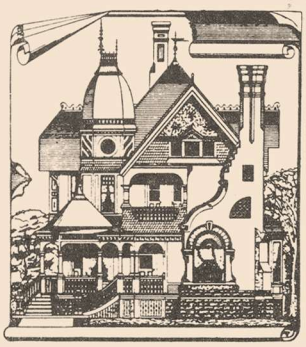

THE BUILDING BIOGRAPHER
TIM GREGORY
❖ Building Histories
❖ Archival Consulting
❖ Cultural Resource Studies
❖ Historic Resources Surveys
❖ Local, State and National Landmarking

970 OLD MILL ROAD

PASADENA

Former Address: 950 Old Mill Road (1924 – 1930)

Style: English Period Revival (the high-pitched roof is reminiscent of French Revival)

Year of Completion: 1924

Original Building Permit: #8213C, issued by the City of Pasadena for a two-story, six-room residence and garage. The house, to measure approximately 31.5 by 61 feet with a maximum height of 26.5 feet, would have a concrete foundation, wood-frame walls, a shingled roof, wood floors, and one brick chimney. The installation of 24 lighting fixtures was also permitted.

A copy of this permit is attached on page 10.

Cost to Build: $6,500—a larger-than-average cost for a house of this size at the time.

Architect: Although the permit identified the builder (The West Coast Land & Development Company) as also being the designer, the *Pasadena Star-News* credited Herbert A. Welch of Altadena, the firm's manager, as the real architect.

Herbert Anthony Welch (1882-1962) was born in Chicago, one of seven children of a "gospel preacher." He probably did not have formal academic training in architecture, but gained experience though working as a draftsman for other companies. The 1910 census shows him employed in Houston, Texas as an architectural draftsman. It was in that year he married his wife Ethel, a Texas native.

By 1913, the family (now with two children) was living on Woodbury Road in Altadena and Mr. Welch was working as a draftsman for the well-known Foss Designing & Building

Company. By the early 1920s, he had become manager of the West Coast Land & Development firm. His name does not appear on the plans of houses designed for the Company, such as this one and the English-style residence at 1546 Rose Villa Street. A number of his houses were featured in issues of the *Pasadena Star-News* during 1924.

By 1925, Mr. Welch appears to have established his own design practice. He relocated to Temple City in the late 1940s, still advertising his services as an "architect." Mr. Welch died in Santa Cruz at age 79.

Herbert Welch's houses were known for their spaciousness and "home-like" feeling, built-ins, large closets, Batchelder-tile fireplaces, oak and mahogany woodwork, hand-hewn beams, terraces, tilework, and rooms designed in harmony with the residence's overall style.

Builder: The West Coast Land & Development Company, Inc., of Pasadena, located on North Broadway (now Arroyo Parkway). The firm, which existed for only about two years, specialized in the construction of Spanish- and English-styled single-family residences and bungalow courts, many of them designed by the firm's manager Herbert A. Welch. An ad for this short-lived firm is attached on page 8.

First Owners: Herbert R. Twaddell, a citrus grove owner and landscaper, and his wife Ada M. Twaddell. They shared the house with their teen-aged son.

Herbert Robert Twaddell (1882 – 1936) was born in Hill County, Texas. He was one of five children of Jacob C. Twaddell, a farmer, and Mary Leone (Hill) Twaddell.

In 1906, Herbert Twaddell married the former Ada Wyatte McClellan (1895 – 1973), also a native of Texas, born into a large farming family. After their wedding, the couple moved to Oklahoma City, where Herbert Twaddell worked as a dry-goods salesman. Mr. and Mrs. Twaddell would have a son: Carl McClellan Twaddell (born in 1906).

By 1910, the family had moved to Delhart County, Texas, where Mr. Twaddell sold retail drugs. A 1916 directory shows the family living in Fort Worth and Mr. Twaddell employed as a clerk for Washer Brothers Builders.

By 1918, the Twaddell family had relocated to San Marino, living on South El Molino Avenue. Mr. Twaddell had found work as a salesman for Mullen & Bluett, an upscale Pasadena men's clothing store. By the 1920s, directories were identifying him as the owner of an orchard in Puente and as a "nursery landscaper." His son Carl had become a church musician.

Mrs. Twaddell was employed as manager of the Hartsook Studio, a photographic establishment located at 33 West Colorado Street. She was also head of fund-raising for the Artists Students Club and hosted a number of musical events in her home. The Artist Students organization, offering assistance and "comradeship" to serious students of music, was affiliated with the Opera and Fine Arts Club of Los Angeles.

Mr. and Mrs. Twaddell may have parted company at some point. By 1934 he was living alone in Los Angeles. He died two years later at the age of 54 and is interred at Fairview Cemetery in Houston, Texas. Mrs. Twaddell passed away almost forty years later.

Other Building Permits: A permit was issued in October 1939 to create dormer windows, partially remove a closet, and make additional alterations, costing just $250. The owner would act as his own contractor.

In May 1941, a permit allowed the construction of a new 20-by-25-foot garage and the conversion of the old garage into a laundry area and sun-room. The rest of the space was to be turned into a patio. In addition, a balcony was to be built to create a passage to the back porch. The cost was estimated at $500. The owner was to act as his own contractor.

A wall-heater was installed in May 1951 for $154.

New electrical service was provided to the property in February 1964.

Also that month, the kitchen and a bathroom were to be remodeled. Alterations were also to be made to the family room. A total of 340 square feet were to be involved. The Home Improvement Contractor of Pasadena was the builder. The cost was estimated at $6,500.

The existing fireplace was to be replaced by one of pre-fab construction, according to a permit issued in June 1996. Allied Masonry & Construction of Woodland Hills was the contractor for this $6,000 project.

In July 1998, a five-ton central heating and air-conditioning system was installed. Econo Air of Anaheim was the contractor.

The house was re-piped with copper in April 2007. #1 State Plumbing of Burbank was the contractor.

The house was re-roofed with Class A composition shingles in April 2011 by the owner. The cost was estimated at $9,000.

A heat pump and air handler were to be changed out in September 2025. Econo Air, now of Placentia, was the contractor.

That same month, a permit allowed the change-out of three windows. Renewal by Andersen was the designated contractor.

Copies of some of these permits are attached on pages 11 through 19.

(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 soon after the house was built. He recorded a single residence and garage. The house had a concrete foundation, walls of plaster over a wood frame, a cut-up shingled roof with four gables, and plain wood trim. Heat was provided by a fireplace and a floor furnace. There were six plumbing fixtures. Interior finishes were described as both "plain" and "special." There were five hardwood floors. The Assessor estimated the square footage at 1,749. On the first floor were two living rooms (one was probably a dining room) and a kitchen. The second floor contained three bedrooms and one tiled bathroom.

The Los Angeles County Assessor currently estimates the square footage of the house at 1,890 with three bedrooms and one bathroom.

The City Assessor updated the building record on December 26, 1939 and October 17, 1941 to reflect the alterations of those years.

The City Assessor rewrote the building record in February 1964. It was basically the same as the earlier record, except that he added one living room and a half-bathroom to the first floor. He noted that new cabinets and built-in appliances had been added to the kitchen and that the furnace was a forced-air type.

Copies of the City Assessor's building records are attached on pages 20 through 24.

(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 1931, John Aubrey Allen and his wife Ethel H. Allen were the residents. Mr. Allen was a teacher at John Marshall Junior High School. Mrs. Allen was state president of the Daughters of the British Empire and was very involved with Sierra Madre's British Home for the Aged. She hosted a number of fund-raising events in her home.

By 1938, the residents were Horace J. and Catherine C. Fraser. Mr. Fraser was a professor at Caltech.

In 1947, Sheldon S. and Rhoda Milliken were the residents. Mr. Milliken worked in advertising.

By 1949, the residents were Joseph W. and Margaret E. Van Frank. Mr. Van Frank was the employee of a paving company.

In 1951, Katherine J. Leeds, the widow of Albert A. Leeds, and James H. and Janet E. Leeds were living in the house. James Leeds later became a lawyer.

In 1964, the owner was Joe Salsbury.

By 1970, Joseph A. Nash, who worked as a service manager, and his wife Evelyn W. Nash were the residents.

By 1972, the owners were Henry M. and Eileen J. Doupe. Mr. Doupe was an engineer at the Jet Propulsion Laboratory. The current owner is the Doupe Family Trust. The Doupe family has owned the property for over fifty years.

