



City of Sierra Madre Agenda Report

Edward Garcia, Mayor
Kelly Kriebs, Mayor Pro Tem
Gene Goss, Council Member
Kristine Lowe, Council Member
Robert Parkhurst, Council Member

Michael Amerio, City Treasurer

TO: Honorable Mayor and Members of the City Council

FROM: Joshua Wolf, Associate Planner

REVIEWED BY: Jose Reynoso, City Manager

DATE: May 23, 2023

SUBJECT: **NOMINATION FOR LOCAL HISTORIC CULTURAL LANDMARK
DESIGNATION AND MILLS ACT CONTRACT FOR THE OSGOOD HOUSE
LOCATED AT 615, 617, AND 619 WEST MONTECITO AVENUE**

STAFF RECOMMENDATION

Staff recommends that the City Council hold a public hearing, consider all pertinent testimony, and approve the designation for historic cultural landmark status of the Osgood House, an existing multifamily residential property located at 615, 617, and 619 West Montecito Avenue, by adopting City Council Resolution 23-34 and approve a Mills Act Contract for the Restoration and Rehabilitation of the Osgood House by adopting City Council Resolution 23-35.

ALTERNATIVES

The City Council may:

1. Adopt City Council Resolution 23-34 and 23-35 as presented, approving (1) the designation of the Osgood House as local historic cultural landmark, and (2) the Mills Act Contract for the Restoration and Rehabilitation of the Osgood House;
2. Approve City Council Resolution 23-34 and continue the public hearing, approving the designation of the Osgood House as local historic cultural landmark and providing direction to staff and the applicant with regard to the consideration of City Council Resolution 23-35, consideration of a Mills Act Contract for the Restoration and Rehabilitation of the Osgood House;
3. Adopt City Council Resolution 23-34 and deny City Council Resolution 23-35, approving the designation of the Osgood House as local historic cultural landmark and denying the Mills Act Contract for the Restoration and Rehabilitation of the Osgood House by identifying finding the City Council cannot make and the basis for rejecting the findings;
4. Deny City Council Resolution 23-34 and 23-35, denying (1) the designation of the Osgood House as local historic cultural landmark, and (2) the Mills Act Contract for the Restoration and Rehabilitation of the Osgood House; or
5. Continue the public hearing, without taking action on either City Council Resolution 23-34 and 23-35 and provide direction to staff and the applicant.

SUMMARY

The applicants, Sarah and Jeff DeFlorio, are requesting that the City Council consider a nomination for local historical cultural landmark status to designate the residence located at 615, 617, and 619 West Montecito Avenue as the “Osgood House”. The property owners are intent on seeking approval of a Mills Act contract subject to approval of their request for historic landmark designation of the property. Pursuant to Code Section 17.82.050, a property may be designated a historical landmark if it meets prescribed historic or architectural criteria. Pursuant to Code Section 17.82.060 (B)(3), the property owner of a historic landmark may apply for a Mills Act contract as one of the benefits of designation.

At the Planning Commission meeting of May 4, 2023, the Planning Commission adopted Planning Commission Resolution 23-07 recommending the City Council approve the designation of the Osgood House as a historic cultural landmark, to be included in the Sierra Madre register of designated historic landmarks, for the property located at 617 and 619 West Montecito Avenue.

BACKGROUND

A. Date of Application	August 23, 2022
B. Applicant	Sarah and Jeff DeFlorio
C. Property Owner	Sarah and Jeff DeFlorio
D. Location	615, 617 and 619 W. Montecito Avenue
E. Zoning / General Plan	Zoning: One-family residential (R-1) General Plan: Residential Low Density (RL)
F. Environmental Status	Exempt from CEQA per Sections: 15301 (Existing Facilities) and 15331 (Historical Resource Restoration/Rehabilitation)
G. Public Notices	This public hearing was advertised in accordance with the SMMC and State Law

The subject site is located in the western region of Sierra Madre near the intersection of West Montecito and North Sunnyside Avenue. The subject site is immediately surrounded by low-density residential uses and development and is within near proximity to multifamily and institutional development.

The subject site, nor any structure located thereon is presently listed on any local, state or federal register nor is it listed as a contributor as any local, state or federal historic district nor is the property known to be previously designated as a local historic landmark by the City’s former Cultural Heritage Commission. The property is currently a multifamily residential development with three addresses assigned: 615, 617, and 619. There are currently four buildings on site: the original 1910 residence and 1928 addition (617 and 619 W. Montecito Avenue), a 1923 detached residence located at the

rear (615 W. Montecito Avenue), a 1924 detached garage located at the rear near the western side (“accessory structure no. 1”), and a small shed located at the northern edge (accessory structure no. 2”). Neither accessory structure is directly linked with any of the existing addresses, rather their uses are privately agreed upon between the property owner and tenants.

Project Location



Aerial view of 615 W. Montecito Ave. (property outlined) and surrounding area

The current property owners, Sarah and Jeff DeFlorio, submitted an application to nominate the subject property as a local historical and architectural landmark. The owners are also requesting the concurrent approval of a Mills Act contract to assist in the continued rehabilitation, restoration and maintenance of the property. Pursuant to Code Section 17.82.050, (“Designation Criteria”) the City Council may approve a request for designation upon recommendation by the Planning Commission if the property meets the required findings based on historic or architectural criteria. Also, pursuant to Code Section 17.82.060 (“Benefits and Conditions of Designation”), Mills Act contracts are one of several benefits available to owners of designated properties in the City, and the City Council may also approve the Mills Act contract after a recommendation from the Planning Commission subject to the required findings.

ANALYSIS

Historical Resources Evaluation Report

According to the Historical Resource Evaluation report prepared by Sapphos Environmental, Inc., the City’s contracted Historian, and included herein as Attachment F, the original residence, now addressed at 617 W. Montecito Ave., was constructed in 1910; however, architect and builder remain unknown because there were no original permits found in City records. The property being nominated in name as the Osgood House signifies the original family residing at the property and

original owners, Capt. J[osiah] A. Osgood and wife Caroline L. Osgood. The Historical Evaluation Report concludes that the property is eligible for listing in the Sierra Madre Historical Properties list because of its association both with the productive life of the Osgood family and with the early development of Sierra Madre and integrity as an excellent example of Craftsman architecture.

The Historical Resource Evaluation Report describes the original residence (617 W. Montecito Avenue) as an excellent example of Craftsman style built in the city, well-presenting on the 600 block of West Montecito Avenue. The house is architecturally significant as an excellent example of its architectural style represented by the integrity of materials, design and workmanship retained since its original construction. Since the construction of the original residence, there have been multiple additions altering the exterior appearance of the building. According to research presented as part of the Landmark Nomination request and prepared by Sapphos Environmental, Inc., the addition of the second unit (619 W. Montecito Avenue) to the original structure (1928), which enclosed part of the original front porch, and the addition of the trellis at the side (1998) are found to be compatible with the original Craftsman style of the residence. However, the detached two-story residence (615 W. Montecito Avenue), accessory structure no. 1 (detached garage), and accessory structure no. 2 (shed structure), are not found to be significant or contributing to the significance of the original historic structure.

Character Defining Features

According to Sapphos Environmental, Inc., the following elements are character defining features that embody the distinctive characteristics of the original residence's Craftsman architectural style:

Original 1910 building (617 W. Montecito Ave.):

Overall elements:

- Flaring side gable roof clad in composition tiles
- Ornamental flying rafters
- Deep side eaves with supporting knee braces
- Horizontal clapboard siding

Façade elements:

- Central shed roof dormer with balcony clad with wood shingles
- Set of three double-hung windows
- Porch enclosed by a rail with square balusters and supported by wide rectilinear clapboard-clad posts
- Wide entry door with a double-hung window on each side
- French door within porch

1928 Addition (619 W. Montecito Ave.):

Overall elements:

- Gabled roof clad in composition tiles
- Central louvered vent below gable eaves
- Exposed rafters
- Horizontal clapboard siding

Façade elements:

- Shed roof over bay window
- Bay window with set of three casement windows

Historic Designation Findings

Pursuant to the provisions of SMMC Chapter 17.82.050, a site may be designated a historical and architectural landmark by the City Council upon a recommendation by the Commission if it meets the following criteria:

Criterion A - That the site is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

The residence addressed at both 617 and 619 West Montecito Avenue is associated with the productive life of the Osgood family. Mrs. Caroline L. Osgood contributed as the first president and founder of the Sierra Madre Woman's Club. Capt. J.A. Osgood contributed in making the first survey of land on the Grand View Tract, which bears the inscription "J.A. Osgood Surveyor; May 24, 1887", and was one of the original organizers of the First National Bank in Sierra Madre.

Criterion B - That the architectural style is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period, or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.

The original residence along with its addition (617 and 619 West Montecito Avenue) are architecturally significant as excellent examples of the Craftsman architectural style represented by the integrity of materials, design and workmanship retained since its original construction. Since the original construction of the residence, there have been multiple additions altering the exterior appearance of the building. According to research presented as part of the Landmark Nomination request and prepared by Sapphos Environmental, Inc., the addition of the second unit (619 W. Montecito Avenue) to the original structure (1928), which enclosed part of the original front porch, and the addition of the trellis at the side (1998) are found to be compatible with the original Craftsman style of the residence.

Mills Act Contract

Background

Approved by California voters in 1976, the Mills Act is a State-sponsored legislation that encourages the rehabilitation and ongoing maintenance of historic and cultural resources in the State of California. The Mills Act allows Sierra Madre to enter into 10-year revolving contracts with the owners of qualified historic properties.

Mills Act contracts were intended to serve as a method of reducing property tax liability for designated local cultural resources, and encouraging the owners of these cultural resources to invest the tax-savings in the rehabilitation and maintenance of their properties. Mills Act participants may receive substantial property tax savings of between 40% and 60% each year for newly improved properties. Currently, there are 24 approved Mills Act contracts in the City.

In July of 1997, the City Council adopted Resolution 97-34, establishing Mills Act selection criteria and contract requirements. The requirements include the submittal of an annual report to the Planning and Community Preservation Director by the property owners specifying all work

completed during the year to fulfill the requirements of their contract. All restoration work must be done in accordance with the Secretary of Interior Standards for Historic Rehabilitation.

The contract is an agreement between the City and the owner of the landmark structure which requires the owner of the property to undertake specific restoration tasks specified in the contract, and to properly maintain the historic landmark. Mills Act contracts extend for a period of 10 years, and are automatically renewed every year on their anniversary. The obligations of the contract are binding upon all successive owners of the property during the lifetime of the contract. To end a contract, either party may submit a notice of non-renewal which will terminate the contract at the end of the 10-year period.

Should the City Council approve the designation of the Pickard-Hoover Residence as a local historic landmark, the property owners are proposing to enter into a Mills Act contract with the City, which awards a reduction in property taxes in exchange for actively participating in the rehabilitation and maintenance of the historic property. Tax savings associated with a Mills Act Contract would help the property owner maintain those features and systems that are integral to the property's designation as a cultural resource and would help insure the continued viability of the resource. Pursuant to Code Section 17.82.060, the property owner may apply for a Mills Act Contract as one of the benefits of designation.

Once a Mills Act contract is approved by the City Council, the applicant is required to record a "Historic Property Preservation Agreement" with the County of Los Angeles. The document states that during the term of the agreement, the property shall preserve and maintain the characteristics of cultural and historical significance, and shall allow for reasonable periodic examinations that may be necessary to determine compliance with their agreement.

Restoration and Rehabilitation Plan

Included with the Mills Act Contract application are the Rehabilitation and Maintenance plan submitted by the applicant, included herein as Attachment H – Exhibit C.

Overall work	
Hazardous Material Assessment	\$936.00
Upgrade house power from 100A to 320A and replace overhead wiring	\$51,720.00
Historic Structure (617 + 619) work	
Replace Roofing (617 + 619)	\$33,600.00
Replace Laundry Room Door (617)	\$2,880.00
Install Access Door for AC system (617)	\$960.00
Replace Vinyl Windows in Laundry Room (617)	\$7,560.00
Paint replaced vinyl windows in laundry room (617)	\$3,000.00
Repair windows (617)	\$9,090.00
Paint and prime windows after repair (617)	\$10,800.00
Replace Guest suite Door (619)	\$2,880.00
Replace windows in Guest suite (619)	\$5,700.00
Paint and prime drywall patching (619)	\$2,160.00
Paint replaced windows in guest suite (619)	\$2,160.00
Replace existing furnace with HVAC system (619)	\$29,416.80
Patch and repair drywall due to HVAC install (619)	\$4,200.00
Install Access Door for AC system (619)	\$960.00
Repair Trellis	\$23,794.36

Paint trellis due to repair	\$3,000.00
Rear Structure (615) work	
Replace Roofing (615)	\$15,600.00
Paint and prime drywall patching (615)	\$4,200.00
Replace existing furnace with HVAC system (615)	\$34,398.00
Patch and repair drywall due to HVAC install (615)	\$8,400.00
Other structures work	
Repair Old Sheds	\$48,000.00
Replace Roofing (sheds)	\$3,600.00
Replace Roofing (garage)	\$4,800.00

- Rehabilitation Tasks include a series of projects related to the repair and replacement of exterior features and systems. The applicant's total estimated cost of all rehabilitation and maintenance tasks through the ten-year contract is \$313,815.
- Exterior Work includes the replacement of roofing material, repair and repainting of the trellis, repair and replacement of various doors and windows, painting of repaired and replaced items, and asbestos abatement. Together, these tasks are estimated to cost \$196,360 or approximately 63 percent of the proposed rehabilitation budget.
- Systems-Related Work includes repairs to the heating systems, installation of access doors for heating and air condition units, and upgrade of the electrical system. Together, these tasks are estimated to cost \$116,915 or approximately 37 percent of the proposed rehabilitation budget.

CONSISTENCY WITH GENERAL PLAN

The proposed designation is consistent with and serves to implement the general plan, specifically promoting a greater understanding and appreciation of the City's historic past and is consistent with general plan policies that pertain to compiling and maintaining an inventory of those architectural and historical resources within the City which are identified as significant. The Osgood House is an example of Craftsman style architecture and its setting is representative of the early period of development in the City. The Osgood family made demonstrably significant contributions in the early development of Sierra Madre; Capt. J.A. Osgood contributed the first survey of land on which the subject property site and was one of the original organizers of the First National Bank in Sierra Madre; Mrs. Caroline L. Osgood contributed as founder and first presidential of the Sierra Madre Woman's Club. These attributes contribute to the designation of the residence as a significant historical and architectural resource to the City of Sierra Madre.

Mills Act Contract Findings

The City Council shall make the following findings to grant approval of a Mills Act contract:

1. *The property in question is a "qualified historical property" under Government Code section 50280.1.* The property is a "qualified historical property" in that it is a privately owned property which is not exempt from taxation and is listed as a city landmark.

The Mills Act Contract will serve to compensate for the cost of rehabilitating and or restoring the cultural resource. Property tax savings resulting from entering into the contract will be used to absorb some of the cost of the preservation, rehabilitation and ongoing restoration of the property as outlined in the rehabilitation and restoration plan.

2. *The rehabilitation of the resource will occur prior to, or in conjunction with, the use of the Mills Act Contract, and it will not impair the architectural, historic or aesthetic integrity of the cultural resource.* According to the Rehabilitation and Restoration Plan, the proposed work schedule is based on a 10-year period. The proposed work would be subject to conformance to the Secretary of the Interior's Standards for Rehabilitation so as to avoid adverse impacts to the architectural, historic and aesthetic integrity of the property.

FINANCIAL REVIEW/SOURCE OF FUNDING

Should the City approve this Mills Act Contract, the property owner would realize an estimated \$194,751 in property tax savings over the ten-year life of the contract (the Financial Analysis is included herein as Attachment G). The tasks specified in the rehabilitation, restoration, and maintenance work plan, including work to the historic structure and work to other structures, will cost an estimated grand total of \$313,815. The cost of work to the historic structure totals \$194,817 and the total estimated tax savings is \$194,751, therefore, the estimated savings represented by the Mills Act Contract is less than the estimated cost of rehabilitation and maintenance tasks solely to the historic structure at the property.

The estimated average annual loss of revenue for the City would be \$4,244. Over the ten-year life of the Mills Act Contract, the City would experience an estimated total loss of revenue of \$42,845 – approximately 22 percent of the estimated total property tax savings derived from the subject property. These figures are estimations and all final calculations will be determined by the Los Angeles County Assessor's Office. Within approximately two years, the loss in property tax revenue to the city would be realized as improvements to the overall property, based on an average annual costs of rehabilitation and maintenance. Within approximately three years, the loss in property tax revenue to the city would be realized as improvements to the historic structure, based on an average annual costs of rehabilitation and maintenance.

ENVIRONMENTAL (CEQA)

The proposed requests for rehabilitation and restoration are in conformance with the Secretary of the Interior's Standards for Treatment of Historic Properties. As such, the proposed work is categorically exempt from further review under the California Environmental Quality Act (CEQA Guidelines Section 15331). This section exempts projects that are limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards. Furthermore, the proposed requests are further exempt from CEQA review pursuant to Sections 15301 as it involves no expansion of the existing use.

PUBLIC NOTICE PROCESS

The required legal notice of this public hearing was provided, including publication in the Mountain Views News newspaper, posting at City Hall, Library and the City's website, and by electronic mail to the property owner. Copies of this report can be accessed on the City's website at www.cityofsierramadre.com.

Attachments

- Attachment A: City Council Resolution 23-34
- Attachment B: City Council Resolution 23-35
- Attachment C: Planning Commission Resolution 23-07

Attachment D: Nomination Application for Historic Cultural Landmark Status

Attachment E: Mills Act Contract Application

Attachment F: Historical Resources Evaluation Report dated March 2022

Attachment G: Tax Adjustment Work Sheets

Attachment H: Mills Act Contract Documentation

Exhibit A: Legal Description and Grant Deed

Exhibit B: Secretary of the Interior's Standards for Rehabilitation

Exhibit C: Rehabilitation and Restoration Plan

Exhibit D: Photographs

CITY COUNCIL RESOLUTION 23-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DESIGNATING THE OSGOOD HOUSE AS A HISTORIC CULTURAL LANDMARK, TO BE INCLUDED IN THE SIERRA MADRE REGISTER OF DESIGNATED HISTORIC LANDMARKS FOR THE PROPERTY LOCATED AT 615, 617 AND 619 WEST MONTECITO AVENUE

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for the designation of Historic Cultural Landmark Status was filed by:

**Sarah and Jeff DeFlorio
615 W. Montecito Ave.
Sierra Madre, CA 91024**

WHEREAS, the request for the designation of Historic Cultural Landmark status can be described as:

A nomination for local historic cultural landmark status to designate the residences located at 615, 617 and 619 West Montecito Avenue as the Osgood House and to be included in the City's Register of Designated Historic Landmarks List. Pursuant to Code Section 17.82.050, a property may be designated a historic landmark if it meets prescribed historic or architectural criteria; and

WHEREAS, the Historic Landmark Status would apply to the residences addressed at 615, 617 and 619 West Montecito Avenue, Sierra Madre, CA, 91024; and

WHEREAS, the City of Sierra Madre recognizes the importance of protecting and preserving local sites and structures so as to retain its historic and cultural significance to the community; and

WHEREAS, the City Council, as recommended by the Planning Commission, finds that the residence located at 615, 617 and 619 West Montecito Avenue meets the criteria for historic cultural landmark designation, pursuant to Municipal Code Section 17.82.050(B) in that the structures located at 615, 617 and 619 West Montecito Avenue meets the criteria for a local landmark designation under Criterion A (Historic) and Criterion B (Architectural), pursuant to Municipal Code Section 17.82.050 in that the property is associated with the productive life of J. A. Osgood and Caroline L. Osgood and the original residences and addition are architecturally and periodically significant as excellent examples of the Craftsman architectural style represented by the integrity of materials, design and workmanship retained since its original construction; and

WHEREAS, the resource is an existing multifamily property. The structure addressed at 617 and 619 West Montecito Avenue is a 2-story, two-family residential building originally constructed in 1910 with additions constructed in 1928 located at the

front of the property, referred to as the Osgood House, named for its first owners, Captain J. A. Osgood and Mrs. Caroline L. Osgood who resided on the property during a significantly productive period of their life. The structure addressed at 615 West Montecito Avenue is a 2-story single family residential building originally constructed in 1923 located at the rear of the property, is associated with the productive life of the Osgood family, and retains Vernacular Craftsman design significant to the period of its construction; and

WHEREAS, the architect, firm, builder or craftsman of the Osgood House is unknown, it retains sufficient integrity of materials, design, and workmanship to convey the character defining features of the Craftsman architectural style; and

WHEREAS, the proposed designation is consistent with and serves to implement the general plan, specifically promoting a greater understanding and appreciation of the City's historic past and is consistent with general plan policies that pertain to compiling and maintaining an inventory of those architectural and historical resources within the City which are identified as significant; and

WHEREAS, a public hearing was held before the Planning Commission on May 4, 2023, with all testimony received being made part of the public record; and

WHEREAS, the City Council reviewed the supporting documentation set forth in the Historical Resource Evaluation report, finding that the structures located at 615, 617 and 619 West Montecito Avenue meets the criteria for a local landmark designation under Criterion A (Historic) and Criterion B (Architectural), pursuant to Municipal Code Section 17.82.050 in that the property is associated with the productive life of J. A. Osgood and Caroline L. Osgood and the original residences and addition are architecturally significant as excellent examples of the Craftsman architectural style represented by the integrity of materials, design and workmanship retained since its original construction; and

WHEREAS, the City Council as recommended by the Planning Commission finds that the architectural style and site warrants preservation of the land and buildings as a historical asset for the City. The Osgood House is an excellent intact example of Craftsman design in Sierra Madre, thereby contributing to the City's heritage housing stock; and

WHEREAS, the significant character defining features of the Osgood House and the site, which embodies the distinctive characteristics of the Craftsman architectural style, are the following:

Original 1910 building (617 W. Montecito Ave.):

Overall elements:

- Flaring side gable roof clad in composition tiles
- Ornamental flying rafters
- Deep side eaves with supporting knee braces
- Horizontal clapboard siding

Façade elements:

- Central shed roof dormer with balcony clad with wood shingles

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- Set of three double-hung windows
 - Porch enclosed by a rail with square balusters and supported by wide rectilinear clapboard-clad posts
 - Wide entry door with a double-hung window on each side
 - French door within porch

1928 Addition (619 W. Montecito Ave.):

Overall elements:

- Gabled roof clad in composition tiles
- Central louvered vent below gable eaves
- Exposed rafters
- Horizontal clapboard siding

Façade elements:

- Shed roof over bay window
- Bay window with set of three casement windows

WHEREAS, the City Council held a noticed public hearing on May 23, 2023 to consider the nomination of the Osgood House as a Historic Landmark; and

WHEREAS, the City Council determined that the Osgood House, originally constructed in 1910 and later added onto in 1923 and 1928, meets the findings of Criterion A—Historic and Criterion B—Architectural, and is therefore eligible for an individual local listing with a California Status Code of 5S3 – appears to be individually eligible for local listing or designation through survey evaluation; and

WHEREAS, the proposed project qualifies for a Categorical Exemption, pursuant to Sections 15301 and 15331 of the California Environmental Quality Act (CEQA) as it involves no expansion of an existing structure and pertains to preservation of a historic resource.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Planning Commission at said hearing, the City Council now finds as follows:

1. Historical Landmark Designation Findings

Pursuant to the provisions of SMMC Chapter 17.82.050, a site may be designated a historical and architectural landmark by the City Council upon a recommendation by the Commission if it meets the following criteria:

Criterion A - That the site is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

The property is associated with the productive life of the Osgood family. Mrs. Caroline L. Osgood contributed as the first president and founder of the Sierra Madre Woman's Club. Capt. J.A. Osgood contributed in making the first survey of land on the Grand View Tract, which bears the inscription "J.A. Osgood Surveyor; May 24, 1887", and was

one of the original organizers of the First National Bank in Sierra Madre.

