM

Basement

ft. x ft.

ft. deep

cu. ft. @

Sq. ft. in Drives, etc.

ADD

6x8=48 @ 1.75 = 84

1-PLUMBING FIX. = 150

234

ADD ½ BATH & LAUNDRY

R

	Bsmt.	1	2	3	4	5	Attic
Living Room							
Bed "							
Bath "							
Kitchen							
Storage							
Offices							
Store							
Marble Floor							
Tile Floor							
Hardwood Floor							
Hardwood Fin.							
Cement Floor							
Unfinished							

GLASS

Single, Double
California
Bungalow
Residence
Flat, Apartment
Factory
Garage
Shed, Barn
Church
School, Office
Store, Storage

FOUNDATION

Stone, Brick
Concrete, Wood
Piers

EXTERIOR

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

ROOF

Flat Hip
Gables, Dormers
Cut up, Ordinary
Plain, Gravel
Tile, Shingle
Corr. Iron, Tin
Composition
Slate, Concrete
Asbestos

CONSTRUCTION

Good, Medium
Cheap

HEATING

Fire Place
Gas Furnace

PLUMBING

No. of Fixtures

LIGHTING

Electric
Good, Medium
Cheap

TRIMMINGS

Plain

INSIDE FINISH

Plain

BUILT IN FEATURES

Plain

CONDITION

Good Built
Medium
Poor

Dep. Rate

BLDG. VALUES

NO. SQ. FT.	@ $
BLDG. COST $	
BSMT. COST $	
HEAT COST $	
PLB. COST $	
Out-Buildings	
Drives, Walks, etc.	

Included

SOLD 12-61 @ 37000

Report Dated 3/13/57 JF

m 5-21-56 B8

JUST STARTED 1/31/57