Notes: Attached on page 9 is part of a Sanborn Fire Insurance Map that shows how the footprints of the Twaddell house and its neighbors appeared in 1951.

An article from the January 24, 1925 issue of the *Pasadena Star-News,* attached on page 7, described the "compactly built" new house:

> The six-room English residence of stucco exterior and with shingle roof was designed for Mr. and Mrs. H. R. Twaddell on Old Mill Road.
>
> The living room is exceptionally large, being 21 by 26 feet. It has an attractive fireplace with a Batchelder-tile mantle. Opening off the living room is a broad terrace, screened from view by the shrubbery. There is a large studio window in front.
>
> The living room leads into the dining room, which is a little smaller than the average, but is very attractive. It carries specially-designed English china shelves.
>
> The kitchen is complete in every respect with cupboards, tile drain-board, soap dish and a Superbo water heater.
>
> The stair hall is approached from the living room and dining rooms and leads to the second floor, where are located three commodious bedrooms, with large closets. The bathroom has a California built-in tub with tile floor and soap dish. There is a large linen closet on the second floor.
>
> An attic has access to the bathroom, where a darkroom for photography is located. There are oak floors used throughout the building.
>
> A double garage is attached to the house and is entered through a hall just off the kitchen.

The current owner was told that the Pasadena Symphony (then known as the Pasadena Civic Orchestra) sometimes rehearsed in the living room and refreshments were served on the side patio. The orchestra, founded in 1929 and made up of volunteers, accepted concert engagements in a variety of settings. In 1929, the first owner of the house, Mrs. Herbert Twaddell, known as a fund-raiser for musical organizations, was in residence. Her and her son's affinity for music probably led them to invite the Orchestra to perform. Unfortunately, no specific documentation could be found linking the Twaddell family to the early days of the Pasadena Symphony.

Sources:

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

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: 1924 -

Pasadena Post: January 10, 1925
Pasadena Star-News: January 24, 1925

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

Tim Gregory
The Building Biographer
400 East California Blvd., #3
Pasadena, CA 91106-3763
626-792-7465 (office)
626-241-4471 (cell)
timgregory@sbcglobal.net
www.buildingbiographer.com

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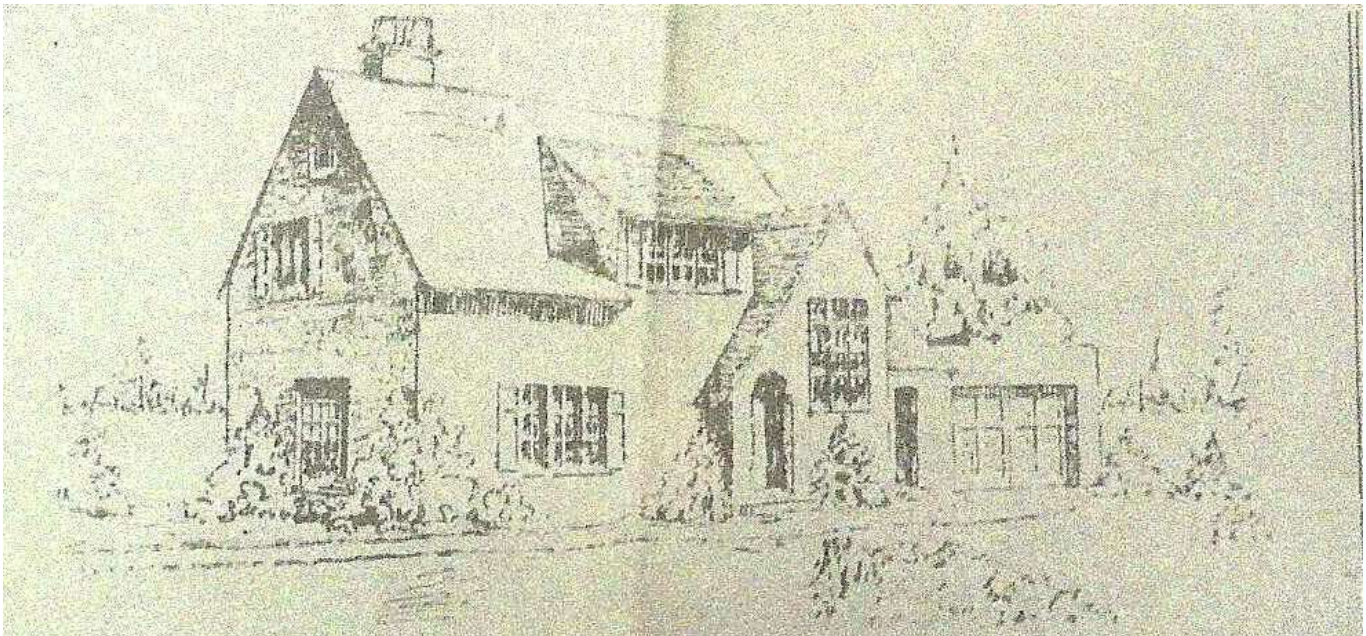
by Tim Gregory



English House Is Compactly Built

This six-room English residence of stucco exterior and with shingle roof, was designed for Mr. and Mrs. H. R. Twaddell on Old Mill Road.

The living room is exceptionally large, being 21x26 feet. It has an attractive fireplace with a Batchelder tile mantle. Opening off the living room is a broad terrace, screened from view by the shrubbery. There is a large studio window in front.

The living room leads into the dining room, which is a little smaller than the average, but is very attractive. It carries specially designed English china shelves.

The kitchen is complete in every respect, with cupboards, tile drainboard, soap dish and a Superbo water heater.

The stair hall is approached from the living room and dining room and leads to the second floor, where are located three commodious bedrooms, with large closets. The bathroom has a California built-in tub, with tile floor and soap dish. There is a large linen closet on the second floor.

An attic has access to the bathroom, where a darkroom for photography is located. There are two floors used throughout the building.

A double garage is attached to the house and is entered through a hall just off the kitchen.

Courtesy of Herbert A. Welch, 809 Sacramento Street

Pasadena Star-News
January 24, 1925



The Pasadena Post
January 10, 1925; p. 6



1951 SANBORN MAP
Vol. 5; Sheet 556

All Applications Must Be Filled Out by Applicant

(USE INDELIBLE PENCIL)

2 APPLICATION FOR THE ERECTION OF FRAME BUILDING

CLASS "D" ZONE E

Application is hereby made for a permit to construct the building hereafter described at the point hereinafter specified.

West Coast Land & Development Co., Inc.

(SIGN HERE) By B G Klepper Secy. (Applicant)

Lot No. - - - - - - - Block - - - - - - -

The westerly 50 ft. of the Easterly 125 ft. of Lot 15 of Oak Knoll Addition, Sheet #2, as recorded in Book 14, Page 18 of Maps in Office of County Recorder of Los Angeles County, State of Cal. Map No. - 1630.

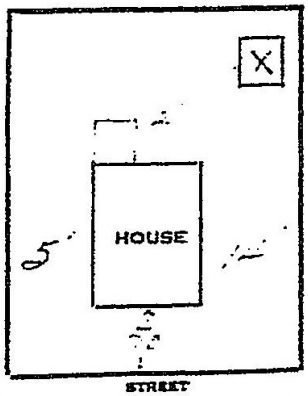
No. 970 ~~950~~ Old Mill Road ~~STREET~~ ~~AVENUE~~

1. PURPOSE OF BUILDING Residence Number of Rooms 6 & Garage
2. OWNER'S NAME Herbert R. & Ada M. Twaddell. O/C GCG
3. Owner's Address 984 Old Mill Road.
4. Architect's Name West Coast Land & Development Co. Inc.
5. CONTRACTOR'S NAME West Coast Land & Development Co. Inc.
6. Contractor's Address 39 North Broadway, Pasadena, California.
7. ENTIRE COST OF PROPOSED BUILDING, $6500.00
8. Size of Lot 50 x 200 Size of Building 31'-7½" x 61'-1½"
9. Will Building be erected on front or rear of lot? Front
10. NUMBER OF STORIES IN HEIGHT 2 Height to highest point of roof 26'-6"
11. Of what material will FOUNDATION and cellar walls be built? Concrete
12. GIVE depth of FOUNDATION below surface of ground 1'-6"
13. Give dimensions of FOUNDATION and cellar wall FOOTINGS 1' x 6" and 1'-6"x6"
14. GIVE width of FOUNDATION and cellar wall at top 6" and 8"
15. NUMBER and KIND of chimneys 1 Brick Number of flues 1
16. Number of inlets to each flue 1 Interior size of flues 12" x 12"
17. Give sizes of following materials: MUDSILLS 2"x 6" Girders and stringers 4"x 4"
    EXTERIOR STUDS 2"x 4" BEARING STUDS 2"x 4" Interior Studs 2"x 4"
    Ceiling joist 2"x 4" Roof rafters 2"x 4" FIRST FLOOR JOISTS 2"x 6"
    SECOND FLOOR JOIST 2"x 14" Third floor joist - x Fourth floor joist x
18. Specify material of roofing Shingle Material for floors Wood.