Criterion B - That the architectural style is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period, or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.

The original residences and addition are architecturally significant as excellent examples of the Craftsman architectural style represented by the integrity of materials, design and workmanship retained since its original construction. Since the original construction of the residence, there have been multiple additions altering the exterior appearance of the building. According to research presented as part of the Landmark Nomination request and prepared by Sapphos Environmental, Inc., the addition of the detached residential building (615 W. Montecito Avenue), the addition of the second unit (619 W. Montecito Avenue) to the original structure (1928) which enclosed part of the original front porch, and the addition of the trellis at the side (1998) are found to be compatible with the original Craftsman style of the residence.

2. Historic Landmark Designation Approval. Pursuant to the above findings, it is resolved that Planning Commission recommends to the City Council approval of the designation of the Osgood House located at 615, 617 and 619 West Montecito Avenue as a local historic and architectural Historic Landmark, and places this property on the Register of Historical Landmarks List, subject to the conditions of approval in the attached Exhibit A herein.

PASSED, APPROVED AND ADOPTED, this 23rd day of May 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Edward Garcia, Mayor
City of Sierra Madre

ATTEST:

Laura Aguilar, City Clerk

I LAURA AGUILAR, CITY CLERK OF THE CITY OF SIERRA MADRE, hereby certify that the foregoing Resolution Number was adopted by the City Council of the City of Sierra Madre at the regular meeting held on the 23rd day of May 2023.

EXHIBIT A

Historic Cultural Landmark Osgood House: 615, 617 and 619 West Montecito Avenue

1.0 General Conditions:

The applicant and property owner shall:

1. Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
2. Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
3. Execute and deliver to the City's Department of Planning & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
4. Submit a copy of the Historic Resource Evaluation Report to the City of Sierra Madre Library archives.
5. To the full extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

2.0 Planning Conditions:

The applicant and property owner shall:

- 2.1 Unless otherwise specified in a recorded Historic Property Preservation Agreement, obtain the approval of a Certificate of Appropriateness in accordance with Sierra Madre Municipal Code Section 17.82.090 prior to the issuance of any permit involving work which causes alteration, restoration, rehabilitation, remodeling, addition, change of use, demolition or relocation, which alters the exterior appearance as seen from public view, of the building presently addressed 615, 617 or 619 West Montecito Avenue. Approval of a Certificate of

Appropriateness shall not be required prior to the issuance of any permit involving work which causes alteration, restoration, rehabilitation, remodeling, addition, change of use, demolition or relocation, which alters the exterior appearance as seen from public view, of any other building located on site.

- 2.2 Obtain approval of the director of the Planning and Community Preservation Department for any exterior building materials and colors proposed as part of regular maintenance, alteration, restoration, rehabilitation, or remodeling of the building presently addressed 615, 617 or 619 West Montecito Avenue.

The City shall:

- 2.3 Afford a waiver of building permit and plan check fees solely for any work to the building presently addressed 615, 617 or 619 West Montecito Avenue in accordance with City Council Resolution No. 08-66, establishing a fifty percent waiver of associated fees. Applicant shall present a signed copy of this resolution to receive waiver of associated fees. Waiver of fees as described in this condition shall not be afforded to fees associated with work to any other structure or building not described in this condition. If paragraph 1 of Subsection B of Sierra Madre Municipal Code Section 17.82.060 or City Council Resolution 08-66 is ever repealed or deemed to be unconstitutional or no longer in effect, this condition shall automatically be null and void.

(end of conditions)

CITY COUNCIL RESOLUTION 23-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIERRA MADRE APPROVING A MILLS ACT CONTRACT FOR THE RESTORATION AND REHABILITATION OF THE OSGOOD HOUSE LOCATED AT 615, 617 AND 619 WEST MONTECITO AVENUE

THE CITY COUNCIL OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for the Mills Act Contract was filed by:

**Sarah and Jeff DeFlorio
615 W. Montecito Ave.
Sierra Madre, CA 91024**

WHEREAS, the request for the Mills Act Contract can be described as:

An agreement between the City and the owner of the landmark structure which requires the owner of the property to undertake specific restoration tasks specified in the contract, and to properly maintain the historic landmark; and

WHEREAS, the Mills Act Contract would apply to the Osgood House at 615, 617 and 619 West Montecito Avenue, Sierra Madre, CA, 91024; and

WHEREAS, the Osgood House is a designated historic cultural and architectural landmark, as approved by City Council Resolution 23-34; and

WHEREAS, the City of Sierra Madre recognizes the importance of protecting and preserving local sites and structures so as to retain its historic and cultural significance to the community; and

WHEREAS, the significant character defining features of the Osgood House and the site, which embodies the distinctive characteristics of the Craftsman architectural style, are the following:

Original 1910 building (617 W. Montecito Ave.):

Overall elements:

- Flaring side gable roof clad in composition tiles
- Ornamental flying rafters
- Deep side eaves with supporting knee braces
- Horizontal clapboard siding

Façade elements:

- Central shed roof dormer with balcony clad with wood shingles
- Set of three double-hung windows
- Porch enclosed by a rail with square balusters and supported by wide rectilinear clapboard-clad posts
- Wide entry door with a double-hung window on each side
- French door within porch

1928 Addition (619 W. Montecito Ave.):

Overall elements:

- Gabled roof clad in composition tiles
- Central louvered vent below gable eaves
- Exposed rafters
- Horizontal clapboard siding

Façade elements:

- Shed roof over bay window
- Bay window with set of three casement windows

WHEREAS, the City Council held a noticed public hearing on May 23, 2023, to consider the Mills Act Contract for the Osgood House; and

WHEREAS, the proposal qualifies for a Categorical Exemption, pursuant to Sections 15301 and 15331 of the California Environmental Quality Act (CEQA) as it involves no expansion of an existing structure and pertains to preservation of a historic resource.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council at said hearing, the City Council now finds as follows:

Historical Landmark Designation Findings

1. *The property in question is a “qualified historical property” under Government Code section 50280.1.* The property is a “qualified historical property” in that it is a privately owned property which is not exempt from taxation and is listed as a city landmark.
2. *The Mills Act Contract will serve to compensate for the cost of rehabilitating and or restoring the cultural resource.* Property tax savings resulting from entering into the contract will be used to absorb some of the cost of the preservation, rehabilitation and ongoing restoration of the property as outlined in the rehabilitation and restoration plan.
3. *The rehabilitation of the resource will occur prior to, or in conjunction with, the use of the Mills Act Contract, and it will not impair the architectural, historic or aesthetic integrity of the cultural resource.* According to the Rehabilitation and Restoration Plan, the proposed work schedule is based on a 10-year period. The proposed work would be subject to conformance to the Secretary of the Interior’s Standards for Rehabilitation so as to avoid adverse impacts to the architectural, historic and aesthetic integrity of the property.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that City Council APPROVES of the Mills Act Contract for the Restoration and Rehabilitation the Osgood House located at 615, 617 and 619 West Montecito Avenue, subject to the terms of the contract attached herein as Exhibits A through D, inclusive.

PASSED, APPROVED AND ADOPTED, this 23rd day of May 2023, by the following

vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Edward Garcia, Mayor
City of Sierra Madre

ATTEST:

Laura Aguilar, City Clerk

I LAURA AGUILAR, CITY CLERK OF THE CITY OF SIERRA MADRE, hereby certify that the foregoing Resolution Number was adopted by the City Council of the City of Sierra Madre at the regular meeting held on the 23rd day of May 2023.

PLANNING COMMISSION RESOLUTION 23-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE DESIGNATION OF THE OSGOOD HOUSE AS A HISTORIC CULTURAL LANDMARK, TO BE INCLUDED IN THE SIERRA MADRE REGISTER OF DESIGNATED HISTORIC LANDMARKS, FOR THE PROPERTY LOCATED AT 615, 617 AND 619 WEST MONTECITO AVENUE

THE PLANNING COMMISSION OF THE CITY OF SIERRA MADRE DOES HEREBY RESOLVE:

WHEREAS, an application for the designation of Historic Cultural Landmark Status was filed by:

**Sarah and Jeff DeFlorio
615 W. Montecito Ave.
Sierra Madre, CA 91024**

WHEREAS, the nomination for the designation of historic cultural landmark status can be described as:

A nomination for local historic cultural landmark status to designate the residences located at 615, 617 and 619 West Montecito Avenue as the Osgood House and to be included in the City's Register of Designated Historic Landmarks List. Pursuant to Code Section 17.82.050, a property may be designated a historic landmark if it meets prescribed historic or architectural criteria; and

WHEREAS, the Historic Landmark Status would apply to the residences addressed at 615, 617 and 619 West Montecito Avenue, Sierra Madre, CA, 91024; and

WHEREAS, the Historic Landmark Status shall not apply to the detached garage and storage sheds which are located at the rear of the property; and

WHEREAS, the City of Sierra Madre recognizes the importance of protecting and preserving local sites and structures so as to retain its historic and cultural significance to the community; and

WHEREAS, the proposed designation is consistent with and serves to implement the general plan, specifically promoting a greater understanding and appreciation of the City's historic past and is consistent with general plan policies that pertain to compiling and maintaining an inventory of those architectural and historical resources within the City which are identified as significant; and

WHEREAS, a public hearing was held before the Planning Commission on May 4, 2023, with all testimony received being made part of the public record; and

WHEREAS, the Planning Commission reviewed the supporting documentation

set forth in the Historical Resource Evaluation report, finding that the structure addressed at 615, 617 and 619 West Montecito Avenue meets the criteria for a local landmark designation under Criterion A (Historic) and Criterion B (Architectural), pursuant to Municipal Code Section 17.82.050 in that the property is associated with the productive life of J. A. Osgood and Caroline L. Osgood and the original residences and addition are architecturally and periodically significant as excellent examples of the Craftsman architectural style represented by the integrity of materials, design and workmanship retained since its original construction; and

WHEREAS, the Planning Commission finds that the architectural style and site warrants preservation of the land and buildings as a historical asset for the City. The Osgood House is an excellent intact example of Craftsman design in Sierra Madre, thereby contributing to the City's heritage housing stock; and

WHEREAS, the significant character defining features of the Osgood House and the site, which embodies the distinctive characteristics of the Craftsman architectural style, are the following:

Original 1910 building (617 W. Montecito Ave.):

Overall elements:

- Flaring side gable roof clad in composition tiles
- Ornamental flying rafters
- Deep side eaves with supporting knee braces
- Horizontal clapboard siding

Façade elements:

- Central shed roof dormer with balcony clad with wood shingles
- Set of three double-hung windows
- Porch enclosed by a rail with square balusters and supported by wide rectilinear clapboard-clad posts
- Wide entry door with a double-hung window on each side
- French door within porch

1928 Addition (619 W. Montecito Ave.):

Overall elements:

- Gabled roof clad in composition tiles
- Central louvered vent below gable eaves
- Exposed rafters
- Horizontal clapboard siding

Façade elements:

- Shed roof over bay window
- Bay window with set of three casement windows

WHEREAS, the Planning Commission held a noticed public hearing on May 4, 2023, to consider the nomination for local historic cultural landmark status to designate the residences located at 617 and 619 West Montecito Avenue as the Osgood House; and

WHEREAS, the Planning Commission determined that the Osgood House, originally constructed in 1910 and addressed at 617 West Montecito Avenue with

addition constructed in 1928 and addressed at 619 West Montecito Avenue, meets the findings of Criterion A—Historic and Criterion B—Architectural, and is therefore eligible for an individual local listing with a California Status Code of 5S3 – appears to be individually eligible for local listing or designation through survey evaluation; and

WHEREAS, the Planning Commission further recommended the inclusion of the residence addressed at 615 West Montecito Avenue as part of the nomination for historic cultural landmark status finding that the residence is significant to the period and productive life of the Osgood family; and

WHEREAS, the proposed project qualifies for a Categorical Exemption, pursuant to Sections 15301 and 15331 of the California Environmental Quality Act (CEQA) as it involves no expansion of an existing structure and pertains to preservation of a historic resource.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Planning Commission at said hearing, the Planning Commission now finds as follows:

1. Historical Landmark Designation Findings

Pursuant to the provisions of SMMC Chapter 17.82.050, a site may be designated a historical and architectural landmark by the City Council upon a recommendation by the Commission if it meets the following criteria:

Criterion A - That the site is associated with local, state or national cultural, social, economic, political or natural history, events or persons significant to the history of Sierra Madre, or it reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

The property is associated with the productive life of the Osgood family. Mrs. Caroline L. Osgood contributed as the first president and founder of the Sierra Madre Woman's Club. Capt. J.A. Osgood contributed in making the first survey of land on the Grand View Tract, which bears the inscription "J.A. Osgood Surveyor; May 24, 1887", and was one of the original organizers of the First National Bank in Sierra Madre.

Criterion B - That the architectural style is representative of the work or is one of a few remaining examples of a notable builder, designer or architect, or, it embodies distinctive characteristics of a style, type, period, or method of construction, or, is a valuable example of architectural achievement or innovation such as the use of indigenous materials or craftsmanship.

The original residence along with its addition (617 and 619 West Montecito Avenue) are architecturally significant as excellent examples of the Craftsman architectural style represented by the integrity of materials, design and workmanship retained since its original construction. Since the original construction of the residence, there have been multiple additions altering the exterior appearance of the building. According to research

presented as part of the Landmark Nomination request and prepared by Sapphos Environmental, Inc., the addition of the second unit (619 W. Montecito Avenue) to the original structure (1928), which enclosed part of the original front porch, and the addition of the trellis at the side (1998) are found to be compatible with the original Craftsman style of the residence.

2. Historic Landmark Designation Recommendation. Pursuant to the above findings, it is resolved that Planning Commission recommends to the City Council approval of the designation of the Osgood House located at 615, 617 and 619 West Montecito Avenue as a local historic and architectural Historic Landmark, and places this property on the Register of Historical Landmarks List, subject to the conditions of approval in the attached Exhibit A herein.

3. The recommendation for approval is final, unless appealed to the City Council in writing within ten (10) days following the adoption of this Resolution, pursuant to the provisions of Section 17.60.120 of the Sierra Madre Municipal Code.

PASSED, APPROVED AND ADOPTED, this 4th day of May 2023, by the following vote:

AYES: Chair Denison, Vice-chair Hutt, and Commissioners Pevsner, Simcock, Yoo

NOES:

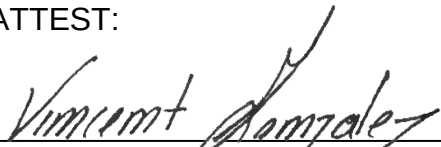
ABSTAIN:

ABSENT:



Thomas Denison, Chair
Sierra Madre Planning Commission

ATTEST:



Vincent Gonzalez, Director
Planning & Community Preservation Department

EXHIBIT A

Historic Cultural Landmark Osgood House: 615, 617 and 619 West Montecito Avenue

1.0 General Conditions:

The applicant and property owner shall:

- 1.1 Comply with all applicable provisions of the Sierra Madre Municipal Code, including but not limited to those Chapters pertaining to Zoning, Building and Construction, Vehicles and Traffic, and Health and Safety, and including all such provisions which may be contained in Uniform Codes which have been incorporated by reference within the Sierra Madre Municipal Code.
- 1.2 Comply with all applicable provisions of Federal, State and Los Angeles County law and regulations, including but not limited to the California Environmental Quality Act.
- 1.3 Execute and deliver to the City's Department of Planning & Community Preservation an Affidavit of Acceptance of Conditions on a form to be provided by such Department within ten business days of the date of this approval. This approval shall not be effective for any purpose until the Applicant complies with this condition.
- 1.4 Submit a copy of the Historic Resource Evaluation Report to the City of Sierra Madre Library archives.
- 1.5 To the full extent permitted by law, the applicant and property owner shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys' fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this approval, or the activities conducted pursuant to this approval. Applicant and property owner shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

2.0 Planning Conditions:

The applicant and property owner shall:

- 2.1 Unless otherwise specified in a recorded Historic Property Preservation Agreement, obtain the approval of a Certificate of Appropriateness in accordance with Sierra Madre Municipal Code Section 17.82.090 prior to the issuance of any permit involving work which causes alteration, restoration, rehabilitation, remodeling, addition, change of use, demolition or relocation, which alters the exterior appearance as seen from public view, of the building presently addressed 615, 617 or 619 West Montecito Avenue. Approval of a Certificate of

Appropriateness shall not be required prior to the issuance of any permit involving work which causes alteration, restoration, rehabilitation, remodeling, addition, change of use, demolition or relocation, which alters the exterior appearance as seen from public view, of any other building located on site.

- 2.2 Obtain approval of the director of the Planning and Community Preservation Department for any exterior building materials and colors proposed as part of regular maintenance, alteration, restoration, rehabilitation, or remodeling of the building presently addressed 615, 617 or 619 West Montecito Avenue.

The City shall:

- 2.3 Afford a waiver of building permit and plan check fees solely for any work to the building presently addressed 615, 617 or 619 West Montecito Avenue in accordance with City Council Resolution No. 08-66, establishing a fifty percent waiver of associated fees. Applicant shall present a signed copy of this resolution to receive waiver of associated fees. Waiver of fees as described in this condition shall not be afforded to fees associated with work to any other structure or building not described in this condition. If paragraph 1 of Subsection B of Sierra Madre Municipal Code Section 17.82.060 or City Council Resolution 08-66 is ever repealed or deemed to be unconstitutional or no longer in effect, this condition shall automatically be null and void.

(end of conditions)

NOMINATION APPLICATION FOR HISTORIC CULTURAL LANDMARK STATUS

Note: Please use the attached instructions when preparing this form. If more space is needed feel free to add as many sheets as necessary.