950 Old Mill Rd.

THE FIGURES ON THIS CHART SHOW YOUR SET BACK LINES.

In Zones C, D and E, or Third, Second and First Residence Districts, respectively, no buildings or structures other than fences not exceeding eight (8) feet in height, shall be constructed nearer than four (4) feet to the side line of any lot within one hundred (100) feet of the street to which such side line runs. As used herein, the term "side line" shall mean all boundaries of any lot except the street frontage thereof and the rear line thereof. In the case of lots, the rear lines of which abut on the side lines of any other lot, such rear line shall also be considered a side line for the purpose of this section.



"No building or portion thereof or other structure above the mean ground level of the lot upon which it is erected shall be built nearer to the street line of the street on which the lot abuts than the distance from such street to the building line hereby established for the lot on which it stands in the zone or district is permitted; provided, however, that fences not exceeding three feet in height shall not be deemed a violation hereof. Building lines are hereby established as follows:

The setback line includes porches, steps, cornice or any part of the building above the mean ground level.

ORIGINAL

LOCATION OF JOB

NUMBER STREET

BUILDING ALTERATION

Permit No. Final Insp.

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY

Map No.

Size of Lot	Size Bldg.		
Height, Feet	Stories	Type	Zone

Use

SET BACK

Side	Front	Side

Owner

Name

Address

Arch.

Name

Address

Contractor

Name

Address

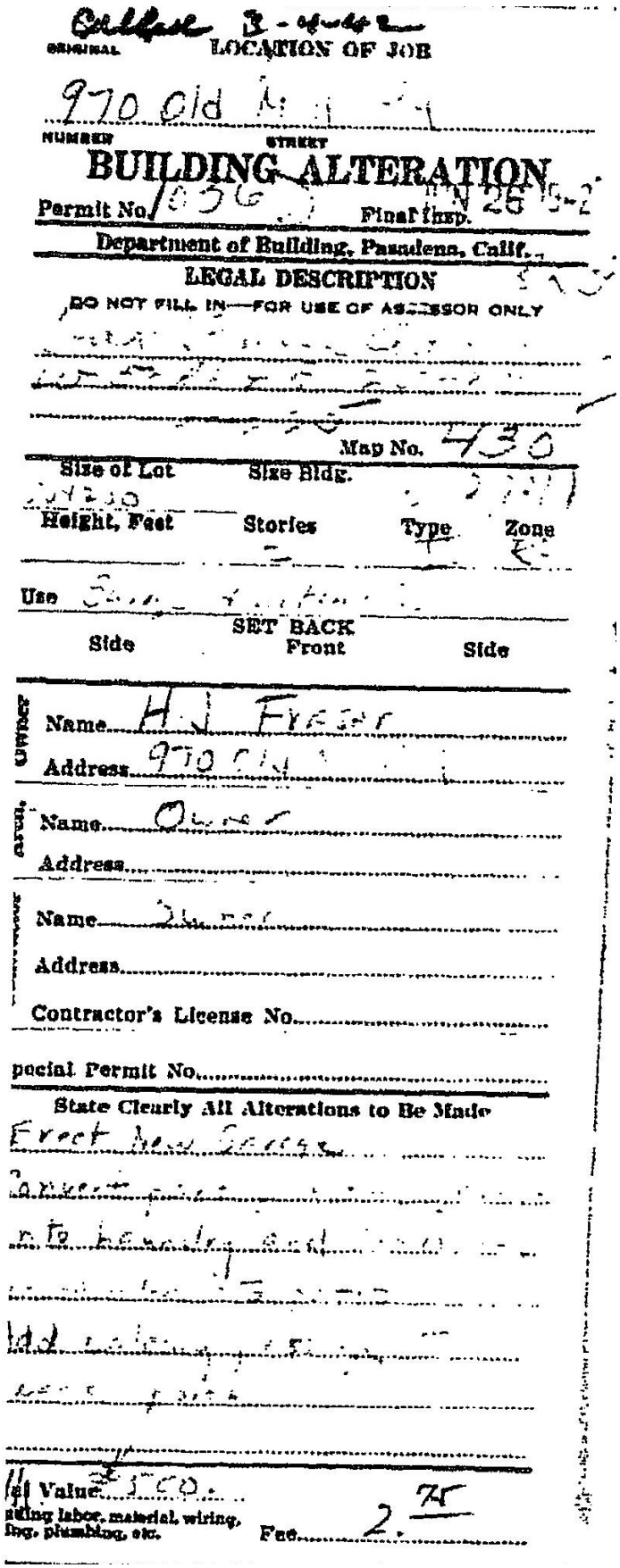
Contractor's License No.

Special Permit No.

State Clearly All Alterations to Be Made

Total Value

Including labor, material, wiring, heating, plumbing, etc. Fee



Calif. 3-4-42

ORIGINAL LOCATION OF JOB

970 Old [illegible]

NUMBER STREET

BUILDING ALTERATION

Permit No. 1036 Final Insp. JUN 26 1942

Department of Building, Pasadena, Calif.

LEGAL DESCRIPTION

DO NOT FILL IN—FOR USE OF ASSESSOR ONLY

[illegible]

Map No. 430

Size of Lot [illegible] Size Bldg. [illegible]

Height, Feet Stories Type Zone

Use [illegible]

SET BACK

Side Front Side

Owner Name H. J. Fraser

Address 970 Old [illegible]

Arch. Name Owner

Address

Name Owner

Address

Contractor's License No.

pecial Permit No.

State Clearly All Alterations to Be Made

Erect New Garage

Convert [illegible]

into laundry and [illegible]

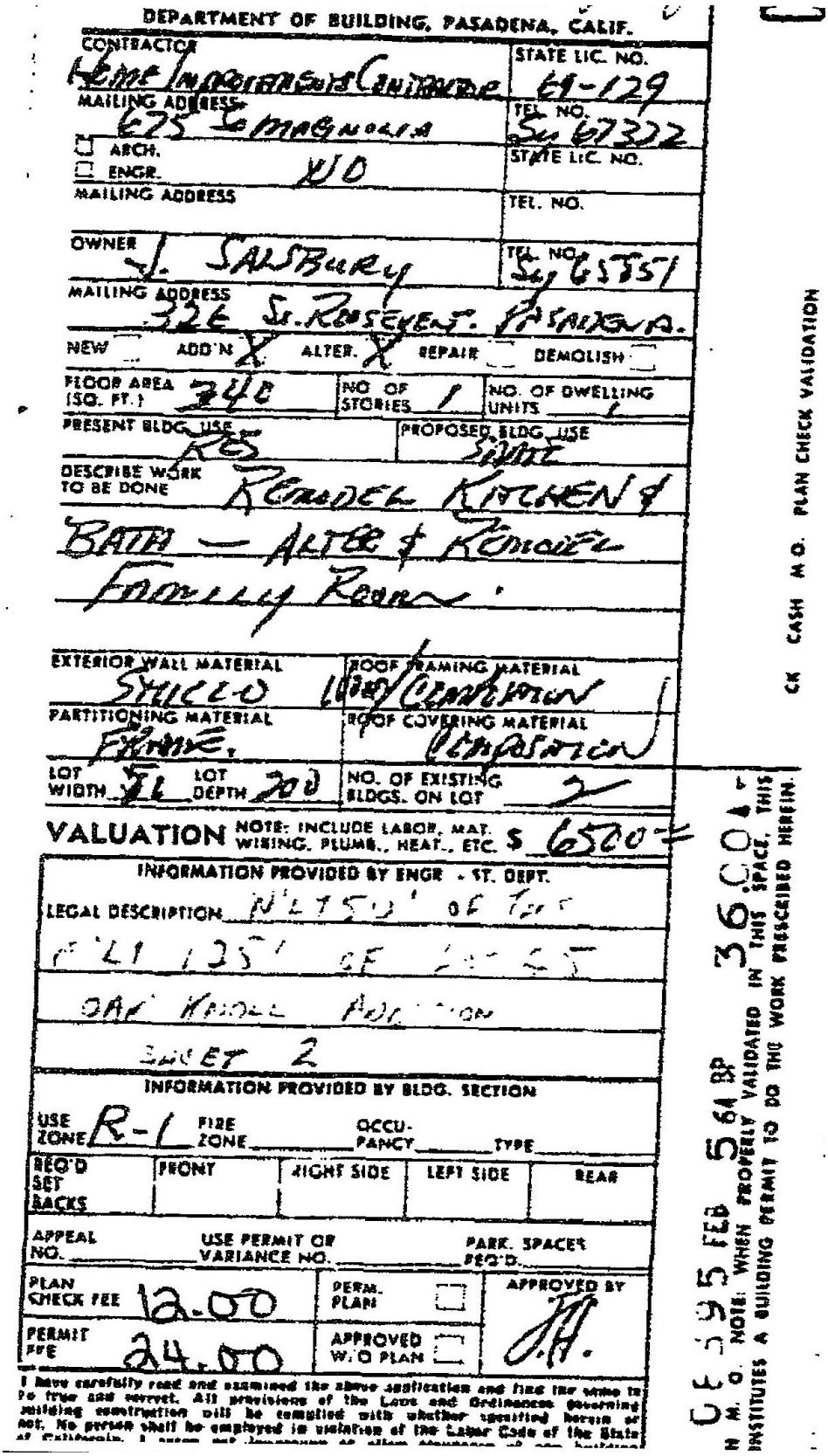
[illegible]

Add [illegible]

[illegible]

Value $500.

ding labor, material, wiring, ing, plumbing, etc. Fee 2.75



DEPARTMENT OF BUILDING, PASADENA, CALIF.

CONTRACTOR Home Improvements Centre — STATE LIC. NO. 69-129
MAILING ADDRESS 625 E. Magnolia — TEL. NO. Su 67332
☐ ARCH. ☐ ENGR. KO — STATE LIC. NO.
MAILING ADDRESS — TEL. NO.
OWNER J. Salsbury — TEL. NO. Su 65757
MAILING ADDRESS 326 S. Rosemont, Pasadena.
NEW ☐ ADD'N X ALTER. X REPAIR ☐ DEMOLISH ☐
FLOOR AREA (SQ. FT.) 340 — NO. OF STORIES 1 — NO. OF DWELLING UNITS 1
PRESENT BLDG. USE R3 — PROPOSED BLDG. USE Same
DESCRIBE WORK TO BE DONE Remodel Kitchen & Bath — Alter & Remodel Family Room.
EXTERIOR WALL MATERIAL Stucco — ROOF FRAMING MATERIAL Comp. Construction
PARTITIONING MATERIAL Frame — ROOF COVERING MATERIAL Composition
LOT WIDTH 51 — LOT DEPTH 200 — NO. OF EXISTING BLDGS. ON LOT 2

VALUATION NOTE: INCLUDE LABOR, MAT. WIRING, PLUMB., HEAT., ETC. $ 6500

INFORMATION PROVIDED BY ENGR. - ST. DEPT.
LEGAL DESCRIPTION N'LY 50' OF THE E'LY 125' OF LOT 5 OAK KNOLL ADDITION SHEET 2

INFORMATION PROVIDED BY BLDG. SECTION
USE ZONE R-1 — FIRE ZONE ____ — OCCUPANCY ____ — TYPE ____

REQ'D SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR

APPEAL NO. ____ USE PERMIT OR VARIANCE NO. ____ PARK. SPACES REQ'D. ____

PLAN CHECK FEE 12.00 — PERM. PLAN ☐ — APPROVED BY J.H.
PERMIT FEE 24.00 — APPROVED W/O PLAN ☐

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree and [illegible]

CK CASH M.O. PLAN CHECK VALIDATION

CE 595 FEB 5 64 BP 36.00

N.M.O. NOTE: WHEN PROPERLY VALIDATED IN THIS SPACE, THIS INSTITUTES A BUILDING PERMIT TO DO THE WORK PRESCRIBED HEREIN.

Job Address: 970 OLD MILL RD
Parcel No: 5325-017-022
OAK KNOLL ADDITION SHEET NO 2 SW 50 FT

Issued Date: 06/12/1996
Expire Date: 12/09/1996

CHIMNEY REPLACEMENT W/PRE FAB FIREPLACE

APPLICANT	ALLIED MASONRY & CONSTRUCTION .ALLIED MASONRY & CONSTRUCT, 20929 VENTURA BL #47, WOODLAND HILL	Phone: 346-2378
CONTRACTOR	ALLIED MASONRY & CONSTRUCTION .ALLIED MASONRY & CONSTRUCT, 20929 VENTURA BL #47, WOODLAND HILL	Phone: 346-2378
OWNER	DOUPE HENRY M & EILEEN J 970 OLD MILL RD. PASADENA CA 91108-1776	Phone: 818/799-1529

Valuation:	6,000.00
PLAN REVIEW FEES	
Process Fee....:	.00
Building.....:	151.00
Zoning.....:	21.90
Design/Hst Pres:	.00
PERMIT FEES	
Process Fee....:	23.00
Building Fees..:	151.00
Flat Fees.....:	.00
Misc Fees.....:	.00
S.M.I.P.....:	.00
Const. Tax.....:	.00
Inspections....:	.00
After-Hour Insp:	.00
Rec Mgmt Fee...:	6.94
Double Fee.....:	.00
Half Fee.....:	.00
CALCULATED FEES:	353.84
Additional Fees:	.00
TOTAL FEES.....:	353.84
Waived Fees....:	-112.20

CONTRACTOR

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.

Lic. Number 698008 Lic. Class C29, B

Contractor [signature] Date 6/12/96

OWNER/BUILDER

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/she is licensed pursuant to the provisions of the Contractor's License Law [Chapter 9 (commencing with Sections 7000) of Division 3 of the Business and Professions Code] or that he/she 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 that five hundred dollars ($500).]:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will for 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/herself or through his/her 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/she 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 contractor(s) licensed pursuant to the Contractor's License Law].

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

_____

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following:

____ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued; or

✓ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier Golden Eagle Ins Co.

Policy Number NWC340041-00

(This section need not be completed if the permit being issued by the City is for one hundred dollars ($100) of less); or

____ 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 the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 6/12/96 Applicant: [signature]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work of 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

IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFORM BUILDING CODE, THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THIS 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.

Permit No: 98-04107
MECHANICAL PERMIT

Job Address: 970 OLD MILL RD
Parcel No: 5325-017-022
OAK KNOLL ADDITION SHEET NO 2 SW 50 FT

Issued Date: 07/20/1998
Expire Date: 01/16/1999

INSTALL 5 TON CENTRAL HEATING & A/C SYSTEM

APPLICANT ECONO AIR Phone: 800-305-2666
ECONO AIR, 4522 EISENHOWER, ANAHEIM CA 92807
CONTRACTOR ECONO AIR Phone: 800-305-2666
ECONO AIR, 4522 EISENHOWER, ANAHEIM CA 92807
OWNER DOUPE HENRY M & EILEEN J Phone: (626)799-1529
970 OLD MILL RD, PASADENA CA 91108

PLAN REVIEW FEES	
Process Fee....:	.00
Building.....:	.00

PERMIT FEES	
Process Fee....:	23.00
Mechanical Fees:	58.70
Flat Fees.....:	.00
Mics Fees.....:	.00
S.M.I.P.....:	
Const. Tax.....:	
Inspections....:	.00
After-Hour Insp:	.00
Rec Mgmt Fee...:	2.45
Double Fee.....:	.00
Half Fee.....:	.00
CALCULATED FEES:	84.15
Additional Fees:	.00
TOTAL FEES.....:	84.15

CONTRACTOR

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.

Lic. Number 495220 Lic. Class C10-C20

Contractor ECONO AIR Date 7-20-98

OWNER-BUILDER

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/she is licensed pursuant to the provisions of the Contractor's License Law [Chapter 9 (commencing with Sections 7000) of Division 3 of the Business and Professions Code] or that he/she 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 that five hundred dollars ($500).]:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will for 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/herself or through his/her 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/she 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 contractor(s) licensed pursuant to the Contractor's License Law].