IDENTIFICATION

1. Name of proposed historic landmark: Osgood House
2. Street address: 615, 617, and 619 W. Montecito Avenue, Sierra Madre, CA 91024
3. Assessor's parcel number (Please attach assessor's parcel map): 5768-014-020
4. Complete legal description/tract: REPLAT OF GRAND VIEW TRACT BEING A REPLAT OF
BLKS A AND B OF THE GRAND VIEW TRACT LOTS 13 AND LOT 14
Block: _____ Lot(s): _____ APN No. 5768-014-020
5. Range of addresses on property: 615, 617 and 619 W. Montecito Avenue, Sierra Madre, CA 91024
6. Present owner(s): Sarah and Jeff DeFlorio
Street address: 615 W. Montecito Avenue, Sierra Madre, CA 91024
Mailing address: [REDACTED]
Phone (h) [REDACTED] (w) [REDACTED]
7. Ownership is: Private ☒ Public _____ Commercial _____ Nonprofit _____
8. Present use: Multi-Family Residence Original use: Multi-Family Residence

DESCRIPTION AND CONSTRUCTION DETAILS

9. Architectural Style: Craftsman
10. Please see attached DPR forms for a description of the property.

NAME OF PROPOSED MONUMENT: Osgood House

11. Construction date: 1910-1928
12. Architect(s)/Designer(s) and/or Engineer(s): Unknown
13. Contractor/Builder: Unknown
14. Dates of enclosed photographs: 8 March 2022
15. Condition of site/structure: Newly restored/excellent _____ Good ☒ Fair _____
Deteriorated _____ No longer in existence _____

16. Alterations: In 1928, an accessory dwelling unit [ADU] with the separate address of 619 W. Montecito Avenue) was added to the west side of the main house (617 W. Montecito Avenue). Around the same time, part of the left (southwest) side of the front (south) porch of 617 W. Montecito was enclosed. An early photograph in the possession of the current owner shows the porch before the construction of the enclosure.
17. Current threats to site: None at present ☒ Private development _____ Zoning _____
Vandalism _____ Other _____

SIGNIFICANCE

18. Briefly state historical and/or architectural importance, include dates, events and persons associated with the site: The subject property contains three residences, a shed, and a garage. The oldest and most distinctive residence is 617 W. Montecito Avenue, which is an excellent example of Craftsman architecture built in 1910. It exhibits such characteristic Craftsman features as the flared roof, ornamental flying rafters, and deep side eaves supported by knee braces. The original owners—civil engineer Cpt. Josiah Alonzo Osgood (1842–1927) and his wife Caroline L. Osgood (ca. 1850–1927)—were prominent members of the community. A native of New England, Cpt. Osgood served in the 24th Massachusetts Infantry during the Civil War and graduated from the Massachusetts Institute of Technology (class of 1870), and moved to Los Angeles County. Crucially, in the present context, Osgood made the first survey of the land on which the subject property resides, namely the Grand View Tract, which bears the inscription “J.A. Osgood Surveyor; May 24, 1887.” Josiah’s wife Caroline, known during her lifetime as Mrs. J. A. Osgood, was no less prominent a figure in the history of the City. After terms as president and parliamentarian of the Friday Morning Club of Los Angeles, she was instrumental in founding the Sierra Madre Women’s Club. The property is associated with her significance to the history of Sierra Madre in her capacity as a founder of the Sierra Madre Women’s Club, as well as her earlier association with the Friday Morning Club and the Ebell Club in Los Angeles. Her 1927 obituary in the Los Angeles Times states that:

MRS. JOSIAH A. OSGOOD DIES / President Emeritus and One of Founders of Friday Morning Club Passes Unexpectedly / Mrs. Josiah A. Osgood of Sierra Madre, president emeritus of the Friday Morning Club of Los Angeles and one of the best-known and formerly most active of Southern California club women, died unexpectedly yesterday morning at the Bishop Sanatorium in South Pasadena. She had been ill for several months but her condition had not been considered critical. She

was 80 years of age. Mrs. Osgood began taking a prominent part in club activities of the Southland almost as soon as she and her husband, Capt. Josiah Osgood, came here from Boston in 1888. She was one of the founders of the Friday Morning Club, and was its second president, serving in that office from 1894 to 1896. Since 1915, she has been its president emeritus. She was a member of the Los Angeles Ebell Club and other organizations, and at one time was Parliamentarian of the State Federation of Women's Clubs. About fifteen years ago she founded the Sierra Madre Woman's Club and served as its first president. Capt. Osgood, her husband, was one of the first lemon ranchers in that region and they have always maintained a home there, dividing their time between Los Angeles and Sierra Madre. Capt. Osgood was formerly a prominent surveyor. Since his retirement they have lived at 1617 West Montecito Avenue, Sierra Madre. Mrs. Osgood became interested in kindergarten work when she lived [in] Boston and was one of the early sponsors of this movement. She was born in Lowell, Mass. in 1846, but lived most of her life in Boston, before coming to California. She leaves her husband and one son, John H. Osgood of Sierra Madre. Funeral services will be at 2 p.m. tomorrow at the Grant funeral chapel in Sierra Madre.

See attached DPR forms for the evaluation and justification for designation of the property as a Sierra Madre Landmark.

19. Documentation (list books, surveys, newspaper articles, property records, or oral histories with dates):
Sanborn Fire Insurance Maps, Ancestry.com, Sierra Madre Historical Society, Los Angeles Times, City of Sierra Madre, Grant Deed, and Sierra Madre's Women's Club.
20. Date form prepared: March 13, 2023 Preparer's Name: Graham Larkin and Carrie Chasteen
Organization: Sapphos Environmental, Inc. Address: 430 N Halstead St, Pasadena, CA 91107
Phone: (626) 683-3547 x 116

CONSENT OF OWNER

21. I understand that by placing my property on the Sierra Madre Register of Historic Landmarks, my property is subject to all provisions of the Sierra Madre Municipal Code Chapter 17.82.

 April 7, 2023
OWNER'S SIGNATURE DATE

INSTRUCTIONS FOR PREPARATION OF NOMINATION

APPLICATION FOR HISTORIC LANDMARK DESIGNATION

- #1 **NAME OF PROPOSED MONUMENT:** Provide the name of the proposed Historic Landmark. For example: When it is known by a historic name, such as Union Station, The Eagle Rock or Angel's Flight, use that name. In the case of a residence, use the name of the first or most prominent resident, such as Birthplace of Adlai E. Stevenson. Names may be combined, such as PickFair Estate. In the case of non-residential property, generic names may be used, such as Cedar Trees or Sunset Boulevard Bridge. If no other name can be assigned, the street address may be used, such as Residence, 2700 Eagle Street.
 - #2 **ADDRESS:** Provide a record street address for the site under consideration.
 - #3 **ASSESSOR'S PARCEL NUMBER:** Attach an 8½" by 11" parcel map from the County Assessor's Office and note the parcel number or numbers on the application.
 - #4 **COMPLETE LEGAL DESCRIPTION:** List all contiguous lots under same ownership. The information is available in the Development Services Dept. at City Hall. Also obtain a site map.
 - #5 **RANGE OF ADDRESSES:** List all possible addresses for the site.
 - #6 **PRESENT OWNER:** Give the name, address, and telephone number(s) of the owner.
 - #7 **OWNERSHIP:** Check one blank only
 - #8 **PRESENT AND ORIGINAL USE:** If original use is the same as the present use, write Same. If it is unknown, so state.
 - #9 **ARCHITECTURAL STYLE:** Examples - Art Deco, Spanish Colonial Revival, Monterey Revival, French Norman, English Tudor, Prairie Style, Craftsman, Beaux Arts, etc.
 - #10 **PRESENT PHYSICAL DESCRIPTION:** Provide information about the major features of the proposed landmark. Describe its present condition. Changes from original condition will be described in #14. If it is a building, describe the exterior. Note the architectural style, exterior construction materials (wood, brick, etc.) type of roof (flat, gable, hipped, etc.) number of stories, basic plan (rectangular, irregular, L-shaped, etc) and distinguishing features (placement and type of windows, chimneys, porches, decorative features, etc.). Other buildings on the property, such as carriage houses, garages, barns and sheds, should also be fully described. Finally, discuss the way in which the building relates to others in the district or neighborhood in terms of site, scale, material, construction and date.
 - #11 **CONSTRUCTION DATE:** Provide date of construction, if available. If not, indicate the approximate date. Give the source of the date: Tax Assessor's information, deed, building permit, newspaper, magazine or former owner. Attach copies of all supporting documents.
 - #12 **ARCHITECT, DESIGNER OR ENGINEER:** Provide the architect's name and attach a copy of a supporting document. If no architect's name is available, so state.
 - #13 **CONTRACTOR/BUILDER:** Provide name if available.
-

- #14 **PHOTOGRAPHS:** Provide good, clear photographs of the site and its surroundings. Good photographic coverage is a very important part of the application. Photographs supplement, and to some extent may substitute for, some of the descriptive material. They should show all elevations and views of the proposed Historic Landmark in its setting on the street. Photographs should be numbered, dated, labeled with the site name, the view, and a brief description. Photographs should support the application narrative and should include all areas of the site which will be designated.
- #15 **CONDITION:** Check one blank only.
- #16 **ALTERATIONS:** Fully describe any changes that have been made to the proposed Historic Landmark. For example, additions, porch enclosures, new storefronts, relocation of doors and windows, and original trees cut down. Give date of alterations plus sources.
- #17 **THREATS TO THE POTENTIAL HISTORIC RESOURCE:** Check one or more blanks.
- #18 **STATEMENT OF SIGNIFICANCE:** list all portions of the site that are to be designated. Summarize why the proposed Historic Landmark is significant. If it is a structure, is it similar to other buildings nearby in scale, building materials, style and period of construction? What features make it a significant example of its style and type? Note important figures from the past associated with the site and former uses. If the request for declaration is for a structure or building with surrounding land area, the importance of the land area to the structure or building should be described. If the building is associated with a prominent architect, provide a brief statement of that architect's contribution to the built environment of Sierra Madre. **Note how the proposed structure meets the criteria of the Sierra Madre Historic Preservation Ordinance and justify each assertion to the best of your ability.**
- #19 **SOURCES:** Provide a list of resource material used.
- #20 **PREPARER:** Provide the name, address, organization and daytime telephone number of the person preparing the application.
- #21 **CONSENT OF OWNER:** The owner of the property applying for the Historic Landmark Designation must consent to the designation as specified in Sierra Madre Municipal Code Section 17.82.010(B) and understand the provisions of that Chapter.
-

	City of Sierra Madre Mills Act Contract Application 232 W. Sierra Madre Blvd. Sierra Madre, CA 91024 626-355-7135 Fax: 626-355-2251	Date Received <u>8/23/2022</u>
		P.C. Hearing Date <u>5/4/2023</u>

PROPERTY INFORMATION

Property Address 615, 617, and 619 W Montecito Street, Sierra Madre, California 91024

Existing Use of Property Multi-Family Residential

Owner Occupied? Yes ☒ No ☐

Rehabilitation or Maintenance Needed Attached
 (Attach rehabilitation plan if needed)

Date of Designation _____

Is the property listed on the National Registry? Yes ☐ No ☒

Is the property designated as part of a Historic Preservation Overlay Zone?

No ☒ Yes ☐ If yes, Which? _____

List any other public or private funds granted for the resource: _____

Primary Contact Sarah W. & Jeff M. DeFlorio Telephone # [REDACTED]

PROPERTY DESCRIPTION

Legal Description: Attach Exhibit "A" from Deed
 Property Identification Number (APN): Book 5768 Page 014 Parcel 020

OWNER INFORMATION

Owner's Name Sarah W. & Jeff M. DeFlorio

Mailing Address [REDACTED]

Telephone # [REDACTED]

Authorized agent if different than owner: _____

Applicant's Signature [Signature] [Signature]

Mills Act Contract Application

State of California
County of Los Angeles

OWNER'S AFFIDAVIT

I, (We), Sarah W. & Jeff M. DeFlorio hereby declare under the penalty of perjury that I (We) am (are) the owner(s) of the property involved in this request and that the foregoing statements and the information submitted herewith are true and correct.

Owner (s) Name

Signature

Signature

Address

City, State, Zip

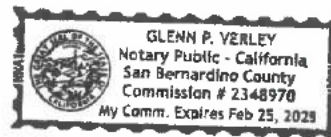
City, State, Zip

Telephone

Subscribed and sworn to me this 7 day of April, 2023.

Notary Public

Stamp



TO ALL APPLICANTS

Employees of the City of Sierra Madre will give every possible assistance to anyone who desires to utilize the remedies provided by City's Municipal Code. However, the burden of proof is on the applicant to make the showing necessary before any of the described permits can be granted. Also there is no guarantee—expressed or implied—that any permit will be granted by whatever agency or individual having authority in the matter.

The applicant shall understand also that each matter must be carefully investigated and, after a staff investigation has been made or a public hearing has been held, the staff's recommendation or decision may be contrary to a position taken in any preliminary discussions.

The staff is not permitted to assist the applicant or any opponents of any applicant in preparing arguments for or against a request. I have read the foregoing and understand that I HAVE THE BURDEN OF PROOF in the matter arising under the application made by me.

Signature

Date

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

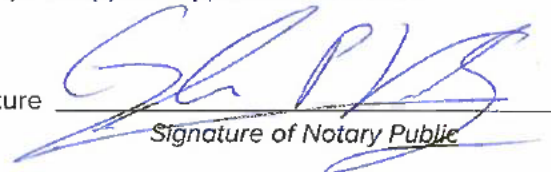
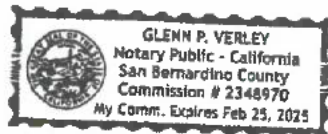
State of California

County of SAN BERNARDINO

Subscribed and sworn to (or affirmed) before me on

this 7 day of April, 2023, by
Date Month Year(1) Sarah W. DeFlorio(and (2) Jeff M. DeFlorio),
Name(s) of Signer(s)proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature


Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Owner's Affidavit

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 615, 617, 619 Montecito Street, Sierra Madre, C A 91024

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 02: Existing Conditions

Cost \$ 936.00 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: ~~2032~~ 2024

Description of work: Asbestos testing assuming 10 samples allowance

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 06: Woods and Plastics

Cost \$ 71,794.36 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: ~~2032~~ 2026

Description of work: Repair of old sheds and trellis

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 07: Moisture & Dampproof

Cost \$ 57,600.00 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: ~~2032~~ 2032

Description of work: Replace roofing on Units 615, 617, 619, sheds, and garage

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 08: Openings

Cost \$ 30,030.00 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: ~~2032~~ 2025

Description of work: Replace laundry room door (Unit 617); replace door (guest suite); install AC access door (Units 617 and 619); replace vinyl windows (617 and 619); repair wood windows (617)

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 09: Finishes

Cost \$ 37,920.00 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: ~~2032~~ 2025

Description of work: Patch, repair, and paint drywall resulting from this plan, and paint windows and trellis.

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 615, 617, 619 Montecito Street, Sierra Madre, C A 91024

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 23: HVAC (615 phase 1)

Cost \$ 63,814.80 39,165 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: 2023-2027

Description of work: Replace existing furnace with HVAC (Units 615 and 619)

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 26: Electrical

Cost \$ 51,720.00 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: 2023-2029

Description of work: Upgrade house power from 100 amps to 320 amps and replace knob and tube wiring

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: DIVISION 23: HVAC (619 phase 2)

Cost \$ 24,649.80 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: 2028

Description of work: Replace existing furnace with HVAC (619)

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: _____

Cost \$ _____ (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: _____

Description of work: _____

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: _____

Cost \$ _____ (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: _____

Description of work: _____

Sierra Madre Alterations

615 617 619 Monteceto Ave
Sierra Madre CA
Duration (mo) BD

7/18/22

BID WORKSHEET			
Division	Description	Final Bid	Additional Notes
DIVISION 02	EXISTING CONDITIONS		
02 26 00	HAZARDOUS MATERIAL ASSESSMENT		
	Asbestos testing assuming 10 samples allowance	\$ 936.00	
02 41 16.13	BUILDING DEMOLITION		
	Included below	\$ -	
DIVISION 02 SUBTOTAL:		\$936.00	
DIVISION 06	WOODS & PLASTICS		
06 10 00	ROUGH CARPENTRY		
	Repair Old Sheds	\$ 48,000.00	
	Repair Trellis	\$ 23,794.36	
DIVISION 06 SUBTOTAL:		\$71,794.36	
DIVISION 07	MOISTURE & DAMPPROOF		
07 50 00	MEMBRANE ROOFING		
	Replace Roofing (Unit 617 + 619)	\$ 33,600.00	
	Replace Roofing (Unit 615)	\$ 15,600.00	
	Replace Roofing (sheds)	\$ 3,600.00	
	Replace Roofing (Garage)	\$ 4,800.00	
DIVISION 07 SUBTOTAL:		\$57,600.00	
DIVISION 08	OPENINGS		
08 14 00	WOOD DOORS		
	Replace door Laundry Room (Unit 617)	\$ 2,880.00	
	Replace door Guest Suite (Unit 619)	\$ 2,880.00	
08 31 00	ACCESS DOORS AND PANELS		
	Install Access Door for AC system (Unit 617)	\$ 960.00	
	Install Access Door for AC system (Unit 619)	\$ 960.00	
08 50 00	WINDOWS		
	Replace Vinyl windows in Laundry Room (Unit 617)	\$ 7,560.00	
	Replace windows in Guest Suite (Unit 619)	\$ 5,700.00	
	Repair Windows (Unit 617)	\$ 9,090.00	
08 71 00	DOOR HARDWARE		
	Included above	\$ -	
DIVISION 08 SUBTOTAL:		\$30,030.00	
DIVISION 09	FINISHES		
09 20 00	PLASTER AND GYPSUM BOARD		
	Patch and repair drywall due to install of HVAC system (Unit 619)	\$ 4,200.00	
	Patch and repair drywall due to install of HVAC system (Unit 615)	\$ 8,400.00	
09 91 00	PAINTING		
	Paint and Prime drywall patching (Unit 619)	\$ 2,160.00	
	Paint and Prime drywall patching (Unit 615)	\$ 4,200.00	
	Paint and prime windows after repair (Unit 617)	\$ 10,800.00	
	Paint trellis due to repair	\$ 3,000.00	
	Paint Replaced Vinyl windows in Laundry Room (Unit 617)	\$ 3,000.00	
	Paint Replaced windows in Guest Suite (Unit 619)	\$ 2,160.00	
DIVISION 09 SUBTOTAL:		\$37,920.00	
DIVISION 23	HVAC		
23 05 00	COMMON WORK RESULTS FOR HVAC		
	Replace Existing furnace with HVAC system (Unit 619)	\$ 29,416.80	

Replace Existing furnace with HVAC system (Unit 615)		\$	34,398.00	
DIVISION 23 SUBTOTAL:			\$63,814.80	
DIVISION 26	ELECTRICAL			
26 05 00	COMMON WORK RESULTS FOR ELECTRICAL			
	Upgrade House power from 100amps to 320 amps and replace old overhead wiring	\$	51,720.00	
DIVISION 26 SUBTOTAL:			\$51,720.00	
	TOTAL		\$313,815.16	

**this document is based on current pricing as of July 2022

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code: 5S3

Other Listings
Review Code

Reviewer

Date

Page 1 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Mt. Wilson Date: 1995 T1N; R11W; ___ of ___ of Sec : ___ B.M.

c. Address: 615 W. Montecito Avenue City: Sierra Madre Zip: 91024

d. UTM (Give more than one for large and/or linear resources) Zone: ___, ___ mE/ ___ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 5768-014-020

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

The buildings on the subject property are 615, 617, and 619 W. Montecito Avenue, each constituting a single-family residence, for a total of three (3) dwelling units. The style is a mix of Craftsman and vernacular, as detailed below, with horizontal clapboard siding and composite shingle roofs. The subject property is located between N. Sunnyside Avenue to the west and Michillinda Avenue to the east. The buildings on the subject property face south onto W. Montecito Avenue. (See Continuation Sheet page 4)

*P3b. Resource Attributes (List attributes and codes): HP3; Multiple-family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

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



P5b. Description of Photo (view, date, accession #):
Primary/Southern Façade of 617 and
619 W. Montecito Avenue
March 8, 2022

*P6. Date Constructed/Age and Source:
☒ Historic ☐ Prehistoric ☐ Both
1910-1928 LA County Assessor

*P7. Owner and Address:
615, 617, 619 W. Montecito Avenue
Sierra Madre, CA 91024

*P8. Recorded by (Name, affiliation, and address):
Graham Larkin
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*P9. Date Recorded: March 22, 2022

*P10. Survey Type (Describe): Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.
Page 2 of 22

*NRHP Status Code: 583

B1. Historic Name: 615, 617, 619 W. Montecito Avenue

B2. Common Name: 615, 617, 619 W. Montecito Avenue

B3. Original Use: Single-Family Residences

B4. Present Use: Multiple-Family Residence

*B5. Architectural Style: Craftsman and Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject property is located within Tract 18486. A 1905 newspaper notice indicates the sale of Blocks A and B, Grand View Tract from Anne E. Brown to Lula N. Hinton for a price of \$10.00. The grant deed of January 24, 1910 attests that all property on Lots 13 and 14 was deeded on that date to J[osiah] A. Osgood & Caroline L. Osgood (his wife) by Emma T. Bicknell ("a single woman of Sierra Madre") at a cost of \$10.00. It goes on to state that the property is subject to building restrictions contained in the deed from Lula N. Letteau to Emma Bicknell. (See Continuation Sheet page 14)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: Sierra Madre

Period of Significance: 1920-1928

Property Type: Residence

Applicable Criteria: A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property consists of three residences and a garage. The oldest and most distinctive residence is 617 W. Montecito Avenue, which is an excellent example of Craftsman architecture built in 1910. It exhibits such characteristic Craftsman features as the flared roof, ornamental flying rafters, and deep side eaves supported by knee braces. The 1928 addition (built as an accessory dwelling unit [ADU] with the separate address of 619 W. Montecito Avenue) is of less distinction, but it is also in the Craftsman style. The rear house, with the address of 615 W. Montecito Avenue, is in a far less distinctive vernacular style. (See Continuation Sheet page 15)

B11. Additional Resource Attributes (List attributes and codes): None.