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

Date _____ Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following:

_____ I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued; or

✓ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier STATE FUND

Policy Number 1277511

(This section need not be completed if the permit being issued by the City is for one hundred dollars ($100) or less); or

_____ 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 the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 7-20-98 Applicant: ECONO AIR

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

CONSTRUCTION LENDING AGENCY

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

Lender's Name _____

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THIS 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)

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:

Permit #: PLM2007-00432

PLUMBING PERMIT

Issued Date: 04 / 23 / 07
Expire Date: 10 / 23 / 08

Job Address : 970 OLD MILL RD SFR
Parcel No. : 5325-017-022
Project Name :
Description of Work: RESIDENTIAL COPPER REPIPE

Applicant: ARA PEPANYAN
400 N GLENOAKS BL BURBANK CA 91502
Phone: 818-566-1390

Owner: HENRY DOUPE
970 OLD MILL RD PASADENA, CA 91108
Phone: 626-799-1229

Contractor: #1 STATE PLUMBING
400 N GLENOAKS BURBANK, CA 91502
License #: 818637
Phone: 818-566-1390

PERMIT FEES

Fee Desription	Amount
Plumbing Fixtures Fee	$19.50
Processing fee	$24.10
Records Mgmt 3% Surcharge	$1.31
Permit Fees Subtotal:	$44.91

Total Calculated Fees:	$44.91
Waived Fees Subtotal:	
Total Fees :	

Fixture Counts

Item	Quantity
Water Piping	1

The job address for this permit is located in a residential zone. Per Ordinance 6774, Section D, 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 set forth in Ordinance 6774, Section D.

PERMIT EXPIRATION

THIS PERMIT SHALL EXPIRE IF THE WORK AUTHORIZED BY THIS PERMIT IS NOT COMMENCED WITHIN 180 DAYS FROM THE DATE OF THIE 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.

Permit #: BMN2011-00376

BUILDING MINOR PERMIT

Job Address : 970 OLD MILL RD SFR
Parcel No : 5325-017-022
Project Name:

*Issued Date: 04 / 08 / 11
* (See Permit Expiration Warning Below)

Description of Work: RE-ROOF WITH COMP CLASS A SHINGLES @ 25 SQUARES.

Applicant: HENRY DOUPE
970 OLD MILL RD PASADENA CA 91108
Phone: 626 799-1529

Owner: HENRY DOUPE
970 OLD MILL RD PASADENA, CA 91108
Phone: 626 799-1529

Contractor: OWNER/BUILDER
Phone:

The job address for this permit is located in a residential zone. Per Ordinance 6774, Section D, 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 set forth in Ordinance 6774, Section D.

BUILDING DATA

Current Valuation :
Original Valuation :
Square Footage :
Subtype : RF

PLAN REVIEW FEES

Plan Review Fees Subtotal:

PERMIT FEES

Reroof Fee	$325.00
Permit Fees Subtotal:	$325.00

Total Calculated Fees: 325.00
Waived Fees Subtotal:

Total Fees :

PERMIT EXPIRATION*
EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK ON THE SITE AUTHORIZED BY SUCH PERMIT IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE, OR IF THE WORK AUTHORIZED ON THE SITE BY SUCH PERMIT IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AFTER THE TIME THE WORK IS COMMENCED. THE BUILDING OFFICIAL IS AUTHORIZED TO GRANT, IN WRITING, ONE OR MORE EXTENSIONS OF TIME, FOR PERIODS NOT MORE THAN 180 DAYS EACH. THE EXTENSION SHALL BE REQUESTED IN WRITING AND JUSTIFIABLE CAUSE DEMONSTRATED. (C.B.C. SECTION 105.5)

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) :

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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
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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.

CITY OF PASADENA
Building & Safety

175 N. Garfield Ave. Pasadena, CA 91101 (626)744-4200

Inspection Requests

MECHANICAL PERMIT

Permit #: MEC2025-01059
Issue Date: 09/15/2025
Expire Date: 09/14/2028

Job Address:	970 OLD MILL RD SFR		
Parcel No.:	5325-017-022		
Description of Work:	HEAT PUMP (5 TON) AND AIR HANDLER CHANGE OUT. SAME LOCATION		
Applicant:	MANUEL GARCIA 1921 PETRA LN, PLACENTIA, CA 92870	**Phone:** **Email:**	(310) 703-9250 Manuel@E-conoair.com
Owner:	EILEEN AND HENRY DOUPE 970 OLD MILL RDPASADENA, CA 91108	**Phone:** **Email:**	6267991529
Contractor:	MDDR INC dba ECONO AIR **License #:** 445220 1921 PETRA LNPLACENTIA, CA 92870	**Phone:** **Email:**	(310) 703-9250 Manuel@E-conoair.com

PERMIT FEES

Fee Description	Amount
Records Management 3% Surcharge	$6.42
Mechanical Permit Processing Fee	$76.00
Compressor - 16 to 30 Horsepower	$58.00
Air Handling Unit over 10,000 cf/min	$80.00
AB 717 Training Fee	$1.38
Total Calculated Fees:	**$221.80**

Fixture Counts

Item	Quantity
Air Handling Unit over 10,000 CFM	1
Compressors - 16 up to 30 hp	1

PERMIT EXPIRATION
EVERY PERMIT ISSUED BY THE BUILDING OFFICIAL UNDER THE PROVISIONS OF THE ADOPTED CODES SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF ALL WORK BY SAID PERMIT IS NOT COMPLETED WITHIN THE EXPIRATIONDATE SPECIFIED ABOVE. ANY PERMITTEE HOLDING AN ACTIVE PERMIT MAY APPLY IN WRITING FOR AN EXTENSION OF THE TIME WITHIN WHICH WORK UNDER THIS PERMIT MAY BE CONTINUED WHEN, FOR GOOD AND SATISFACTORY REASONS, HE OR SHE IS UNABLE TO CONTINUE WORK WITHIN THE TIME REQUIRED BY THIS SECTION DUE TO CIRCUMSTANCES BEYOND THE CONTROL OF THE PERMITTEE. THE BUILDING OFFICIAL MAY EXTEND THE TIME FOR ACTION BY THE PERMITTEE FOR A PERIOD NOT EXCEEDING SIX CALENDAR MONTHS BUILDING PERMITS SHALL NOT BE EXTENDED MORE THAN TWICE, AND EACH EXTENSION SHALL NOT EXCEED SIX MONTHS THE EXTENSION FEE SHALL BE CALCULATED AS THE GREATER OF TWO PERCENT (2%) OR THE EXTIMATED PROJECT VALUATION OR ONE-THOUSAND DOLLARS PMC 14.04.020

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 5993 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 - 5 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
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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

CITY OF PASADENA
Building & Safety
175 N. Garfield Ave. Pasadena, CA 91101 (626)744-4200
https://mypermits.cityofpasadena.net/EnerGov_Prod/SelfService/#/home

Inspection Requests

BUILDING PERMIT

Permit #: BLDSFR2025-02944
Parcel No.: 5325-017-022

Job Address: 970 OLD MILL RD SFR
Issue Date: 09/16/2025 **Expire Date:** 09/15/2028
Description of Work CHANGE OUT (3) WINDOWS

Applicant: MARCOS PINEDA
105 BUTTONBALL LN GLASTENBURY, CT 06033
Phone: 860-952-4112
Email: MARCOSPINEDA@GOPERMITS.ORG

Owner: EILEEN AND HENRY DOUPE
970 OLD MILL RD SFR PASADENA, CA 91108
Phone: 626-799-1529
Email:

Contractor: RENEWAL BY ANDERSEN **License #:** 990416
105 BUTTONBALL LN GLASTONBURY, CT 06033
Phone: 860-952-4112
Email: RENEWALBYANDERSEN@GOPERMITS.OR

BUILDING DATA

Current Valuation:
Original Valuation:

Building Use	Use	Workclass	Area SQFT

New Units: **Demo Units:**

PLAN REVIEW FEES

Plan Review Fees Subtotal:

PERMIT FEES

AB 717 Training Fee	$1.15
CA Building Standards Fee	$1.00
Processing Fee - Building Permits	$76.00
Records Management 3% Surcharge	$5.73
Window Change Permit	$115.00
Permit Fees Subtotal:	$198.88

Total Calculated Fees: $198.88
Waved Fees Subtotal: $0.00

PERMIT EXPIRATION
EVERY PERMIT ISSUED BY THE BUILDING OFFICIAL UNDER THE PROVISIONS OF THE ADOPTED CODES SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF ALL WORK BY SAID PERMIT IS NOT COMPLETED WITHIN THE EXPIRATION DATE SPECIFIED ABOVE. ANY PERMITTEE HOLDING AN ACTIVE PERMIT MAY APPLY IN WRITING FOR AN EXTENSION OF THE TIME WITHIN WHICH WORK UNDER THIS PERMIT MAY BE CONTINUED WHEN, FOR GOOD AND SATISFACTORY REASONS, HE OR SHE IS UNABLE TO CONTINUE WORK WITHIN THE TIME REQUIRED BY THIS SECTION DUE TO CIRCUMSTANCES BEYOND THE CONTROL OF THE PERMITTEE. THE BUILDING OFFICIAL MAY EXTEND THE TIME FOR ACTION BY THE PERMITTEE FOR A PERIOD NOT EXCEEDING SIX CALENDAR MONTHS. BUILDING PERMITS SHALL NOT BE EXTENDED MORE THAN TWICE, AND EACH EXTENSION SHALL NOT EXCEED SIX MONTHS. THE EXTENSION FEE SHALL BE CALCULATED AS THE GREATER OF TWO PERCENT (2%) OR THE ESTIMATED PROJECT VALUATION OR ONE-THOUSAND DOLLARS. PMC 14.04.020

CONSTRUCTION HOURS
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MONDAY THRU FRIDAY: 7:00 A.M. - 7:00 P.M. SATURDAY: 8:00 A.M. - 5:00 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. 12.12.050) ADDITIONAL INFORMATION AND PERMIT PROCESS CAN BE FOUND AT: https://cityofpasadena.net/public-works/engineering-and-construction/engineering/.

PUBLIC SIDEWALK REPAIR THROUGH BUILDING PERMITS EXCEEDING A VALUATION OF $20,000
PER PASADENA MUNICIPAL CODE CHAPTER 12.04.031, PUBLIC WORKS SIGN-OFF FOR BUILDING PERMITS EXCEEDING A VALUE OF $20,000 MAY REQUIRE EITHER:
(1) IN-LIEU FEES TO BE PAID TO THE CITY PER THE CURRENT GENERAL FEE SCHEDULE, AT THE TIME OF BUILDING PERMIT ISSUANCE; OR
(2) A LICENSED CONTRACTOR TO REPAIR ANY DAMAGED SIDEWALKS, CURB AND GUTTER, AND/OR DRIVE-APPROACH FRONTING THE CORRESPONDING PROPERTY WITH A SEPARATE PUBLIC WORKS PERMIT.
IF THERE ARE ANY QUESTIONS REGARDING THIS POLICY, CONTACT THE DEPARTMENT OF PUBLIC WORKS STAFF AT pw-permits@cityofpasadena.net.

UTILITY SERVICE CUTS IN PUBLIC STREETS
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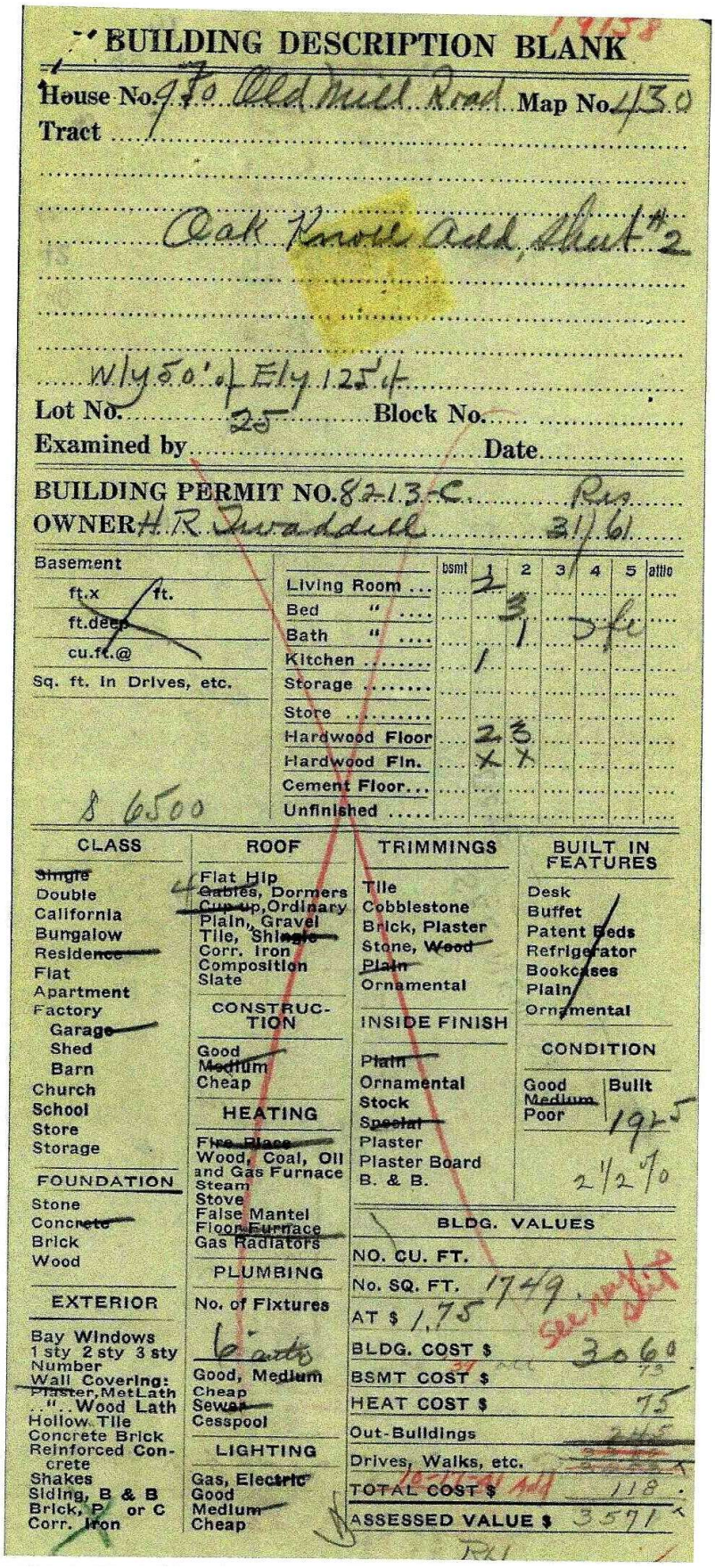
INSPECTION SCHEDULING
INSPECTIONS CAN BE SCHEDULED USING THE ONLINE INSPECTION PORTAL LOCATED AT: https://mypermits.cityofpasadena.net/inspections/pub/searchInsp

19158



BUILDING DESCRIPTION BLANK

House No. 970 Old Mill Road Map No. 430

Tract

Oak Knoll Add, Sheet #2

W/y 50' of E/y 125 ft

Lot No. 25 Block No.

Examined by Date

BUILDING PERMIT NO. 8213-C Res

OWNER H.R. Twaddell 31/61

Basement

ft.x ft.

ft.deep

cu.ft.@

Sq. ft. in Drives, etc.

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

$ 6500

CLASS

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

FOUNDATION

Stone
~~Concrete~~
Brick
Wood

EXTERIOR

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

ROOF

Flat Hip
4 ~~Gables~~, Dormers
~~Cup-up~~, Ordinary
Plain, Gravel
Tile, ~~Shingle~~
Corr. Iron
Composition
Slate

CONSTRUCTION

Good
~~Medium~~
Cheap

HEATING

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

PLUMBING

No. of Fixtures
6 cents
Good, ~~Medium~~
Cheap
~~Sewer~~
Cesspool

LIGHTING

Gas, ~~Electric~~
Good
~~Medium~~
Cheap

TRIMMINGS

Tile
Cobblestone
Brick, Plaster
Stone, ~~Wood~~
~~Plain~~
Ornamental

INSIDE FINISH

~~Plain~~
Ornamental
Stock
~~Special~~
Plaster
Plaster Board
B. & B.