*B12. References: See Continuation Sheet page 21.

*B13. Remarks: None.

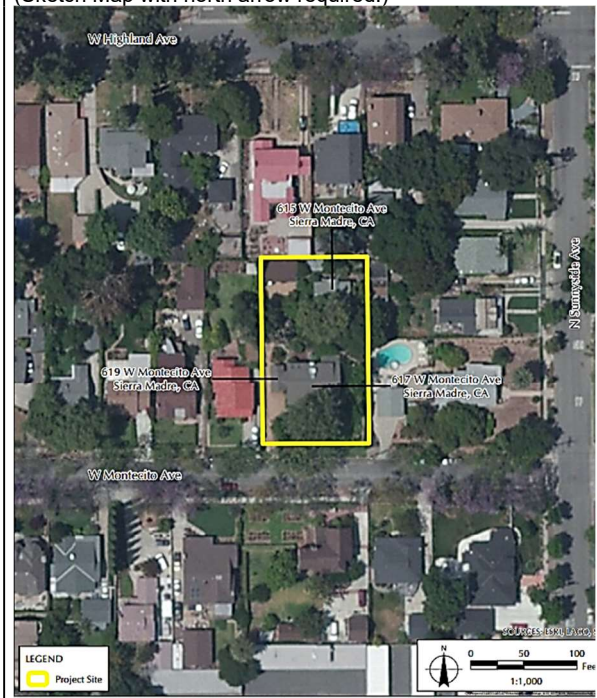
*B14. Evaluator:

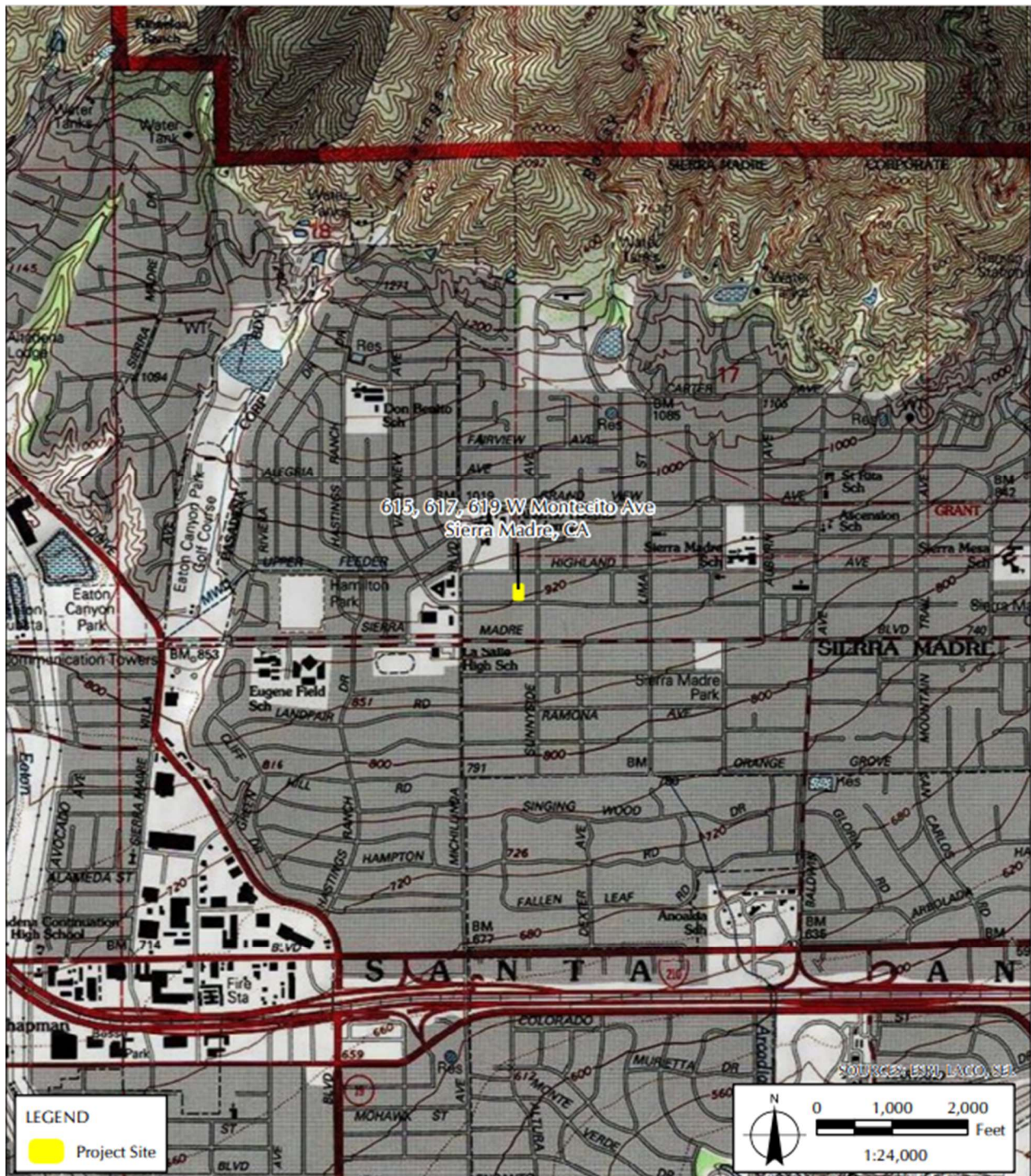
Graham Larkin
Sapphos Environmental, Inc.
430 N. Halstead Street
Pasadena, CA 91107

*Date of Evaluation: April 20, 2022

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

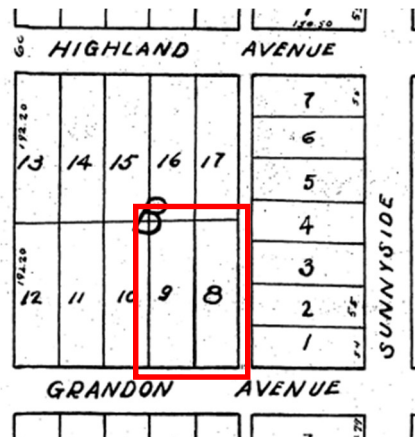




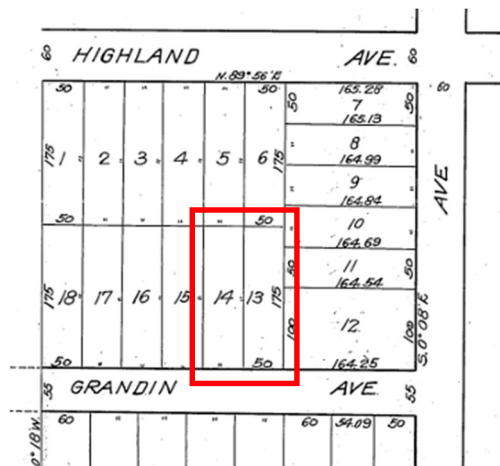
Page 4 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

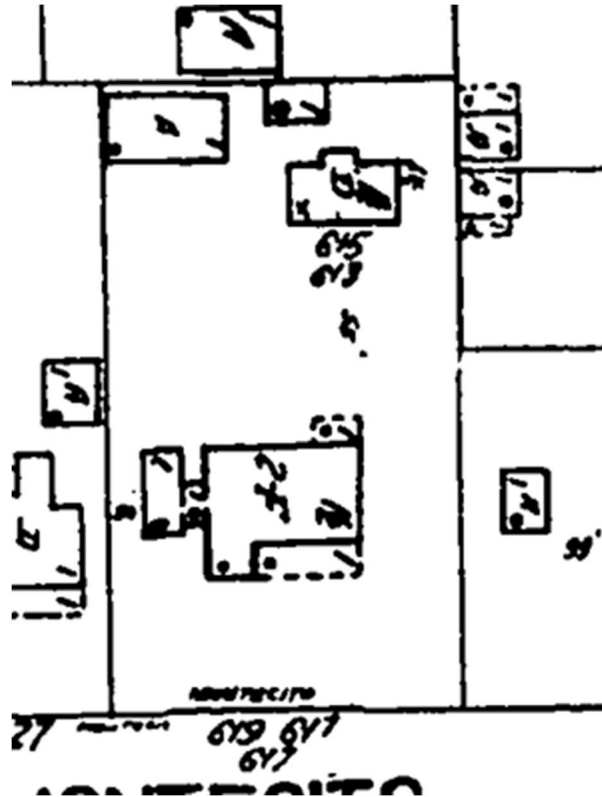
*P3a. Description: (Continued from Primary Record page 1)



Map of the Grand View Tract, a Subdivision of East Half of Lot 18, Sierra Madre, California
(J.A. Osgood Surveyor; May 24, 1887)

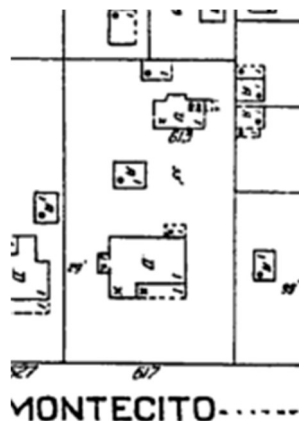


Tract map showing Re-Plat of Blocks A and B of the Grand View Tract
(Owners Lula N. Hinton and Anne E.A. Brown; 1905; M.B. 7-139)



Sanborn Fire Insurance Map, North at Left
(Sierra Madre, Sheet 8; March 1927-September 1941)

Based upon a review of the Sanborn Fire Insurance Maps, the garage was located in the center of the property during the period of significance defined for this property (1920-1928). Therefore, the garage is a contributing feature of the subject property.



Sanborn Fire Insurance Map, North at Left
(Sierra Madre, Sheet 8, March 1927)

Page 4 of 22 *Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*P3a. Description: (Continued from Continuation Sheet page 5)

617 W. Montecito Avenue (Main House)

Primary/Southern Façade

The primary/southern façade of 617 W. Montecito Avenue (main house) is a Craftsman-style house with a flaring side gable roof clad in composite tiles. There are exposed rafters with an ornate design and a central, shed-roofed dormer. The first-floor façade is clad in horizontal clapboard. The dormer and its balcony wall are clad in wood shingles. On the left there are three double-hung windows on a portion of the façade that was enclosed at an early date. On the porch, which is enclosed by a rail with squared balusters, there is a wide door, a double-hung window, and French doors. To the side of the door is another door leading into the attached ADU at 619 W. Montecito Avenue. The wall above the porch is supported by wide, rectilinear, clapboard-clad posts.



Primary/Southern Façade
(617 W. Montecito Avenue at right; 619 W. Montecito Avenue at left)



Primary/Southern Façade, 617 W. Montecito Avenue (central section)

*P3a. Description: (Continued from Continuation Sheet page 6)



Primary/Southern Façade, 617 W. Montecito Avenue (left section)



Primary/Southern Façade, 617 W. Montecito Avenue (central section)

*P3a. Description: (Continued from Continuation Sheet page 7)

Eastern Façade

The eastern façade of 617 W. Montecito Avenue (main house) is clad in horizontal clapboard, and displays a mix of fenestration in different sizes, including double-hung and casement windows. Bold knee braces support a generous eave. The façade is partly obscured by a large trellis covered in wisteria.



Eastern Façade, 617 W. Montecito Avenue

Rear/Northern Façade

The rear/northern façade of 617 W. Montecito Avenue (main house) is clad in horizontal clapboard and displays two double-hung windows and a door, as well as an enclosed porch at left, with its own door and three north-facing windows at right. There is a wide chimney at the center of the façade. On the right portion of the façade there is a shed dormer with shingle cladding and three double-hung windows, as well as two skylights and five ventilation shafts. The exposed-rafter roof is clad in composite shingles.



Rear/Northern Façade, 617 W. Montecito Avenue (main portion, excluding DPU)

*P3a. Description: (Continued from Continuation Sheet page 8)

619 W. Montecito Avenue (Attached ADU)

Southern Façade

The southern façade of 619 W. Montecito Avenue (ADU) attached to the main house (617 W. Montecito Avenue) is clad in horizontal clapboard and displays three casement windows in a bay topped by a shed roof, and above that, a side gabled roof with central louvered vent.



Southern Façade, 619 W. Montecito Avenue (abutting 615 W. Montecito Avenue)

*P3a. Description: (Continued from Continuation Sheet page 9)

Western Façade

The western façade of 619 W. Montecito Avenue (attached ADU) is clad in horizontal clapboard and topped by a side gable with simple exposed rafters and a central louvered vent. On the left there are two windows, one double-hung and the other fixed. On the right, there is the side of the southside bay.



Western Façade, 619 W. Montecito Avenue

Rear/Northern Façade

The rear/northern façade of 619 W. Montecito Avenue (attached ADU) is clad in horizontal clapboard and topped by a gable with a central louvered attic vent. The rear/northern façade is barely wide enough to accommodate a two-lite rear door flanked by a double-hung and a casement window. On the left there is a cross-hipped section connecting to the main house. This passageway is clad in clapboard and has two irregular windows. In front, there is a recent-looking fence made of wood and steel grid wire.

*P3a. Description: (Continued from Continuation Sheet page 10)



Northwest Corner, 619 W. Montecito Avenue (showing northern façade at left)



Rear/Northern Façade, 619 W. Montecito Avenue

Page 10 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*P3a. Description: (Continued from Continuation Sheet page 11)

615 W. Montecito Avenue (Rear House)

Primary/Southern Façade

The primary/southern façade of 615 W. Montecito Avenue (rear house) is a vernacular 2-story house clad in horizontal clapboard. There is an intersecting hipped roof, with an open-gabled section at center, on axis with a door protected by a shed-roofed entranceway with lattice sides. On either side of the door there are triple casement eight-light windows, and there is a double casement window on the left. On the second floor there are two double casement windows.



Primary/Southern Façade, 615 W. Montecito Avenue

Side/Eastern Façade

The side/eastern façade of 615 W. Montecito Avenue (rear house) is clad in horizontal clapboard. There is an open gable roof with a small attic vent, and an enclosed, gable-topped porch on the right. There is one (12-light) door on the main structure, and another (three-panel, single glass) on the porch. There is one casement window on the porch, and on the second floor there is a double and single casement window.

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*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*P3a. Description: *(Continued from Continuation Sheet page 12)*



Side/Eastern Façade, 615 W. Montecito Avenue



Side/Eastern Façade, 615 W. Montecito Avenue (view facing northwest)

Page 12 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*P3a. Description: (Continued from Continuation Sheet page 13)



Side/Eastern Façade, 615 W. Montecito Avenue

Rear/Northern Façade

The rear/northern façade of 615 W. Montecito Avenue (rear house) is clad in horizontal clapboard. The roof consists of a porch side gable at far left; a second-story side gable at left; and an asymmetrical intersecting gable at right. The right side of the intersecting gable is punctuated by a red brick chimney and topped by a west-facing gable with a door below. The left side of the façade has a double casement window on the first floor, and a small single casement window above. The right side has a tiny second-story porch with a wood baluster and narrow door, and a double casement window below the porch.



Rear/Northern Façade, 615 W. Montecito Avenue (left and right side)

Page 13 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*P3a. Description: *(Continued from Continuation Sheet page 14)*

Side/Western Façade

The side/western façade of 615 W. Montecito Avenue (rear house) is a clad in horizontal clapboard. There are casement windows on the lower floor, and the upper floor is obscured by foliage.



Side/Western Façade, 615 W. Montecito Avenue (view facing southeast)

*B6. Construction History: *Continued from Building, Structure, Object Report page 2)*

The three single-family residences on the subject property located at 615, 617, and 619 W. Montecito Avenue were constructed between 1910 and 1928 according to the Los Angeles County Office of the Assessor Online Portal. These dates accord with other evidence, including the grant deed for 617 W. Montecito Avenue. The permits for 617 W. Montecito Avenue attest to the later construction of outbuildings and additions in the form of a 2-story rear house of 1,130 square feet (namely, No. 615) built in 1923; an 18- by 14-foot dirt-floor garage (presumably at the northwest corner of the property, as evidenced on the 1941 Sanborn Fire Insurance map) built in 1924, and a \$1,000.00 1-story addition (*i.e.*, No. 619) built in 1928. There is currently a large wood garage in the northwest corner of the lot, and a small board-and-batten clad shed along the northern edge. Permits from the 1980s and 1990s attest to renovations and upgrades to all three residences, including the addition of a sympathetic pergola to No. 617 in 1998.

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 14 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*B10. Significance: (Continued from Building, Structure, Object Report page 2)

Due to the closure of public buildings, Assessor data was not reviewed for the subject property. A list of previous owners was compiled based for the three respective dwellings on the basis of permits and other available sources (Tables 1-4).

TABLE 1
615, 617, AND 619 W. MONTECITO AVENUE
OWNERSHIP DATA

Year	Name
1910-1926	Cpt. Josiah A. (1846-1927 or after) and Caroline L. (ca. 1850-1927) Osgood
1928	John H. Osgood (m. Sallie Edna Osgood, 1872-1957, resident of #617 from 1925)
1959	Roxana Ingraham (1903-1981), formerly Roxana Martin (1925-32), and daughter of John & Sallie Osgood, married to W. Herbert Ingraham
1969	W.H. Ingraham
1983-2012	H.T. Syverson
2011	Jill Lokan

TABLE 2
615 W. MONTECITO AVENUE
PERMIT HISTORY

Permit No.	Date	Description	Owner Name
—	1923	Construction date, according to Assessor portal	—
B27057	04/10/1992	Foundation retrofit	H.T. Syverson
B27210	06/10/1992	Interior lath & plaster replaced with drywall; fireplace completely removed & replaced	H.T. Syverson
E27320	07/15/1992	Electrical upgrades	Syverson
P27714	11/04/1992	Replace bathroom fixtures, gas system for fireplace lighter	Syverson
B27262	6/02/1993	Reroof	Robert & Celeste Zimmer
M28283	06/04/1993	Heating unit on roof	Syverson
P28209	11/01/1993	Plumbing	Syverson
B27979	02/14/1995	[Semi-legible]: seismic repairs alterations to hall & bath, etc.	Mr. & Mrs. Syverson
P200834	09/29/2011	Water heater replacement	Jill Lokan
B271984	10/25/2012	Home - tear off & replace roof with Class A fiberglass shingles	Syverson, 1420 Santo Domingo

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 15 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*B10. Significance: (Continued from Continuation Sheet page 16)

TABLE 3
617 W. MONTECITO AVENUE
PERMIT HISTORY

Permit No.	Date	Description	Owner Name
—	1910	Construction date, according to Assessor portal	—
	01/24/1910	Copy of Grant Deed provided by current homeowners. All property on Lots 13 and 14 deeded to (his wife) by Emma T. Bicknell (a single woman of Sierra Madre) ~ cost \$10.00. Subject to building restrictions contained in deed from Lula N. Letteau to Emma Bicknell.	J.A. Osgood & Caroline L. Osgood
	09/24/1923	Building of 1130 square feet, 2-story rear house (i.e., #615)	J.A. Osgood
	08/28/1924	18-foot x 14-foot dirt floor garage built	J.A. Osgood
	10/17/1928	\$1000 addition 1-story, siding gables (no bedroom; 1 bath; 1 kitchen; 1 breakfast room) "Address No. #619" + drawing on back 	J.A. Osgood
E6623	07/21/1959	Electrical misc.	Roxana Ingraham
S05834	08/26/1969	Sewer / Cesspool	W.H. Ingraham
B22408	12/23/1988	Repair chimney	Syverson
B032123	03/02/1998	New side yard pergola	Howard Syverson

TABLE 4
619 W. MONTECITO AVENUE
PERMIT HISTORY

Permit No.	Date	Description	Owner Name
—	1928	Construction date, according to Assessor portal	—
P17042	11/21/1983	Water heater	Syverson

A search of newspapers, Census records, voter registrations, City directories, and draft records indicates that the most prominent residents of the subject property were Capt. Josiah A. Osgood and his wife Caroline L. Osgood (ca. 1850-1927), who went by the name "Mrs. J.A. Osgood" as she was married to Captain Josiah Osgood (1842-1927), singer and civil engineer. A grant deed provided by the current occupants indicates that the couple purchased the subject property and began building the main house (617 W. Montecito Avenue) in early 1910. Mrs. Osgood was recorded as living at No. 617 from its construction until 1926.

***B10. Significance:** (Continued from Continuation Sheet page 17)

The best single source on Josiah's life is the biographical sketch on pp. 190-191 of the Annals of Early Sierra Madre, which merits quoting in full.

Captain Josiah A. Osgood was born in Chelsea, Massachusetts, in 1842. He had studied to enter Harvard but enlisted in the United States Army in 1861. When the Civil War was over he entered Massachusetts Institute of Technology and spent two years there. As a young boy he had been instructed in music by an uncle and sang in the Congregational Church choir of Chelsea. He paid his entire tuition at "Boston Tech" by his singing.