BUILT IN FEATURES

Desk
Buffet
Patent Beds
Refrigerator
Bookcases
Plain
Ornamental

CONDITION

Good
~~Medium~~
Poor

Built 1925

2 1/2 %

BLDG. VALUES

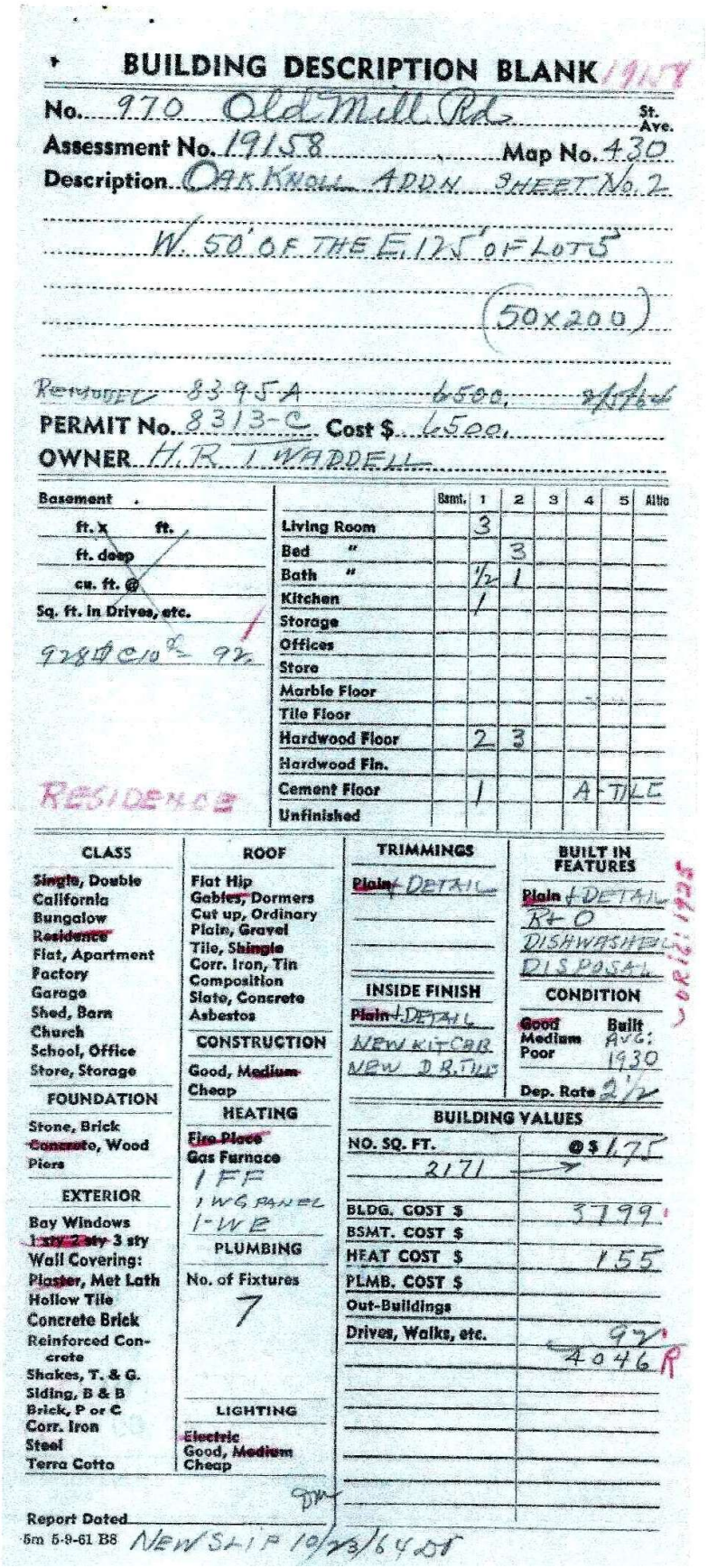
NO. CU. FT.	
No. SQ. FT.	1749
AT $	1.75
BLDG. COST $	3060
BSMT COST $	73
HEAT COST $	75
Out-Buildings	245
Drives, Walks, etc.	
TOTAL COST $	118
ASSESSED VALUE $	3571

See next sheet

10-17-61 Add

RH

SEE NEW SLIP
DATE



BUILDING DESCRIPTION BLANK 1947

No. 970 Old Mill Rd. St. Ave.

Assessment No. 19158 Map No. 430

Description OAK KNOLL ADDN SHEET No. 2

W. 50' OF THE E. 125' OF LOT 5

(50X200)

REMODEL 8395-A $500. 9/15/64

PERMIT No. 8313-C Cost $ 6500.

OWNER H. R. T WARREN

Basement

ft. x ft.

ft. deep

cu. ft. @

Sq. ft. in Drives, etc.

928 @ 10¢ = 92.

RESIDENCE

	Bsmt.	1	2	3	4	5	Attic
Living Room		3					
Bed "			3				
Bath "		½	1				
Kitchen		1					
Storage							
Offices							
Store							
Marble Floor							
Tile Floor							
Hardwood Floor		2	3				
Hardwood Fin.							
Cement Floor		1			A-TILE		
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~~, 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
1 FF
1 WG PANEL
1-WE

PLUMBING

No. of Fixtures
7

LIGHTING

~~Electric~~
Good, ~~Medium~~
Cheap

TRIMMINGS

~~Plain~~ + DETAIL

INSIDE FINISH

~~Plain~~ + DETAIL
NEW KIT CAB
NEW D.R. TILE

BUILT IN FEATURES

~~Plain~~ + DETAIL
R + O
DISHWASHER
DISPOSAL

CONDITION

~~Good~~
Medium
Poor

Built AVG. 1930

Dep. Rate 2½

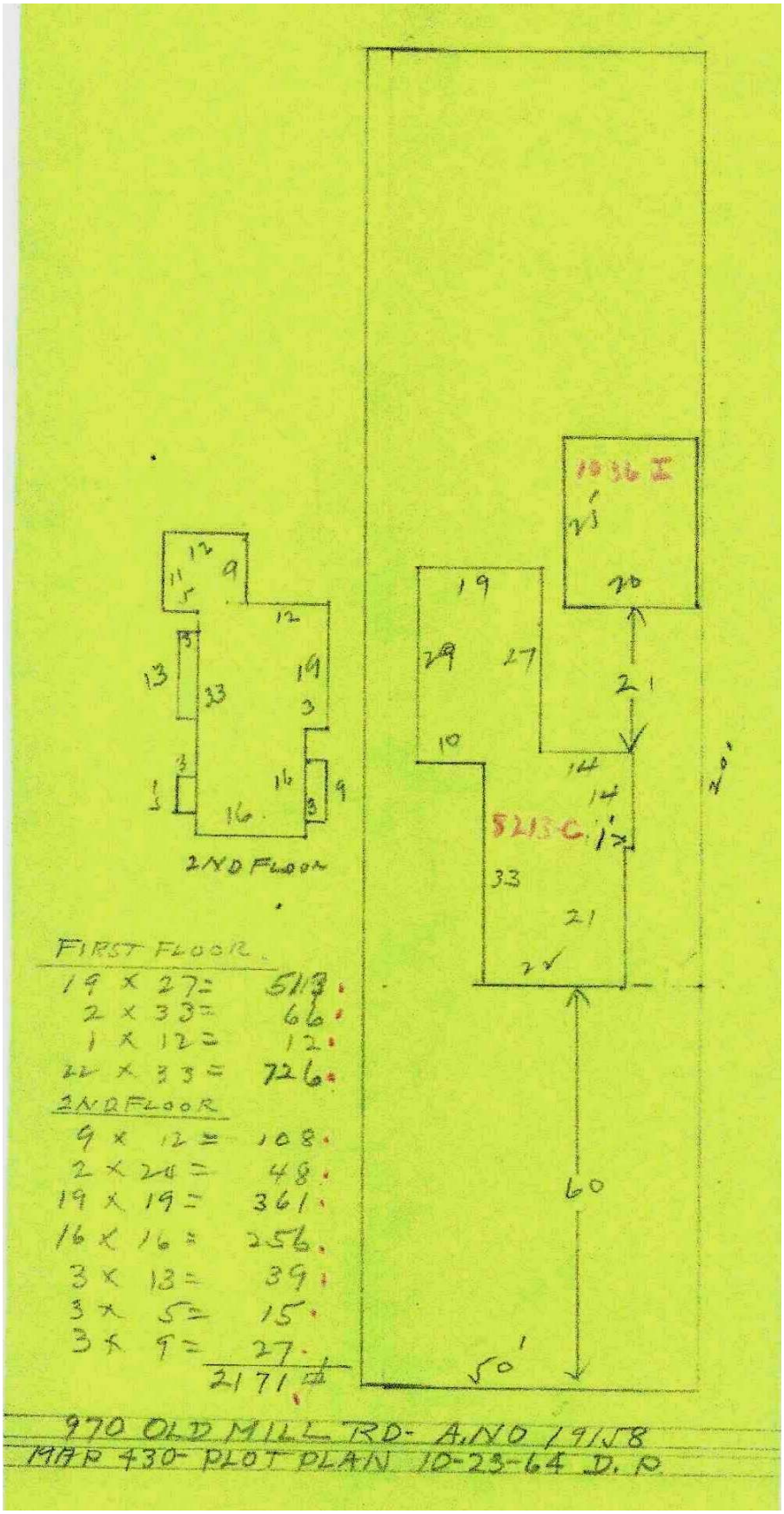
ORIG: 1925

BUILDING VALUES

NO. SQ. FT. 2171	@ $1.75 →
BLDG. COST $	3799.
BSMT. COST $	
HEAT COST $	155
PLMB. COST $	
Out-Buildings	
Drives, Walks, etc.	92.
	4046 R

Report Dated

5m 5-9-61 B8 NEW SLIP 10/23/64 DM


2ND FLOOR
FIRST FLOOR
19 x 27 = 513
2 x 33 = 66
1 x 12 = 12
22 x 33 = 726
2ND FLOOR
9 x 12 = 108
2 x 24 = 48
19 x 19 = 361
16 x 16 = 256
3 x 13 = 39
3 x 5 = 15
3 x 9 = 27
2171 #
1036 I
5213 C
60
50'
970 OLD MILL RD- A.NO 19158
MAP 430- PLOT PLAN 10-23-64 D.P.

19158

BUILDING DESCRIPTION BLANK

No. 970 OLD MILL ROAD **St. Ave.** **Map No.** 430

Description

OAK KNOLL ADDITION As per Bk. 11 P. 10 of Maps Sheet 2 Records of L. A. Co.

Wly 50 ft of E 125 ft of Lot 25

PERMIT No. 5183-H **Cost $** 250.00 10/16/39

OWNER HORACE J & CATHERINE C FRASER

Basement
ft.x ft.
ft.deep
cu.ft.@
Sq. ft. in Drives, etc.

	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							

DORMER WINDOWS REMOVE CLOSET PARTS. ETC.

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
Steam, Stove
False Mantel
Floor Furnace
Gas Radiators
Elec. Radiators

PLUMBING
No. of Fixtures

Automatic
Storage
Good, Medium
Cheap
Cesspool: Sewer

LIGHTING
Electric
Good, Medium
Cheap

TRIMMINGS
Plain

INSIDE FINISH
Plain

BUILT IN FEATURES
Plain

CONDITION
Good / Medium / Poor — Built
Dep. Rate

BLDG. VALUES

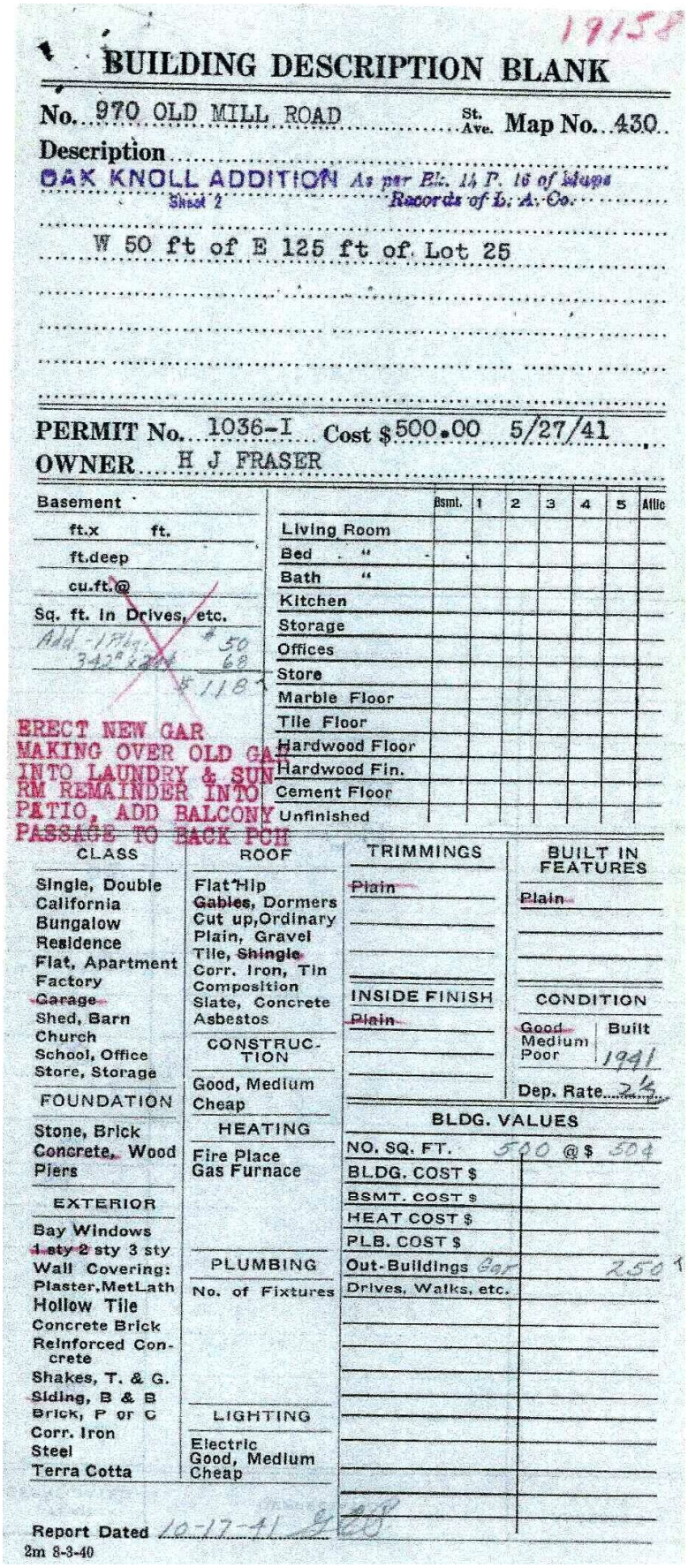
NO. SQ. FT.	@ $
BLDG. COST $	
BSMT. COST $	
HEAT COST $	
PLB. COST $	
Out-Buildings	
Drives, Walks, etc.	

DATE NEW SLIP

Dead File

Report Dated 12/26/39-CS

Im 8-16-38



19158

BUILDING DESCRIPTION BLANK

No. 970 OLD MILL ROAD St. Ave. Map No. 430

Description

OAK KNOLL ADDITION As per Bk. 14 P. 16 of Maps Shed 2 Records of L. A. Co.

W 50 ft of E 125 ft of Lot 25

PERMIT No. 1036-I Cost $500.00 5/27/41

OWNER H J FRASER

Basement
ft.x ft.
ft.deep
cu.ft.@
Sq. ft. in Drives, etc.
Add-1Flr. 50
34 2 68
$1181

ERECT NEW GAR MAKING OVER OLD GAR INTO LAUNDRY & SUN RM REMAINDER INTO PATIO, ADD BALCONY PASSAGE TO BACK PCH

	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:
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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 1941
Dep. Rate 2½

BLDG. VALUES

NO. SQ. FT.	500 @ $ .50¢
BLDG. COST $	
BSMT. COST $	
HEAT COST $	
PLB. COST $	
Out-Buildings Gar	250
Drives, Walks, etc.	

Report Dated 10-17-41 [illegible]

2m 8-3-40

YEAR DEPRECIATED	DEPRECIATION 1941	ASSESSED VALUE
		$
42	250 X 90	230
45	250 X 1.10	280
	280 x 1.25	350
47	250 x 1375	340
49	250 X 130625	330
51	250 x 119435	300
53	250 x 113538	280
55	250 x 107932	270
57	250 x 109437	270
58	250 x 113376	280
60	250 x 107778	270
61	250 x 115810	290
62	250 x 113494	280
68	250 x 132	330
71	Round Off	350
72	Round Off	300

Gar