In 1865 Captain Osgood went to Europe on account of his health, and on returning took charge of the Congregational Church choir of Grand Rapids, Michigan, and sang there for four years. He took singing lessons from his brother, George L. Osgood, a noted musician and composer, about this time. Captain married and had two children, John H., and a daughter who died young. In 1877, a few years after his wife's death, he married Miss Caroline Jenness, a kindergarten teacher.

For seven years Captain Osgood worked on inventions, supporting his family with his voice. For four years he sang in Bartol's Unitarian Church in Boston, and in other churches later. He belonged to a quartette which gave concerts on a lecture course, and then joined an opera company which performed in the Bijou Theatre in Boston. He sang in The Mikado, Pinafore, etc., for a hundred performances.

Captain Osgood came to Sierra Madre in 1886. He bought a house on Esperanza Avenue and later five acres south of Mariposa on the west side of what is now Lima, and had it planted to lemons. He did some surveying for the Water Company. He was much interested in the Library and in all the musical events of the town, always ready to assist with his voice in concerts and entertainments. Mrs. Osgood started a little kindergarten in her home and continued it until the family moved to Los Angeles in 1890.

In Los Angeles Captain Osgood worked with William Mulholland in the Water and Power Company for fourteen years. He was active in the musical life of the city, sang in several choirs and was a charter member of the Ellis Club.

Captain and Mrs. Osgood returned to Sierra Madre and lived for a time on their lemon ranch and then moved to a home on West Montecito. Captain Osgood was one of the original organizers of the First National Bank in Sierra Madre. He died November 19, 1927, aged 85.

Crucially, in the present context, Osgood made the first survey of the land on which the subject property resides, namely the Grand View Tract, which bears the inscription "J.A. Osgood Surveyor; May 24, 1887."

Josiah's wife Caroline, known during her lifetime as Mrs. J. A. Osgood, was no less prominent a figure in the history of the City. After terms as president and parliamentarian of the Friday Morning Club of Los Angeles, she was instrumental in founding the Sierra Madre Women's Club.

The property is associated with her significance to the history of Sierra Madre in her capacity as a founder of the Sierra Madre Women's Club, as well as her earlier association with the Friday Morning Club and the Ebell Club in Los Angeles. Her 1927 obituary in the *Los Angeles Times* states that:

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 17 of 22

*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

***B10. Significance:** (Continued from Continuation Sheet page 18)

"MRS. JOSIAH A. OSGOOD DIES / President Emeritus and One of Founders of Friday Morning Club Passes Unexpectedly / Mrs. Josiah A. Osgood of Sierra Madre, president emeritus of the Friday Morning Club of Los Angeles and one of the best-known and formerly most active of Southern California club women, died unexpectedly yesterday morning at the Bishop Sanatorium in South Pasadena. She had been ill for several months but her condition had not been considered critical. She was 80 years of age. Mrs. Osgood began taking a prominent part in club activities of the Southland almost as soon as she and her husband, Capt. Josiah Osgood, came here from Boston in 1888. She was one of the founders of the Friday Morning Club, and was its second president, serving in that office from 1894 to 1896. Since 1915, she has been its president emeritus. She was a member of the Los Angeles Ebell Club and other organizations, and at one time was Parliamentarian of the State Federation of Women's Clubs About fifteen years ago she founded the Sierra Madre Woman's Club and served as its first president. Capt. Osgood, her husband, was one of the first lemon ranchers in that region and they have always maintained a home there, dividing their time between Los Angeles and Sierra Madre. Capt. Osgood was formerly a prominent surveyor. Since his retirement they have lived at 1617 West Montecito Avenue, Sierra Madre. Mrs. Osgood became interested in kindergarten work when she lived [in] Boston and was one of the early sponsors of this movement. She was born in Lowell, Mass, in 1846, but lived most of her life in Boston, before coming to California. She leaves her husband and one son, John H. Osgood of Sierra Madre. Funeral services will be at 2 p.m. tomorrow at the Grant funeral chapel in Sierra Madre."

Although Osgood's age is given as 80 years old in the obituary, she appears in the 1920 Census as 70 years of age, which would put her at around 77 years of age at the time of her death. The generally reliable *Annals of Early Sierra Madre* (Chapter XIX, p. 147 ff.) recounts that Mrs. Osgood was elected first president of the Sierra Madre Woman's Club on February 23, 1907. By the second meeting on March 7, the Club was 54 members strong. As stated on the Sierra Madre Woman's Club website, early meetings took place in the Town Hall, a privately owned building at the corner of Baldwin and Central (currently Sierra Madre Boulevard). Later, an empty lot was found at 270 W. Central, where a new clubhouse was opened in July 1909. That clubhouse was demolished in 1973, the year after the Women's Club moved into the Essick House location.

The Sierra Madre Historical Society owns the following photographs of Captain and Mrs. Osgood.



Josiah and Caroline Osgood on the steps of 617 W. Montecito Avenue, n.d.

SOURCE: *Sierra Madre Historical Society*

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*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*B10. Significance: (Continued from Continuation Sheet page 19)



Caroline Osgood (with shovel) and fellow Woman's Club members planting wisteria in front of Woman's Club House, ca. 1923-24

SOURCE: *Sierra Madre Historical Society*



Caroline Osgood, n.d.

(Inscription on verso: "First Woman's Club President / Mrs. Osgood.")

SOURCE: *Sierra Madre Historical Society*

State of California — Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

*B10. Significance: (Continued from Continuation Sheet page 20)

The Los Angeles County Assessor portal, the 1910 grant deed, and the early permits indicate that the subject properties were constructed from 1910 to 1928 and were continuously under common ownership even as the owners changed. A 1959 permit indicates that the owner was Roxana Ingraham, who was still Roxana Osgood, age 26, when recorded in the 1930 Census as living at No. 617 with her father John H. and mother Sallie. Census and other records reveal many renters living in the back house (No. 615) and the apartment at No. 619 over the decades, none of whom seem to have been of any special historic importance.

Howard Thayer Syverson (1926-2010) was born in Los Angeles, where he married Frances E. Mueller in 1950. He may have moved to Whittier in the 1950s before settling in Sierra Madre by the early 1980s. Robert P. Zimmer married Celeste R. Vucci (born ca. 1952) in Los Angeles in 1978. There are no ancestry records for Rodney Sharp in Sierra Madre. Jill Elizabeth Lokan (born 1963) is recorded at this address, and at an address in Claremont, in a 1996 city directory. The current owner is Jeff DeFlorio.

EVALUATION

Criterion A/1/A

Sierra Madre was initially established in the 1880s. The Pacific Electric Railway line was extended to Sierra Madre in 1906 which ushered in a period of residential development. Due to the completion of the Pacific Electric Railway line in Sierra Madre, residents could travel to and from Los Angeles more efficiently, thus providing urban dwellers with a pleasant change of scenery. The oil industry gave rise to an economic and residential boom throughout Southern California in the 1920s. No information regarding the development of this parcel was found to reflect a specific important event in history or a significant historic trend in development in the community of Sierra Madre. The subject property is located within Tract 18486, "replat of Grand View Tract Being A Replat Of Blks A And B Of The Grand View Tract Lots 13 And Lot 14." It is bounded by Highland Ave, S. Sunnyside Ave, W. Montecito Ave, and N. Michillinda Ave. There are references in the *Los Angeles Times* to the development of neighboring lots in this "Pierce's Edgemont Tract" in 1906, 1907, and 1908. Since it was the home of Caroline L. Osgood at the time when she founded the Sierra Madre Woman's Club, the subject property appears eligible for inclusion in the Sierra Madre Designated Historical Properties List (Historical Properties List) pursuant to Criterion A. However, this association is only significant within the context of Sierra Madre; therefore, the subject property is not eligible for listing in the National Register and California Register pursuant to Criterion A/1.

Criterion B/2/A

Two people associated with the subject property made demonstrably significant contributions to the history of the region, namely Josiah A. Osgood and his wife Mrs. Caroline L. Osgood. Given the association with these prominent local citizens, the subject property appears to be eligible for listing in the Historical Properties List pursuant to Criterion A. However, this association is only significant within the context of Sierra Madre; therefore, the subject property is not eligible for listing in the National Register and California Register pursuant to Criterion B/2.

Criterion C/3/B

The subject property is an example of a Craftsman-style residence. It embodies the distinctive characteristics of the style and method of construction, and although it does not represent the work of a master it does possess considerable artistic value. It therefore appears to be eligible for listing in the Historical Properties List pursuant to Criterion B. However, the quality of the design does not rise to the threshold for consideration for listing in the National Register and California Register pursuant to Criterion C/3.

Criterion D/4

The building was constructed using common techniques and materials. Additionally, the site was graded during construction of the buildings. Therefore, the site is not expected to yield important information pertaining to prehistory or history. The subject property is ineligible for listing in the National Register and California Register pursuant to Criterion D/4.

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DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder): 615, 617, and 619 W. Montecito Ave.

***B10. Significance:** (Continued from Continuation Sheet page 20)

The subject property was evaluated against the seven aspects of integrity as outlined in the California Code of Regulations (Section 4852 [C]) and described in the National Register Program. The seven aspects of integrity include *location, design, setting, workmanship, feeling, materials, and association*. The Craftsman-style building was constructed in a residential neighborhood and has not been moved; and, although it is not known to be the work of a master architect or craftsman, it retains integrity of *design, materials, workmanship, and feeling*.

Based on a visual inspection, City permit records, and Sanborn Fire Insurance maps, the subject property has not been substantially altered since the completion of the 1923 rear house (No. 615) and the small addition (No. 619) to the main building (No. 617). The main house (No. 617) and its addition (No. 619) convey an association with early development in Sierra Madre due to integrity of context, and they appear to be eligible for inclusion in the Historical Properties List pursuant to Criterion A. None of the buildings on the subject property appear to be eligible for listing in the National Register or the California Register.

***B12. References:** (Continued from Building, Structure, Object Report page 2)

Ancestry.com. 2022. U.S., Index to Public Records. Lehi, US: Ancestry.com Operations, Inc.

Bowen, Edith Blumer. 1950. *Annals of Early Sierra Madre*. Sierra Madre, CA: Sierra Madre Historical Society.

"C K. Hoffman to E A Hoffman, lots 4 8 and parts lot 7 Pierces Edgemont tract \$10." 20 August 1908. *Los Angeles Times*, p.15.

City of Sierra Madre. Revised March 2021. Designated Historical Landmarks. Available at: <https://www.cityofsierramadre.com/cms/one.aspx?pageId=241800>

City of Sierra Madre. 1910-2012. Building permits.

Grant deed of January 24, 1910. Provided by the current homeowners.

"Edward T Pierce to J Ransome Branshy, lot 15 and 16 Pierce's Edgemont tract \$10." 8 November 1906. *Los Angeles Times*, p.29.

Los Angeles County Office of the Assessor. "615 W. Montecito Ave." Accessed March 2022. Available at: <https://portal.assessor.lacounty.gov/parceldetail/5768014020>

Los Angeles Herald. 1 May 1905. Notice of the sale of Blocks A and B, Grand View Tract from Anne E. Brown to Lula N. Hinton, p.5.

Los Angeles Times. 4 March 1927. Obituary for Caroline ("Mrs. J. A.") Osgood, p.24.

Sanborn Fire Insurance Company. March 1927-1941. Sierra Madre Map, Sheet 8.

Sierra Madre Woman's Club. "Sierra Madre Woman's Club History as told by Club Historian Phyllis Chapman, April 25, 2004." Available at: <https://dfe.net/smwclubhist.html>

"W R Ruddock to E C Issenhuth, lots 9 and 10, Pierces Edgemont tract, Sierra Madre, \$10." 17 April 1907. *Los Angeles Times*, p.15.

HISTORICAL PROPERTY TAX ADJUSTMENT WORKSHEET GUIDE

Property Address: 615 W Montecito Street, Sierra Madre, California 91024

(Number, street, city, zip code)

STEP 1: DETERMINE ANNUAL INCOME OF PROPERTY

ANNUAL PROPERTY INCOME		EXPLANATION
1. Monthly Rental Income	\$8,000	Even if property is owner-occupied, an estimated monthly rental income is needed as a basis for this formula. Remember to include all potential sources of income (i.e. filming, advertising, photo-shoots, and/or billboard rentals, etc.)
2. ANNUAL RENTAL INCOME	\$96,000	Multiply line 1 by 12

STEP 2: CALCULATE ANNUAL OPERATING EXPENSES

ANNUAL OPERATING EXPENSES		EXPLANATION
3. Insurance	\$1,632.15	Fire, Liability, etc.
4. Utilities	\$16,008.00	Water, Gas, Electric
5. Maintenance*	\$36,250.00	Maintenance includes: Painting, plumbing, electrical, gardening, cleaning, mechanical, heating repairs, and structural repairs.
6. Management*		
7. Other Operating Expenses		Security, services, etc. Provide breakdown on separate sheet.
8. TOTAL EXPENSES†	\$53,890.15	Add lines 3 through 7

STEP 3: DETERMINE ANNUAL NET INCOME

NET OPERATING INCOME		EXPLANATION
9. NET TOTAL	\$42,109.85	Line 2 minus line 8

* If you are calculating for commercial property, remember to provide the following back-up documentation where applicable:

- Rent Roll (include rent for on-site manager's unit as income if applicable)
- Maintenance Records (provide detailed break-down - all costs should be recurring annually)
- Management Expenses (include expense of on-site manager's unit and 5% off-site management fee; and describe other management costs - provide breakdown on separate sheet.)

† Annual operating expenses do NOT include mortgage payments, property taxes, depletion charges, corporate income taxes or interest on funds invested in the property.

HISTORICAL PROPERTY TAX ADJUSTMENT WORKSHEET GUIDE

STEP 4: DETERMINE CAPITALIZATION RATE

CAPITALIZATION RATE	Enter figures as decimals. They will convert to percentages.
10. Interest Component	3.75%
11. Historic Property Risk Component	2%
12. Property Tax Component	1%
13. Amortization Component (Reciprocal of life of property)	5%
14. TOTAL =CAPITALIZATION RATE	12%

EXPLANATION
<i>As determined by the State Board of Equalization.</i>
<i>Single-family home = 4% (SFD) All other property = 2% (MF, Commercial)</i>
<i>.01 times the assessment ratio of 100%</i>
<i>If the life of the improvements is 20 years Use $100\% \times 1/20 = 5\%$</i>
<i>Add Lines 10 through 13</i>

STEP 5: CALCULATE NEW ASSESSED VALUE

NEW ASSESSED VALUE	
15. Mills Act Assessed Value	\$358,381.70
16. Current Assessed Value	\$2,067,300.00

EXPLANATION
<i>Line 9 divided by line 14</i>
<i>Example: $\text{Line 9} \div 0.1500 (15.00\% \text{ SFD})$</i>

STEP 6: DETERMINE ESTIMATED TAX REDUCTION

NEW TAX ASSESSMENT	
17. Current Tax (1% of line 16)	\$20,673.00
18. Tax under Mills Act	\$3,583.82
19. ESTIMATED TAX REDUCTION	\$17,089.18

EXPLANATION
<i>General tax levy only – do <u>not</u> include voted indebtedness or other direct assessments</i>
<i>Line 15 x .01</i>
<i>Line 17 minus line 18</i>

Borrower	Sarah W & Jeff M DeFlorio				File No. 0022711	
Property Address	615 W Montecito Ave					
City	Sierra Madre	County	Los Angeles	State	CA	Zip Code 91024
Lender/Client	Guaranteed Rate					

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Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of _____,

Guaranteed Rate

, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of _____,

Guaranteed Rate

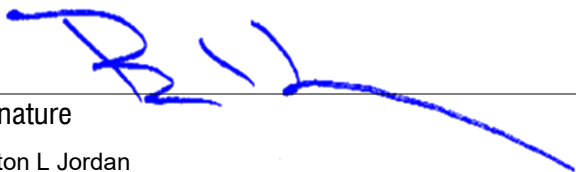
, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that _____,

Guaranteed Rate

 has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.



Signature

Barton L Jordan

Appraiser's Name

08/27/2021

Date

AR008575

State License or Certification #

11/24/2022

Expiration Date of License or Certification

CA

State

State Title or Designation

615 W Montecito Ave, Sierra Madre, CA 91024

Address of Property Appraised

USPAP Compliance Addendum

Loan # Loan#400386090
File # 0022711

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA
				Zip Code	91024
Lender/Client	Guaranteed Rate				

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ Appraisal Report
- This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ Restricted Appraisal Report
- This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

- ☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- ☐ I have NOT made a personal inspection of the property that is the subject of this report.
- ☒ I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

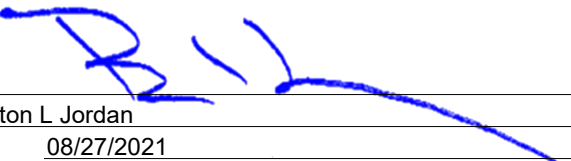
MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is 38 day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is 33 day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature



Name

Barton L Jordan

Date of Signature

08/27/2021

State Certification #

AR008575

or State License #

State

CA

Expiration Date of Certification or License

11/24/2022

Effective Date of Appraisal

08/14/2021

Signature

Name

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

Supervisory Appraiser Inspection of Subject Property

☐ Did Not

☐ Exterior-only from Street

☐ Interior and Exterior

Small Residential Income Property Appraisal Report

Loan#400386090
File # 0022711

IMPROVEMENTS

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?
☐ Yes ☒ No If Yes, describe.
None apparent or disclosed to the appraiser at time of inspection. The appraiser is not a home inspector. The borrower may not rely on this report for any structural conditions that may exist. The client is encouraged to obtain a home inspection by a professional home inspector to determine any adverse factors that may exist.
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?
☒ Yes ☐ No If No, describe.

Is the property subject to rent control?
☐ Yes ☒ No If Yes, describe

COMPARABLE RENTAL DATA

The following properties represent the most current, similar, and proximate comparable rental properties to the subject property. This analysis is intended to support the opinion of the market rent for the subject property.

FEATURE	SUBJECT	COMPARABLE RENTAL # 1			COMPARABLE RENTAL # 2			COMPARABLE RENTAL # 3								
Address	615 W Montecito Ave Sierra Madre, CA 91024	725 W Lemon Ave Monrovia, CA 91016			33 Bonita St Arcadia, CA 91006			170 E Alegria Ave Sierra Madre, CA 91024								
Proximity to Subject		3.14 miles SE			2.69 miles SE			1.00 miles E								
Current Monthly Rent	\$ 2,500		\$ 8,750			\$ 8,550			\$ 6,600							
Rent/Gross Bldg. Area	\$ 0.61 sq.ft.		\$ 1.98 sq.ft.			\$ 1.80 sq.ft.			\$ 2.16 sq.ft.							
Rent Control	☐ Yes ☒ No	☐ Yes ☒ No			☐ Yes ☒ No			☐ Yes ☒ No								
Data Source(s)		Agent			Agent			Agent								
Date of Lease(s)	Month to Month	Month to Month			Month to Month			Month to Month								
Location	Good	Good			Good			Good								
Actual Age	93	34			52			73								
Condition	Good	Good			Good			Good								
Gross Building Area	4,081		4,419			4,746			3,060							
Unit Breakdown	Rm Count		Size Sq. Ft.		Rm Count		Size Sq. Ft.		Monthly Rent		Rm Count		Size Sq. Ft.		Monthly Rent	
	Tot	Br	Ba	4,081	Tot	Br	Ba	4,419	8,750		Tot	Br	Ba	4,746	8,550	
Unit # 1	6	3	2.0	2,059	5	2	1.0	1,110	\$ 2,300		8	4	3.0	2,000	\$ 2,500	
Unit # 2	3	1	1.0	823	5	2	1.0	1,100	\$ 2,125		5	3	1.0	1,025	\$ 2,300	
Unit # 3	6	2	1.0	1,199	5	2	1.0	1,109	\$ 2,200		5	2	1.0	855	\$ 1,950	
Unit # 4					5	2	1.0	1,100	\$ 2,125		5	2	1.0	866	\$ 1,800	
Utilities Included	--				--				--				--			
--	--				--				--				--			
--	--				--				--				--			
Analysis of rental data and support for estimated market rents for the individual subject units reported below (including the adequacy of the comparables, rental concessions, etc.) All rentals are from the subjects market area, reflecting similar quality and condition as the subject. There are no other comparables more similar to the subject in room count.																

SUBJECT RENT SCHEDULE

Rent Schedule: The appraiser must reconcile the applicable indicated monthly market rents to provide an opinion of the market rent for each unit in the subject property.

Leases			Actual Rents				Opinion of Market Rent			
Unit #	Lease Date		Per Unit		Total Rents	Per Unit		Total Rents		
	Begin Date	End Date	Unfurnished	Furnished		Unfurnished	Furnished			
1	Month	Month	\$ Vacant	\$	\$	\$ 2,500	\$	\$ 2,500		
2	Month	Month	Vacant			2,300		2,300		
3	Month	Month	2,500		2,500	2,500		2,500		
4										
Comment on lease data			Total Actual Monthly Rent		\$ 2,500	Total Gross Monthly Rent		\$ 7,300		
			Other Monthly Income (itemize)		\$	Other Monthly Income (itemize)		\$		
			Total Actual Monthly Income		\$ 2,500	Total Estimated Monthly Income		\$ 7,300		
Utilities included in estimated rents ☐ Electric ☐ Water ☐ Sewer ☐ Gas ☐ Oil ☐ Trash collection ☐ Cable ☐ Other										
Comments on actual or estimated rents and other monthly income (including personal property) The rental market appears to be stable with vacancy rates approximately 1%.										

PRIOR SALE HISTORY

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) Stewart Title, Realist

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Realist, Stewart Title

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	CoreLogic	CoreLogic	CoreLogic	CoreLogic
Effective Date of Data Source(s)	08/14/2021	08/14/2021	08/14/2021	08/14/2021
Analysis of prior sale or transfer history of the subject property and comparable sales The subject has had no prior sales/transfers in the past 36 months and none of the comparables had prior sales/transfers in the past 12 months.				

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Fannie Mae Form 1025 March 2005

Form 1025 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Small Residential Income Property Appraisal Report

Loan#400386090
File # 0022711

There are 5 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,300,000 to \$ 2,700,000 .

There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,325,000 to \$ 2,720,000 .

FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3					
Address		615 W Montecito Ave Sierra Madre, CA 91024			725 W Lemon Ave Monrovia, CA 91016			581 Sierra Meadows Dr Sierra Madre, CA 91024			33 Bonita St Arcadia, CA 91006					
Proximity to Subject					3.14 miles SE			0.71 miles NE			2.69 miles SE					
Sale Price		\$ 2,158,300			\$ 2,017,500			\$ 2,825,000			\$ 2,150,000					
Sale Price/Gross Bldg. Area		\$ 529.00 sq.ft.			\$ 456.55 sq.ft.			\$ 539.53 sq.ft.			\$ 453.01 sq.ft.					
Gross Monthly Rent		\$ 7,300			\$ 8,750			\$ Owner Occ.			\$ 8,550					
Gross Rent Multiplier		295.66			230.57						251.46					
Price per Unit		\$			\$ 504,375			\$ 941,667			\$ 537,500					
Price per Room		\$ 143,887			\$ 100,875			\$ 188,333			\$ 93,478					
Price per Bedroom		\$ 359,717			\$ 252,188			\$ 470,833			\$ 195,455					
Rent Control		☐ Yes ☒ No			☐ Yes ☒ No			☐ Yes ☒ No			☐ Yes ☒ No					
Data Source(s)					CRMLS#AR21037036;DOM 69			CRMLS#AR21065096;DOM 5			CRMLS#AR20261239;DOM 36					
Verification Source(s)					Doc#953869/06/16/2021			Doc#881665/06/03/2021			Doc#486902/03/26/2021					
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+(-) Adjustment			DESCRIPTION			+(-) Adjustment		
Sale or Financing					ArmLth						ArmLth					
Concessions					Conv;5000						Conv;0					
Date of Sale/Time					s06/21;c05/21						s06/21;c04/21			s03/21;c03/21		
Location		Good			Good						Good					
Leasehold/Fee Simple		Fee Simple			Fee Simple						Fee Simple					
Site		17508			14546 sf			+8,900			41774			-72,800		
View		None			None						None					
Design (Style)		Craftsman			Craftsman						Spanish			0 Spanish		
Quality of Construction		Good			Good						Good					
Actual Age		108			34						88			52		
Condition		Good			Good						Good					
Gross Building Area		4,081			4419			-16,900			5236			-57,800		
Unit Breakdown		Total	Bdrms	Baths	Total	Bdrms	Baths				Total	Bdrms	Baths			
Unit # 1		6	3	2.0	5	2	1.0	+8,000			9	4	5.0	-16,000		
Unit # 2		3	1	1.0	5	2	1.0	-4,000			3	1	1.0			
Unit # 3		6	2	1.0	5	2	1.0				3	1	1.0	+4,000		
Unit # 4					5	2	1.0	-12,000						5		
Basement Description		Osf			Osf						Osf					
Basement Finished Rooms																
Functional Utility		Average			Average						Average					
Heating/Cooling		FAU/CAC			FAU/CAC						FAU/CAC					
Energy Efficient Items		None			None						None					
Parking On/Off Site		Carport 3			G-4			-10,000			None			+6,000		
Porch/Patio/Deck		Porch/PatioSlab			Porch/PatioSlab						Porch/PatioSlab					
											Workshop			-50,000		
Net Adjustment (Total)					☐ + ☒ -			\$ -26,000			☐ + ☒ -			\$ -186,600		
Adjusted Sale Price					Net Adj. 1.3 %						Net Adj. 6.6 %					
of Comparables					Gross Adj. 3.0 %			\$ 1,991,500			Gross Adj. 7.3 %			\$ 2,638,400		
Adjusted Price Per Unit (Adj. SP Comp / # of Comp Units)		\$ 497,875									\$ 879,467					
Adjusted Price Per Room (Adj. SP Comp / # of Comp Rooms)		\$ 99,575									\$ 175,893					
Adjusted Price Per Bedrm (Adj. SP Comp / # of Comp Bedrooms)		\$ 248,938									\$ 439,733					
Value per Unit		\$ 720,000 X 3			Units = \$ 2,160,000						Value per GBA \$ 530.00 X 4,081			GBA = \$ 2,162,930		
Value per Rm.		\$ 145,000 X 15			Rooms = \$ 2,175,000						Value per Bdrms. \$ 360,000 X 6			Bdrms. = \$ 2,160,000		
Summary of Sales Comparison Approach including reconciliation of the above indicators of value. See page #4 for comparable comments.																
Indicated Value by Sales Comparison Approach \$ 2,160,000																
Total gross monthly rent \$ 7,300 X gross rent multiplier (GRM) 297 = \$ 2,168,100 Indicated value by the Income Approach																
Comments on income approach including reconciliation of the GRM The GRM is supported by current and past rentals.																
Indicated Value by: Sales Comparison Approach \$ 2,160,000 Income Approach \$ 2,168,100 Cost Approach (if developed) \$ 2,160,375																
All of the comparables used in this report were considered in the final analysis, with most weight given to the closed comparables, felt to be the most relevant comparables of the 29 reviewed over the past 6 months, supported by the remaining comparables. Most weight was given to comp #2 being the only triplex available and is closest in proximity to the subject.																
This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: None.																
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,160,000 ,as of 08/14/2021 , which is the date of inspection and the effective date of this appraisal.																

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ADDITIONAL COMMENTS

Comparable Adjustments

Current market data indicates no age adjustments are warranted at this time.
Site @ \$3.00 per sf, utilizing historical (past paired sales) data.
Bedroom count @ \$4,000 per year, utilizing historical (past paired sales) data.
Bathroom count @ \$2,000 per half bathroom, utilizing historical (past paired sales) data.
Gross living area @ \$50.00/SF (rounded), utilizing paired sales analysis of comparables #3 and #6 and historical (past paired sales) data.
Garage @ \$4,000, utilizing historical (past paired sales) data.
Carport @ \$2,000, utilizing historical (past paired sales) data.
Patio @ \$8,000, utilizing historical (past paired sales) data.

The adjustments made by the appraiser are market derived and based upon match paired sales analysis and/or a combination of allocation/extraction utilizing the "Appraisal Genie" software. The quality and condition ratings for the subject and comparable sales are based upon my personal inspection of the subject, and my interpretation of the photos and comments for comparable sales from the MLS, and how they compare to the subject. The appraiser is not privy to and does not have access or knowledge of quality and condition ratings from other appraiser peers for the same comparable sales utilized. Additionally, the appraiser does not have knowledge or information regarding the adjustment methods utilized by other appraisers peers.

CRMLS and Realist reveal there have been 10 comparable sales and 8 listing/pendings over the past 12 months, within an approx. 5 mile (the search time frame and radius were expanded due to limited comparables within 6 months and 1 mile) radius, with these 7 being the most recent and comparable currently available, all reflecting similar condition (conditions were verified with the listing agent and mls photos) as the subject. The subjects site, age and gross living area are "bracketed" by the comparables.

The one unit price range listed in the "neighborhood" section on page #1 reflects current values for all homes in the subjects neighborhood, while the comparable sales price range listed at the top of page two reflects sales of homes of comparable size to the subject over the past 12 months. Based on broker interviews concessions do not appear to have an impact on sale prices at this time. Sellers are using concessions as an incentive to direct buyers to a preferred lender. Local agents feel that due to the abundance of buyers bidding on the same homes sale prices would not change.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.				
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		The Cost Approach was developed at the request of the lender/client. Land value was derived through the abstraction method due to the lack of relevant land sales data in the subject's market area. The Abstraction Method is considered to be extremely unreliable and the Cost Approach was given absolutely no consideration in the appraiser's final opinion of value. This is not to be used for any insurance purposes.		
ESTIMATED	☐ REPRODUCTION OR	☒ REPLACEMENT COST NEW	OPINION OF SITE VALUE	
Source of cost data	www.building-cost.net and/or local building contractors		DWELLING	4,081 Sq.Ft. @ \$ 574.20
Quality rating from cost service	Good	Effective date of cost data	0 Sq.Ft. @ \$	
Comments on Cost Approach (gross building area calculations, depreciation, etc.)		Patio Slab		=\$ 6,000
Replacement Cost/Depreciation Estimate is based on information obtained from local building contractors, building-cost.net and/or the appraiser's knowledge of the subject's market. Due to the lack of vacant land sales in the subject's market area, the abstraction method was utilized. Land value ratio is typical for this area. The Age/Life Method was utilized for physical depreciation calculations. See attached sketch for subject living area calculations.		Garage/Carport	800 Sq.Ft. @ \$ 31.28	=\$ 25,024
Estimated Remaining Economic Life (HUD and VA only)		Total Estimate of Cost-New		=\$ 2,374,334
30 Years		Less	Physical	Functional
		Depreciation	1,483,959	External
				=\$ (1,483,959)
		Depreciated Cost of Improvements		=\$ 890,375
		"As-is" Value of Site Improvements		=\$ 20,000
		Land to value ratio is typical for this market		
		INDICATED VALUE BY COST APPROACH		=\$ 2,160,375

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Small Residential Income Property Appraisal Report

Loan#400386090
File # 0022711

This report form is designed to report an appraisal of a two- to four-unit property, including a two- to four-unit property in a planned unit development (PUD). A two- to four-unit property located in either a condominium or cooperative project requires the appraiser to inspect the project and complete the project information section of the Individual Condominium Unit Appraisal Report or the Individual Cooperative Interest Appraisal Report and attach it as an addendum to this report.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements, including each of the units. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Small Residential Income Property Appraisal Report

Loan#400386090
File # 0022711

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property, including all units. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison and income approaches to value. I have adequate market data to develop reliable sales comparison and income approaches to value for this appraisal assignment. I further certify that I considered the cost approach to value but did not develop it, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Small Residential Income Property Appraisal Report

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

Name Barton L Jordan

Company Name Eagle One Property Valuation, Inc.

Company Address 220 Newport Center Drive, #11-167, Newport Beach, CA 92660

Telephone Number (949) 478-0144

Email Address appraisals@eagleonepv.com

Date of Signature and Report 08/27/2021

Effective Date of Appraisal 08/14/2021

State Certification # AR008575

or State License #

or Other (describe) State #

State CA

Expiration Date of Certification or License 11/24/2022

ADDRESS OF PROPERTY APPRAISED

615 W Montecito Ave

Sierra Madre, CA 91024

APPRAISED VALUE OF SUBJECT PROPERTY \$

2,160,000

LENDER/CLIENT

Name No AMC

Company Name Guaranteed Rate

Company Address 3940 N Ravenswood Avenue, Chicago, IL 60613

Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

Loan#400386090
File # 0022711

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Loan#400386090
File # 0022711

SALES COMPARISON APPROACH

SALE HISTORY

ANALYSIS / COMMENTS

Operating Income Statement

One- to Four-Family Investment Property and Two- to Four-Family Owner-Occupied Property

0022711

Property Address		615 W Montecito Ave Street		Sierra Madre City		CA State		91024 Zip Code					
General Instructions: This form is to be prepared jointly by the loan applicant, the appraiser, and the lender's underwriter. The applicant must complete the following schedule indicating each unit's rental status, lease expiration date, current rent, market rent, and the responsibility for utility expenses. Rental figures must be based on the rent for an "unfurnished" unit.													
	Currently Rented		Expiration Date		Current Rent Per Month		Market Rent Per Month		Utility Expense		Paid By Owner		Paid By Tenant
Unit No. 1	Yes ☒ No ☐				\$		\$ 2,500		Electricity		☐		☒
Unit No. 2	Yes ☒ No ☐				\$		\$ 2,300		Gas		☐		☒
Unit No. 3	Yes ☒ No ☐				\$ 2,500		\$ 2,500		Fuel Oil		☐		☐
Unit No. 4	Yes ☒ No ☐				\$		\$		Fuel (Other)		☐		☐
Total					\$ 2,500		\$ 7,300		Water/Sewer		☐		☒
									Trash Removal		☐		☐

The applicant should complete all of the income and expense projections and for existing properties provide actual year-end operating statements for the past two years (for new properties the applicant's projected income and expenses must be provided). This Operating Income Statement and any previous operating statements the applicant provides must then be sent to the appraiser for review, comment, and/or adjustments next to the applicant's figures (e.g. Applicant/Appraiser 288/300). If the appraiser is retained to complete the form instead of the applicant, the lender must provide to the appraiser the aforementioned operating statements, mortgage insurance premium, HOA dues, leasehold payments, subordinate financing, and/or any other relevant information as to the income and expenses of the subject property received from the applicant to substantiate the projections. The underwriter should carefully review the applicant's/appraiser's projections and the appraiser's comments concerning those projections. The underwriter should make any final adjustments that are necessary to more accurately reflect any income or expense items that appear unreasonable for the market. (Real estate taxes and insurance on these types of properties are included in PITI and not calculated as an annual expense item) Income should be based on the current rents, but should not exceed market rents. When there are no current rents because the property is proposed, new, or currently vacant, market rents should be used.

Annual Income and Expense Projection for Next 12 months					
Income (Do not include income for owner-occupied units)		By Applicant/Appraiser		Adjustments by Lender's Underwriter	
Gross Annual Rental (from unit(s) to be rented)	(Market)	\$	87,600	\$	
Other Income (include sources)		+		+	
Total		\$	87,600	\$	
Less Vacancy/Rent Loss		-	876 (1 %)	-	(%)
Effective Gross Income		\$	86,724	\$	
Expenses (Do not include expenses for owner-occupied units)					
Electricity					
Gas					
Fuel Oil					
Fuel (Type -)					
Water/Sewer					
Trash Removal					
Pest Control					
Other Taxes or Licenses					
Casual Labor					
This includes the costs for public area cleaning, snow removal, etc., even though the applicant may not elect to contract for such services.					
Interior Paint/Decorating			1,000		
This includes the costs of contract labor and materials that are required to maintain the interiors of the living unit.					
General Repairs/Maintenance			1,000		
This includes the costs of contract labor and materials that are required to maintain the public corridors, stairways, roofs, mechanical systems, grounds, etc.					
Management Expenses					
These are the customer expenses that a professional management company would charge to manage the property.					
Supplies					
This includes the costs of items like light bulbs, janitorial supplies, etc.					
Total Replacement Reserves - See Schedule on Pg. 2			1,266		
Miscellaneous					
Total Operating Expenses		\$	3,266	\$	

Replacement Reserve Schedule

Adequate replacement reserves must be calculated regardless of whether actual reserves are provided for on the owner's operating statements or are customary in the local market. This represents the total average yearly reserves. Generally, all equipment and components that have a remaining life of more than one year - such as refrigerators, stoves, clothes washers/dryers, trash compactors, furnaces, roofs, and carpeting, etc. - should be expensed on a replacement cost basis.

Equipment	Replacement Cost	Remaining Life	By Applicant/ Appraiser	Lender Adjustments
Stoves/Ranges	@ \$ 350 ea.	÷ 15 Yrs. x 4	Units = \$ 93	\$
Refrigerators	@ \$ ea.	÷ Yrs. x	Units = \$	\$
Dishwashers	@ \$ ea.	÷ Yrs. x	Units = \$	\$
A/C Units	@ \$ 800 ea.	÷ 15 Yrs. x 4	Units = \$ 213	\$
C. Washer/Dryers	@ \$ ea.	÷ Yrs. x	Units = \$	\$
HW Heaters	@ \$ 200 ea.	÷ 10 Yrs. x 4	Units = \$ 80	\$
Furnace(s)	@ \$ 800 ea.	÷ 15 Yrs. x 4	Units = \$ 213	\$
(Other)	@ \$ ea.	÷ Yrs. x	Units = \$	\$
Roof	@ \$ 10,000	÷ 15 Yrs. x One Bldg. =	\$ 667	\$
Carpeting (Wall to Wall)		Remaining Life		
(Units)	Total Sq. Yds. @ \$	Per Sq. Yd. ÷ Yrs. =	\$	\$
(Public Areas)	Total Sq. Yds. @ \$	Per Sq. Yd. ÷ Yrs. =	\$	\$
Total Replacement Reserves. (Enter on Pg. 1)			\$ 1,266	\$

Operating Income Reconciliation

\$ 86,724	-	\$ 3,266	=	\$ 83,458	÷ 12 =	\$ 6,955
Effective Gross Income		Total Operating Expenses		Operating Income		Monthly Operating Income
\$ 6,955	-		=			
Monthly Operating Income		Monthly Housing Expense		Net Cash Flow		

(Note: Monthly Housing Expense includes principal and interest on the mortgage, hazard insurance premiums, real estate taxes, mortgage insurance premiums, HOA dues, leasehold payments, and subordinate financing payments.)

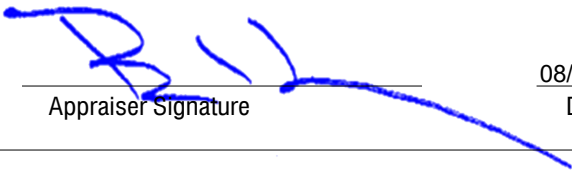
Underwriter's instructions for 2-4 Family Owner-Occupied Properties

- If Monthly Operating Income is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Monthly Operating Income is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total Monthly Housing Expense for the subject property to the borrower's stable monthly income.

Underwriter's instructions for 1-4 Family Investment Properties

- If Net Cash Flow is a positive number, enter as "Net Rental Income" in the "Gross Monthly Income" section of Freddie Mac Form 65/Fannie Mae Form 1003. If Net Cash Flow is a negative number, it must be included as a liability for qualification purposes.
- The borrower's monthly housing expense-to-income ratio must be calculated by comparing the total monthly housing expense for the borrower's primary residence to the borrower's stable monthly income.

Appraiser's Comments (Including sources for data and rationale for the projections)
Net cash flow will be determined by the monthly housing expense supplied by the lender.

Barton L Jordan		08/27/2021
Appraiser Name	Appraiser Signature	Date

Underwriter's Comments and Rationale for Adjustments

Underwriter Name	Underwriter Signature	Date
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Market Conditions Addendum to the Appraisal Report

Loan#400386090

File No. 0022711

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 615 W Montecito Ave City Sierra Madre State CA ZIP Code 91024

Borrower Sarah W & Jeff M DeFlorio

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	3	3	4	☒ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)	0.5	1	1.33	☒ Increasing	☐ Stable	☐ Declining
Total # of Comparable Active Listings	0	3	5	☐ Declining	☐ Stable	☒ Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0	3	3.75	☐ Declining	☐ Stable	☒ Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Median Comparable Sale Price	\$1,800,000	\$1,845,000	\$1,845,000	☐ Increasing	☒ Stable	☐ Declining
Median Comparable Sales Days on Market	17	33	29	☒ Declining	☐ Stable	☐ Increasing
Median Comparable List Price	0	\$1,650,000	\$1,895,000	☒ Increasing	☐ Stable	☐ Declining
Median Comparable Listings Days on Market	0	37	48	☐ Declining	☐ Stable	☒ Increasing
Median Sale Price as % of List Price	96	97.18	99.64	☒ Increasing	☐ Stable	☐ Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent? ☒ Yes ☐ No				☐ Declining	☒ Stable	☐ Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). The CRMLS MLS indicates there were 10 closed sales during the past 12 months and 2 of those sales contained seller concessions which is 20% of the total transactions in this market area. Prior Months 7-12: 3 Sales; 1 with concessions; 33% of sales for this period. 4-6: 3 Sales; 1 with concessions; 33% of sales for this period. 0-3: 4 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$2,447 and \$20,000. The median concession amount is \$11,224.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. The CRMLS MLS was the data source used to complete the Market Conditions Addendum.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Property values have been fairly stable the past 6 months, demand/supply is in balance and marketing time of competitively priced homes is less than 3 months. Current interest rates range from 2% to 5%, loan discounts, concessions and interest buydowns are typical.

If the subject is a unit in a condominium or cooperative project , complete the following:

Project Name:

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				☐ Increasing	☐ Stable	☐ Declining
Absorption Rate (Total Sales/Months)				☐ Increasing	☐ Stable	☐ Declining
Total # of Active Comparable Listings				☐ Declining	☐ Stable	☐ Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				☐ Declining	☐ Stable	☐ Increasing

Are foreclosure sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature

Appraiser Name Barton L Jordan

Company Name Eagle One Property Valuation, Inc.

Company Address 220 Newport Center Drive, #11-167, Newport Beach

State License/Certification # AR008575 State CA

Email Address appraisals@eagleonepv.com

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification # State

Email Address

Supplemental Addendum

File No. 0022711

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				

Supplemental Addendum

Inspection Certification:

I hereby certify that, to the best of my knowledge and belief, the inspection revealed no indications of significant apparent physical damage to the property or surrounding neighborhood. Also, there is no indication of repairs needed to the site or the improvements other than those noted in the original appraisal report.

The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property. The appraisal report does not guarantee that the property is free of defect. A professional home inspection is always recommended.

Extraordinary Assumption:

It is assumed that all structures given value in this report are legally permitted as stated in this report. The site is assumed to have no unknown geological or environmental adverse issues. The physical characteristics of the comparables were either verified through public records, MLS/listing agent, Realist and/or homeowner verification, assumed to be as stated. The current zoning as is assumed to be as stated in this report. Subjects legal description is as stated. The legal age of the home is assumed to be as stated. If any of these items are found to be not true and correct, I reserve the right to revise this appraisal report.

Intended Report Use:

The intended user of this report is the above client only. The intended use of this report is to assist the client in making a mortgage lending decision. Any other use of the report by any other user is prohibited. The intended use of this appraisal is to support the underwriting requirements for a mortgage. The intended users of the appraisal report are the lender/client.

Purpose of the Assignment:

The purpose is to develop the real property's market value as defined by the appraisal requirements pursuant to the Financial Institutions Reform, Recovery and Enforcement Act of 1989, "FIRREA". The appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989, as amended (12 U.S.C 331 et seq.) and any implementing regulations

Report utilization:

The borrowers reliance on this appraisal is limited to utilization for making a decision to place a loan on the subject property if they receive a copy of the appraisal prior to the recording of the loan. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil or structures which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover such factors. If the client or borrower have any questions regarding these items, it is their responsibility to order the appropriate inspections by a licensed contractor or home inspector. This report is not a home inspection and the appraiser assumes no responsibility for these items. No party may rely on this document without possessing the complete report plus all exhibits. The scope of work completed was appropriate for the named client and any intended uses, but may not be appropriate for other third party users, such as the borrowers or property owners. The client may use this appraisal for a single loan determination only (1 time use).

Scope of Work:

The scope of work includes the following:

An interior and exterior inspection of the subject improvements including a sketch or building plans of the improvements including photos, location map and plat map.
Research into any physical or economic factors that could effect the subject property.
Data research for the subject property and comparable sales which includes one or more of the following data sources: National Data Corp., local MLS services, Title Companies, appraiser files, local real estate sales agents, www.building-cost.net and local building contractors.
A "drive-by" inspection of the comparable sales with photos. MLS photos were utilized only when deemed necessary due to being unable to obtain a clear picture of the comparable because of foliage, traffic, people in front of homes, roadwork, private driveways/gates, etc.

Highest and Best Use:

The subject zoning code is PSR6, single family residential as verified by the subjects city planning department. The lot size, shape, physical condition and land to building ratio allow the present structure and indicate good utilization of the improvements. Based upon the current market conditions, the present use as a single family residence is it's financially feasible and maximally productive use. The highest and best use is it's present use. The improvement can legally be rebuilt if destroyed.

Adverse Site Condition or External Conditions:

None apparent or disclosed to the appraiser at time of inspection. No legal, environmental or title documents provided to the appraiser. Typical utility easements exist. Borrower may not rely on this report for any structural conditions that may exist. The borrower is encouraged to obtain a home inspection by a professional home inspector to determine any adverse factors that may exist.

Standards Rule 2-3:

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding the acceptance of this assignment.

Supplemental Addendum

File No. 0022711

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				

Definition of Market Value Sources:

The source of this definition of market value is the "Code of Federal Regulations", where it appears numerous times.
The OCC reference is : 12 CFR, part 34.42
The FDIC reference is : 12 CFR, part 323.3

Confidentiality:

Appraiser shall not provide a copy of the appraisal report to, or disclose the results of, the appraisal to any party other than the client unless the client authorizes, except as stipulated in the confidentiality section of the ETHICS RULE of the Uniform Standards of Professional Appraisal Practice (USPAP). The appraiser shall also at all times be familiar and compliant with the regulatory and supplementary requirements of, including but not limited , the OCC, FNMA, Freddie Mac, and HUD/FHA that are required for producing a credible and reliable appraisal report.

Appraiser Independence Compliance Statement:

No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the Lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any other manner. I have not been contacted by anyone other than the intended user (Lender/Client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts personally either by phone or electronically to the Client. I have not performed a prior inspection of the subject property within the past 36 months. This appraisal is completed in accordance with standard and current Appraiser Independence Policies and the Uniform Standards of Professional Appraisal Practice.

Final Reconciliation:

The appraisal process is an orderly procedure for estimating the value of real property. First, the problem must be defined and the property in question identified. In this instance the purpose of the appraisal is to estimate the market value of the subject property as defined in this report as of the given date of value. The property right should be clearly specified. This report is based on fee simple interest conditions shown in this report. Next a preliminary survey is conducted and an appraisal plan outlined. Accumulation, then analysis of pertinent data collected is processed by using the three traditional approaches to value: The Cost Approach, The Market Approach and The Income Approach.

The Cost Approach is an estimate of the current cost of reproduction of the improvements, less depreciation, plus site value. The accuracy of this approach is dependent upon adequate land sale data and a supportable estimate of accrued depreciation.

The Market Approach involves the direct comparison of the subject property with comparable competitive properties that have recently sold. Adjustments to the sale prices of the comparable sales are made to reflect differences between them and the subject property. The adjusted sale prices of the comparable sales provide indicators of the market value of the subject property. Sales used in this approach are given varied degrees of creditability that is based on their comparability to the subject property.

The Income Approach is predicated on the assumption that the value of the property is related to it's current earning ability and is supportive of the Market Approach.

The Market Approach was considered most representative of value as it is reflective of current actions of buyers and sellers in the market place. The Cost Approach, due to inherent difficulties in accurately estimating depreciation and/or land value is given secondary weight and is supportive of the Market Approach.

Electronic Signature And Photo Comments:

This appraisal report may contain electronic images and/or electronic signatures.

Fannie Mae Guidelines indicate that the subject photographs must be clear and descriptive in either black and white or color. The subject photographs must be originals that are produced either by photography or electronic imaging. (Fannie Mae Property and Appraisal Analysis - Appraisal Documentation and Certifications Section 204).

If this appraisal report contains electronic signatures, the Uniform Standards of Professional Appraisal Practice (USPAP) Statement No. 8 (SMT-8) states that measures must be taken to insure the integrity of the electronic signature. The appraiser must affix his own signature to the report and he/she alone has the password. Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper copy report.

The USPAP and Fannie Mae Guidelines have been followed in the application of both photographs and electronic signatures (if applicable) in the attached report.

E&O Insurance

A copy of the appraisers E&O insurance is on file with the Lender/AMC.

615 W Montecito Ave, Sierra Madre, CA 91024-1617, Los Angeles County  Active Listing

MULTIPLE BUILDING PROPERTY SUMMARY

	MLS Beds	MLS Baths	MLS List Price	Sale Date
	6	4	\$1,950,000	N/A
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type
	4,316	17,508	1928	TRIPLEX

OWNER INFORMATION			
Owner Name	Syverson Frances M	Tax Billing City & State	Duarte, CA
Owner Name 2	Syverson Trust	Tax Billing Zip	91010
Mail Owner Name	Frances M Syverson	Tax Billing Zip+4	2632
Tax Billing Address	1420 Santo Domingo Ave	Owner Occupied	No

LOCATION INFORMATION			
Zip Code	91024	Comm College District Code	Pasadena
Carrier Route	C003	Census Tract	4305.02
Zoning	SRR1YY	Topography	Rolling/Hilly
School District	Pasadena		

TAX INFORMATION			
APN	5768-014-020	Lot	14
% Improved	70%	Block	A
Tax Area	7516	Water Tax Dist	San Gabriel Vly
Legal Description	REPLAT OF GRAND VIEW TRACT BEING A REPLAT OF BLKS A AND B OF THE GRAND VIEW TRACT LOTS 13 AND LOT 14		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Assessed Value - Total	\$314,935	\$308,760	\$302,707
Assessed Value - Land	\$94,663	\$92,807	\$90,988
Assessed Value - Improved	\$220,272	\$215,953	\$211,719
YOY Assessed Change (\$)	\$6,175	\$6,053	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2018	\$4,019		
2019	\$4,008	-\$11	-0.28%
2020	\$4,005	-\$3	-0.09%
Special Assessment	Tax Amount		
Safe Clean Water83	\$81.09		
Sgv Mosquito&Vcd80	\$13.84		
Flood Control 62	\$123.96		
Rposd Measure A 83	\$43.56		
Trauma/Emerg Srv86	\$115.45		
Cnty San Dist 1556	\$293.40		
Total Of Special Assessments	\$671.30		

CHARACTERISTICS			
County Land Use	Multi-Family 3-Unit	MLS Total Baths	4
Universal Land Use	Triplex	Full Baths	Tax: 3 MLS: 4
Lot Frontage	60	Condition	Good
Lot Depth	145	Quality	Average
Lot Acres	0.4019	Heat Type	Heated
Lot Area	17,508	Cooling Type	Yes
Building Sq Ft	Tax: 2,723 MLS: 4,316	Garage Type	Attached Garage
Gross Area	2,723	Parking Type	Attached Garage
Stories	MLS: 2	Parking Spaces	2
Total Units	3	Year Built	1928

Subject Detail - Page 2

Bedrooms	Tax: 5 MLS: 6	Building Comments	03/82: 1)1un, 296#, 28yb;2)1un, 113 0#, 23yb;3)1un, 1297#, 10yb **
Total Baths	Tax: 3 MLS: 4	# of Buildings	3
SELL SCORE			
Rating	Very High	Value As Of	2021-08-13 23:15:31
Sell Score	883		
ESTIMATED VALUE			
Value As Of	08/10/2021		
LISTING INFORMATION			
MLS Listing Number	AR21168238	MLS Original List Price	\$1,950,000
MLS Status	Active Under Contract	MLS Listing Agent	A31797-Katherine Orth
MLS Area	656 - SIERRA MADRE	MLS Listing Broker	DEASY PENNER PODLEY
MLS Status Change Date	08/12/2021	MLS Source	CRM
MLS Current List Price	\$1,950,000		
MLS Listing #	Ar21142047	Ar20141577	Ar17193694
MLS Status	Active Under Contract	Closed	Closed
MLS Listing Date	06/29/2021	07/17/2020	08/21/2017
MLS Listing Price	\$1,950,000	\$2,500	\$2,300
MLS Orig Listing Price	\$1,950,000	\$2,500	\$2,300
MLS Close Date		08/18/2020	09/22/2017
MLS Listing Close Price		\$2,500	\$2,200
MLS Source	CRM		
LAST MARKET SALE & SALES HISTORY			
Recording Date	06/22/1993	Owner Name	Syverson Frances M
Document Number	1180134	Owner Name 2	Syverson Trust
Deed Type	Deed (Reg)	Seller	Owner Record
Recording Date	06/22/1993	10/13/1988	03/30/1982
Sale Date		10/1988	
Sale Price			\$163,500
Nominal		Y	
Buyer Name	Syverson Trust	Syverson Howard T	Syverson Howard T
Seller Name	Owner Record	Syverson Howard T	Meyer Janet L
Document Number	1180134	1642752	329760
Document Type	Deed (Reg)	Quit Claim Deed	Deed (Reg)
MORTGAGE HISTORY			
Mortgage Date	03/23/1993		03/30/1982
Mortgage Amount	\$245,000		\$123,250
Mortgage Lender	Great Wstm Bk Fsb		
Mortgage Code	Conventional		Conventional

Subject Photo Page

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				

Subject Front

615 W Montecito Ave
Sales Price 2,158,300
Gross Building Area 4,081
Age 108

Subject Rear

Subject Street

Photograph Addendum

Borrower	Sarah W & Jeff M DeFlorio			
Property Address	615 W Montecito Ave			
City	Sierra Madre	County	Los Angeles	State CA Zip Code 91024
Lender/Client	Guaranteed Rate			



Living Room Unit #A



Living Room Unit #A (opposite view)



Dining Unit #A



Kitchen Unit #A



Bedroom Unit #A



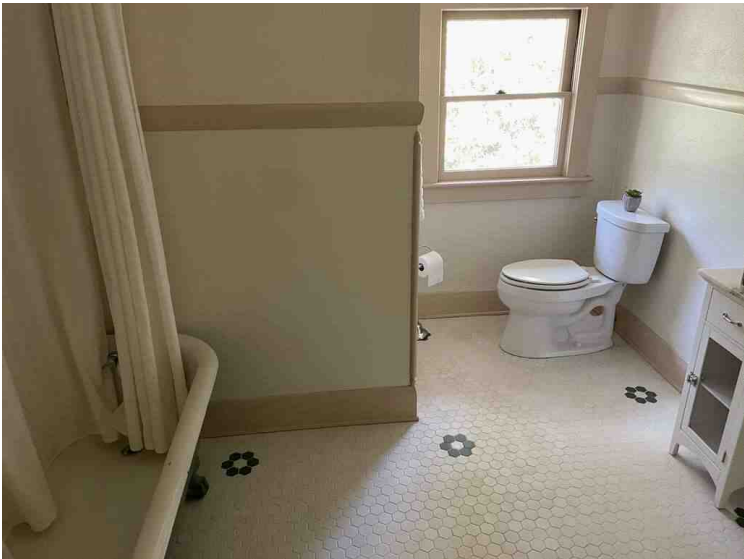
Bathroom Unit #A

Photograph Addendum

Borrower	Sarah W & Jeff M DeFlorio			
Property Address	615 W Montecito Ave			
City	Sierra Madre	County	Los Angeles	State CA Zip Code 91024
Lender/Client	Guaranteed Rate			



Bedroom Unit #A



Bathroom Unit #A



Bedroom Unit "A"



Hot Water Heater Unit "A"



Smoke & Carbon Monoxide Detector Combo Unit "A"



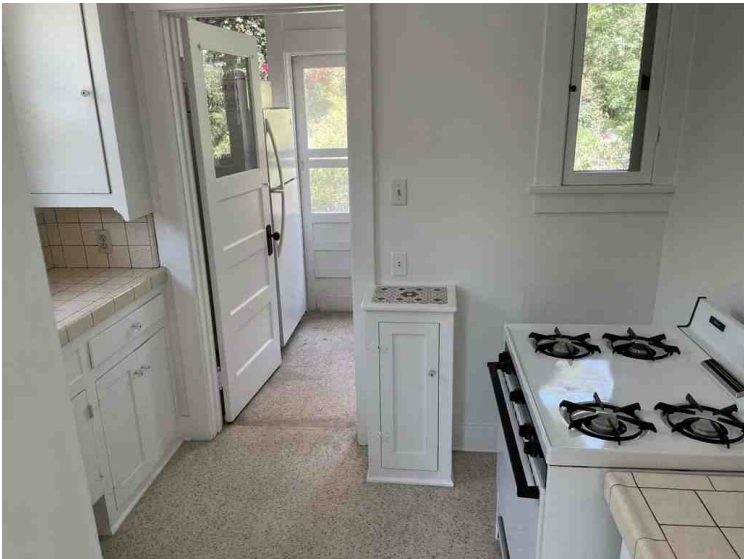
Living Room Unit "B"

Photograph Addendum

Borrower	Sarah W & Jeff M DeFlorio			
Property Address	615 W Montecito Ave			
City	Sierra Madre	County	Los Angeles	State CA Zip Code 91024
Lender/Client	Guaranteed Rate			



Dining Room Unit "B"



Kitchen Unit "B"



Bedroom Unit "B"



Bathroom Unit "B"



Smoke & Carbon Monoxide Detector Combo Unit "B"



Living Room Unit "C"

Photograph Addendum

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				



Nook Unit "C"



Kitchen Unit "C"



Den Unit "C"



Bedroom Unit "C"



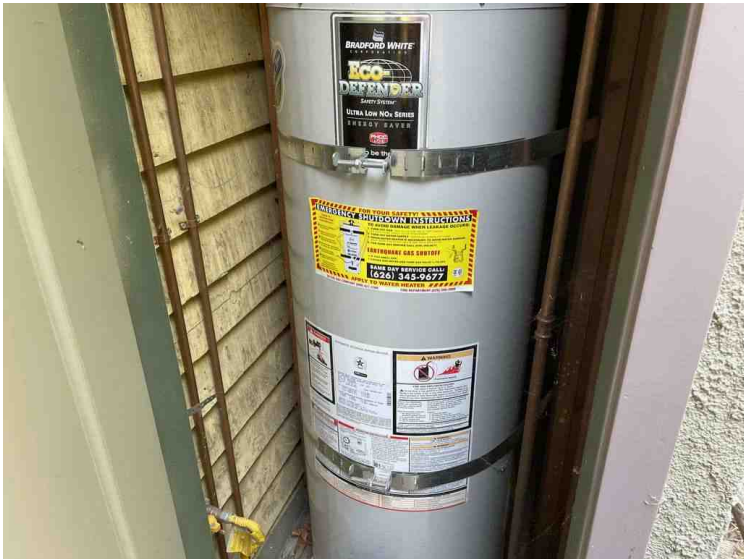
Bathroom Unit "C"



Bedroom Unit "C"

Photograph Addendum

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				



Hot Water Heater Unit "C"



Smoke & Carbon Monoxide Detector Combo Unit "C"



Carports



Carports

Comparable Photo Page					
Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				



Comparable 1

725 W Lemon Ave
Sales Price 2,017,500
G.B.A. 4419
Age/Yr. Blt. 34



Comparable 2

581 Sierra Meadows Dr
Sales Price 2,825,000
G.B.A. 5236
Age/Yr. Blt. 88
MLS photo utilized due to a large hedge in front of the home blocking the view of the house



Comparable 3

33 Bonita St
Sales Price 2,150,000
G.B.A. 4,746
Age/Yr. Blt. 52

Comparable Photo Page					
Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				



Comparable 4

1286 N Los Robles Ave
Sales Price 1,907,000
G.B.A. 5,304
Age/Yr. Blt. 95



Comparable 5

80 S Sunnyslope Ave
Sales Price 2,538,000
G.B.A. 4,948
Age/Yr. Blt. 55



Comparable 6

651 S Mentor Ave
Sales Price 2,055,000
G.B.A. 2,932
Age/Yr. Blt. 114

Comparable Photo Page

Borrower	Sarah W & Jeff M DeFlorio					
Property Address	615 W Montecito Ave					
City	Sierra Madre	County	Los Angeles	State	CA	Zip Code 91024
Lender/Client	Guaranteed Rate					



Comparable 7

170 E Alegria Ave	
Sales Price	1,880,000
G.B.A.	3,060
Age/Yr. Blt.	73

Comparable 8

Sales Price
G.B.A.
Age/Yr. Blt.

Comparable 9

Sales Price
G.B.A.
Age/Yr. Blt.

Rental Photo Page

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				



Rental 1

725 W Lemon Ave
Proximity to Subj. 3.14 miles SE
GBA 4,419
Age/Year Built 34



Rental 2

33 Bonita St
Proximity to Subj. 2.69 miles SE
GBA 4,746
Age/Year Built 52



Rental 3

170 E Alegria Ave
Proximity to Subj. 1.00 miles E
GBA 3,060
Age/Year Built 73

Building Sketch

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				

10'

22'

10'

16.5'

4'

16'

7.5'

31'

13'

10'

7'

8.5'

1.5'

Utility

Kitchen

Nook

Living

Entrance

Bedroom

Bath

Stairs

12'

8.5'

12'

30'

7'

18'

31'

30'

7.5'

16'

Unit "B"

[844.5 Sq ft]

11'

31'

11'

38'

31'

17'

31'

38'

11'

Unit "A"

[1143 Sq ft]

4'

18'

4'

35'

18'

19'

31'

35'

18'

4'

Unit "C"

[669 Sq ft]

13'

18'

13'

35'

18'

14'

35'

18'

13'

Unit "C"

[530 Sq ft]

11'

31'

11'

38'

31'

17'

31'

38'

11'

Unit "A"

[1143 Sq ft]

4'

18'

4'

35'

18'

19'

31'

35'

18'

4'

Unit "C"

[669 Sq ft]

13'

18'

13'

35'

18'

14'

35'

18'

13'

Unit "C"

[530 Sq ft]

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
Unit "C"	669 Sq ft	13 × 3	= 39
		18 × 35	= 630
Unit "C"	530 Sq ft	31 × 14.5	= 449.5
		4 × 3.5	= 14
		19 × 3.5	= 66.5
Unit "B"	844.5 Sq ft	22 × 10	= 220
		16 × 16.5	= 264
		13 × 8.5	= 110.5
		20 × 12.5	= 250
Unit "A"	1014 Sq ft	30 × 31	= 930
		12 × 7	= 84
Unit "A"	1143 Sq ft	38 × 27.5	= 1045
		3.5 × 11	= 38.5
		3.5 × 17	= 59.5
Total Living Area (Rounded):	4201 Sq ft		

Form SKT.BLDSKI - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Location Map

Borrower	Sarah W & Jeff M DeFlorio				
Property Address	615 W Montecito Ave				
City	Sierra Madre	County	Los Angeles	State	CA Zip Code 91024
Lender/Client	Guaranteed Rate				

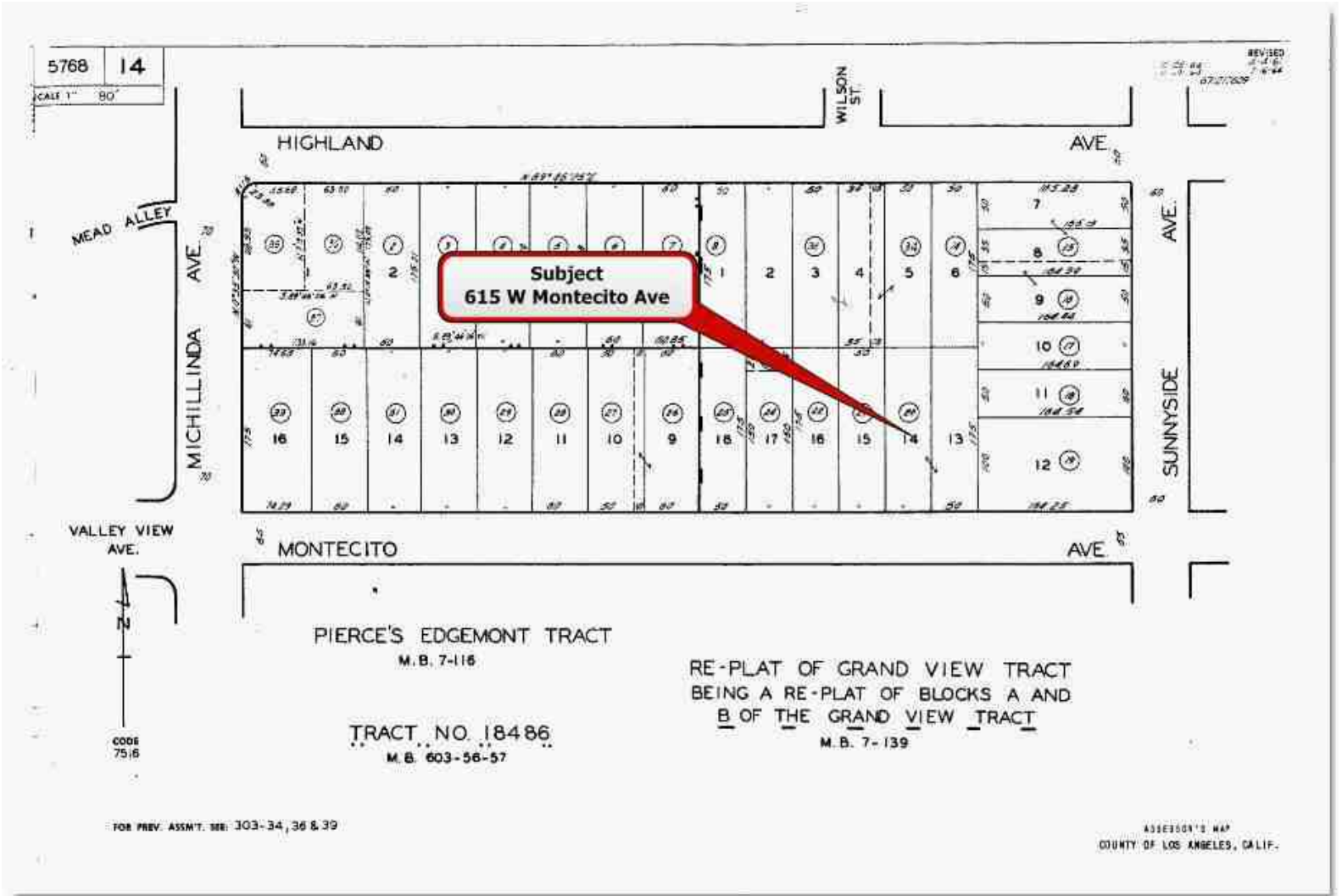


Location Map

Borrower	Sarah W & Jeff M DeFlorio			
Property Address	615 W Montecito Ave			
City	Sierra Madre	County	Los Angeles	State CA Zip Code 91024
Lender/Client	Guaranteed Rate			



Plat Map



Appraisers License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Barton L. Jordan

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 008575

Effective Date: November 25, 2020
Date Expires: November 24, 2022


Loretta Dillon, Deputy Bureau Chief, BREA

3054685

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

FINANCIAL ANALYSIS FOR MILLS ACT CONTRACT - 615/617/619 W. Montecito Ave.

REVENUES		Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1) Monthly Rental Income		\$8,000										
2) Annual Rental Income	2%	\$96,000	\$97,920	\$99,878	\$101,876	\$103,913	\$105,992	\$108,112	\$110,274	\$112,479	\$114,729	\$117,023

ANNUAL EXPENSES

3) Insurance	2%	\$1,632	\$1,665	\$1,698	\$1,732	\$1,767	\$1,802	\$1,838	\$1,875	\$1,912	\$1,951	\$1,990
4) Utilities	2%	\$16,008	\$16,328	\$16,655	\$16,988	\$17,328	\$17,674	\$18,028	\$18,388	\$18,756	\$19,131	\$19,514
5) Maintenance	2%	\$36,250	\$36,975	\$37,715	\$38,469	\$39,238	\$40,023	\$40,823	\$41,640	\$42,473	\$43,322	\$44,189
6) Management	2%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7) Other	2%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8) Total Expenses (Sum Lines 3 - 7)		\$53,890	\$54,968	\$56,067	\$57,189	\$58,332	\$59,499	\$60,689	\$61,903	\$63,141	\$64,404	\$65,692

9) NET OPERATING INCOME (Line 2 Minus 8)		\$42,110	\$42,952	\$43,811	\$44,687	\$45,581	\$46,493	\$47,423	\$48,371	\$49,338	\$50,325	\$51,332
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CAPITALIZATION RATE

10) Interest Component	2.75%	Based on current year, provided by Cal OHP Property is existing multifamily
11) Historic Property Risk (4% for SFD, 2% all other property)	2%	
12) Property Tax Component	1.02%	
13) Amortization Component	5%	
14) Capitalization Rate (Sum Line 10 through 13)	10.77%	

TAXES

15) Mills Act Assessment (Line 9/ Line 14)		\$390,992.11	\$398,812	\$406,788	\$414,924	\$423,222	\$431,687	\$440,321	\$449,127	\$458,110	\$467,272	\$476,617	TOTAL
16) Current Assessed Value	2%	\$2,067,300	\$2,108,646	\$2,150,819	\$2,193,835	\$2,237,712	\$2,282,466	\$2,328,116	\$2,374,678	\$2,422,171	\$2,470,615	\$2,520,027	
17) Tax Under Mills Act (Line 14 X .01)		\$3,988	\$4,068	\$4,149	\$4,232	\$4,317	\$4,403	\$4,491	\$4,581	\$4,673	\$4,766	\$4,861	\$44,542
18) Current Tax (1.02% of Line 16)		\$21,086	\$21,508	\$21,938	\$22,377	\$22,825	\$23,281	\$23,747	\$24,222	\$24,706	\$25,200	\$25,704	\$235,509
19) Tax Savings (Line 18 - Line 17)		\$17,098	\$17,440	\$17,789	\$18,145	\$18,508	\$18,878	\$19,256	\$19,641	\$20,033	\$20,434	\$20,843	\$190,966

THE FOLLOWING TABLE IS TO BE COMPLETED BY STAFF ONLY:

20) Annual Costs to City (Line 19 X 22%)	Current	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	TOTAL
	\$3,762	\$3,837	\$3,914	\$3,992	\$4,072	\$4,153	\$4,236	\$4,321	\$4,407	\$4,496	\$4,585	\$42,013

SUMMARY

Total Tax Savings Over 10 year life of contract	\$190,966	Savings Less Cost of Rehabilitation and Maintenance Plan (historic structure)	(\$3,850.70)
Total Cost to City Over 10 year life of contract	\$42,013	Total Savings Less Cost of Rehabilitation and Maintenance Plan (other structures added)	(\$122,848.70)
Cost of Rehabilitation and Maintenance Plan (historic structure)	\$194,817	Total Cost to City less Cost of Rehabilitation and Maintenance Plan (historic structure)	(\$152,805)
Cost of Rehabilitation and Maintenance Plan (other structures)	\$118,998	Total Cost to City less Cost of Rehabilitation and Maintenance Plan (other structures)	(\$76,985)
Total Cost of Rehabilitation and Maintenance Plan	\$313,815	Total Cost to City less Total Cost of Rehabilitation and Maintenance Plan	(\$271,803)

WHEN RECORDED, RETURN TO:

CITY OF SIERRA MADRE
DEPARTMENT OF PLANNING & COMMUNITY PRESERVATION
232 W. SIERRA MADRE BOULEVARD
SIERRA MADRE, CA 91024

HISTORIC PROPERTY PRESERVATION AGREEMENT

THIS AGREEMENT, is made and entered into this _____, by and between this CITY OF SIERRA MADRE, a municipal corporation (hereinafter referred to as the "City"), and Jeff DeFlorio and Sarah DeFlorio (hereinafter referred to as the "Owners").

WITNESSETH

A. Recitals.

1. California Government Code Sections 50280, et seq. allow cities the discretion to enter into contracts with the owners of qualified historical properties, as that term is defined by Government Code Section 50280.1, for the purpose of restricting development of historical property to ensure the protection of its cultural and historic significance and continuing maintenance of the historical property;

2. Owners possess fee title in and to that certain real property, together with associated structures and improvements thereon, located at 617 and 619 W Montecito Street, Sierra Madre, CA 91024-1617 (hereinafter, such property shall be referred to as the "Historic Property"). A legal description of the Historic Property is attached hereto and incorporated herein by this reference as Exhibit A;

3. City and Owners, for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of cultural and historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

B. Agreement.

NOW, THEREFORE, City and Owners, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement. This Agreement shall be effective and commence on _____ and shall remain in effect for a term of ten (10) years thereafter.

2. Valuation of Historic Property. During the term of this Agreement, Owners are entitled to seek assessment of valuation of the Historic Property pursuant to the provisions of Chapter 3 of Part 2 of Division 1 of the California Revenue and Taxation Code.

3. Standards for Historic Property. During the term of this Agreement, this Historic Property shall be subject to the following conditions, requirements and restrictions;

a. Owners shall preserve and maintain the characteristics of cultural and historical significance of the Historic Property. Attached hereto, marked as Exhibit B (Secretary of the Interior's Standards for Rehabilitation), and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Historic Property, which shall apply to such property throughout the term of this Agreement. In addition, Owners shall comply with the

terms of the City's Historic Preservation Ordinance requiring Owners to maintain the Historic Property in a good state of repair and shall obtain any applicable permits to restore the property to maintain its historic and cultural significance.

b. Owners shall submit annually to the Planning & Community Preservation Director a report which shall specify all work completed during the year to fulfill the requirements of their contract as outlined in Exhibit C (Restoration/Rehabilitation and Maintenance Plan) for compliance review by the Planning Commission.

c. Owners shall, where necessary, restore and rehabilitate the Historic Property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation and the City of Sierra Madre. The condition of the exterior of the property, as of the effective date of this Agreement, is documented in photographs attached as Exhibit D. At a minimum, Owners shall continually maintain the Historic Property in the same condition as documented in Exhibit C.

d. Owners shall carry out specific restoration projects on the property as outlined by the City in Exhibit D, in accordance with the Secretary of Interior Standards for Historic Restoration.

e. Owners shall not be permitted to block the view corridor with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark from the public.

f. Owners shall allow reasonable periodic examinations, by prior appointment, of the exterior of the Historic Property by representatives of the County Assessor, State Department of Parks and Recreation, State Board of Equalization, and the City, as may be necessary to determine Owners' compliance with the terms and provisions of this Agreement.

4. Provisions of Information. Owners hereby agree to furnish City with any and all information requested by City which City deems necessary or advisable to determine eligibility of the property involved and compliance with the terms and provisions of this Agreement.

5. Cancellation.

a. City, following a duly noticed public hearing as set forth in California Government Code Section 50280, et seq., may cancel this Agreement if it determines that Owners have breached any of the conditions of the Agreement or have allowed the property to deteriorate to the point that it no longer meets the standards for a qualified historic property. City may also cancel this Agreement if it determines that the Owners have failed to restore or rehabilitates the Historic Property in the manner specified in paragraph 4 of this Agreement. In the event of cancellation, Owners shall be subject to payment of those cancellation fees set forth in California Government Code Section 50280, et seq., described herein. Upon cancellation, the Owners shall pay a cancellation fee of twelve and one-half percent (12 ½%) of the full value of the property at the time of cancellation, as determined by the county assessor without regard to any restriction on such property imposed pursuant to this Agreement. The City's right to cancel this Agreement pursuant to this paragraph shall in no way limit or restrict its right or legal remedies arising from the City's Historic Preservation Ordinance and Municipal Code.

b. If the historic property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than 60% of the original fabric of the structure must be replaced, this agreement shall be canceled because in effect the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

6. Enforcement of Agreement. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of this

Agreement. In the event of a default, under the provisions of his/her Agreement by Owners, City shall give written notice to Owners by registered or certified mail addressed to the address stated in the Agreement, and if such a violation is not corrected to the reasonable satisfaction of the City within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default if said breach or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and must thereafter be diligently pursued to completion by Owners), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owners growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owners or apply for such other relief as may be deemed appropriate.

The City's right to enforce this Agreement pursuant to this a paragraph shall in no way limit or restrict its rights or legal remedies arising from the City's Historical Preservation Ordinance and Municipal Code.

7. Waiver. City does not waive any claim of default by Owners if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to the City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

8. Binding Effect of Agreement. The Owners hereby subjects the Historic Property described in Exhibit A hereto to the covenants, reservations and restrictions as set forth in this Agreement. City and Owners hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owners' successors and assigns in title or interest to the Historic Property.

Each and every contract, deed or other instrument hereinafter executed, governing or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument.

City and Owners hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that it restricts development of the Historic Property. City and Owners hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the cultural and historic characteristics and significance of the Historic Property for the benefit of the public and Owners.

9. Notice. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below, or at any other address as may be later specified by the parties hereto.

City: City of Sierra Madre
Department of Planning & Community Preservation
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024

Owner: Jeff DeFlorio and Sarah DeFlorio
615 W. Montecito Avenue
Sierra Madre, CA 91024

10. General Provisions.

a. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint venture.

b. Owners agree to and shall hold City and its elected officials, officers, agents and employees harmless from liability for damage or claims which may arise from the direct or indirect use or operations of Owners or those of their contractor, subcontractor, agenda, employee or other person acting on his/her behalf which relates to the use, operation and maintenance of the Historic Property and from any injury to property caused by the restrictions on development of the Historic Property from application or enforcement of the City's Historical Preservation Ordinance or from the enforcement of this Agreement. Owners hereby agree to and shall defend the City and its elected officials, officers, agents and employees with respect to any and all actions for damage caused by, or alleged to have been caused by, reason of Owners' activities in connections with the Historic Property. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the City prepared, supplied or approved this plans, specifications or other documents for the Historic Property.

c. All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

d. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief by the court.

e. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

f. This Agreement shall be constructed and governed in accordance with the laws of the State of California.

11. Recordation. No later than twenty (20) days after the parties execute and enter into this Agreement, the Owners shall cause the Agreement to be recorded in the office of the County Recorder of the County of Los Angeles. The Owners shall further provide written notice of the contract to the Office of Historic Preservation within six months of entering into the contract

12. Amendments. This Agreement may be amended, in whole or in part, only by written recorded instrument executed by the parties hereto.

IN WITNESS WHEREOF, City and Owners have executed this Agreement on the day and year first written above.

CITY OF SIERRA MADRE

Dated: _____ By: _____
Mayor, City of Sierra Madre

OWNERS

Dated: _____ By: _____
Jeff DeFlorio AND Sarah DeFlorio

EXHIBIT A
LEGAL DESCRIPTION

The subject property is located at 615 W Montecito Street, Sierra Madre, California 91024 (APN: 5768-014-020). The property boundary description as found on the Los Angeles County of the Assessor website is:

REPLAT OF GRAND VIEW TRACT BEING A REPLAT OF BLKS A AND B OF THE
GRAND VIEW TRACT LOTS 13 AND LOT 14

The Grand View Tract was recorded in May of 1887 by J. A. Osgood, Surveyor. Blocks A and B of the Grand View Tract were re-platted in 1905 for owners Lula N. Hinton and Anne E.A. Brown, as recorded in Map Book 7-139.

RECORDING REQUESTED BY:
North American Title

AND WHEN RECORDED MAIL TO:

Jeffrey DeFlorio and Sarah DeFlorio
617 West Montecito Avenue
Sierra Madre, CA 91024

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 91402-21-23677

Escrow No.: 21-3574-SC

AP#: 5768-014-020

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,274.25

[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale.
[] Unincorporated area [X] City of Sierra Madre **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Frances M. Syverson, as Trustee of the Syverson Trust dated October 6, 1988

hereby GRANT(s) to:

Jeffrey DeFlorio and Sarah DeFlorio, Husband and Wife as Joint Tenants

the real property in the City of Sierra Madre, County of Los Angeles, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 615 West Montecito Avenue, Sierra Madre, CA 91024

DATED: August 18, 2021

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 91402-21-23677

Escrow No.: 21-3574-SC

AP#: 5768-014-020

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: August 18, 2021

The Syverson Trust dated October 6, 1988

By: Frances M. Syverson, Trustee
Frances M. Syverson, Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On September 1st 2021

before me, Lydia Ortega

A Notary Public personally appeared

Frances M. Syverson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

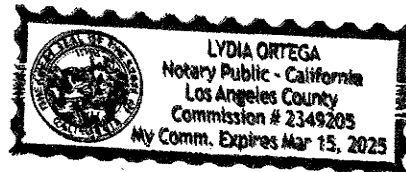
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



LEGAL DESCRIPTION

Real Property in the City of Sierra Madre, County of Los Angeles, State of California, described as follows:

LOTS 13 AND 14 OF REPLAT OF GRANDVIEW TRACT, IN THE CITY OF SIERRA MADRE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 7 PAGE 139 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5768-014-020

EXHIBIT B

THE SECRETARY OF THE INTERIOR STANDARDS¹

The Standards offer four distinct approaches to the treatment of historic properties, preservation, rehabilitation, restoration, and reconstruction, with accompanying guidelines for each. One set of standards will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available and interpretive goals, when applicable. Rehabilitation and Restoration are the appropriate treatment methods for 617 and 619 W. Montecito Avenue.

Rehabilitation

When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*
2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the*

¹ National Park Service U.S. Department of the Interior. "Technical Preservation Services." Accessed August 2022. Available at: <https://www.nps.gov/tps/standards.htm>.

- historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Restoration

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

1. *A property will be used as it was historically or be given a new use that interprets the property and its restoration period.*
2. *Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.*
3. *Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.*
4. *Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.*
5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.*
6. *Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.*
7. *Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.*
8. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
9. *Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
10. *Designs that were never executed historically will not be constructed.*

REHABILITATION/RESTORATION/MAINTENANCE PLANPROPERTY ADDRESS: 615, 617, 619 Montecito Street, Sierra Madre, C A 91024

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

☒ Rehabilitation/Restoration ☐ MaintenanceBuilding Feature: Division 02: Existing ConditionsCost \$ 936.00 (round to nearest dollar)☐ Completed ☒ ProposedContract Year of Proposed Work Completion: ~~2032~~ 2024Description of work: Asbestos testing assuming 10 samples allowance☒ Rehabilitation/Restoration ☐ MaintenanceBuilding Feature: Division 06: Woods and PlasticsCost \$ 71,794.36 (round to nearest dollar)☐ Completed ☒ ProposedContract Year of Proposed Work Completion: ~~2032~~ 2026Description of work: Repair of old sheds and trellis☒ Rehabilitation/Restoration ☐ MaintenanceBuilding Feature: Division 07: Moisture & DampproofCost \$ 57,600.00 (round to nearest dollar)☐ Completed ☒ ProposedContract Year of Proposed Work Completion: ~~2032~~ 2032Description of work: Replace roofing on Units 615, 617, 619, sheds, and garage☒ Rehabilitation/Restoration ☐ MaintenanceBuilding Feature: Division 08: OpeningsCost \$ 30,030.00 (round to nearest dollar)☐ Completed ☒ ProposedContract Year of Proposed Work Completion: ~~2032~~ 2025Description of work: Replace laundry room door (Unit 617); replace door (guest suite); install AC access door (Units 617 and 619); replace vinyl windows (617 and 619); repair wood windows (617)☒ Rehabilitation/Restoration ☐ MaintenanceBuilding Feature: Division 09: FinishesCost \$ 37,920.00 (round to nearest dollar)☐ Completed ☒ ProposedContract Year of Proposed Work Completion: ~~2032~~ 2025Description of work: Patch, repair, and paint drywall resulting from this plan, and paint windows and trellis.

REHABILITATION/RESTORATION/MAINTENANCE PLAN

PROPERTY ADDRESS: 615, 617, 619 Montecito Street, Sierra Madre, C A 91024

Use this form to outline your rehabilitation, restoration, and maintenance plan. Copy this page as necessary to include all items that apply to your property. Begin by listing recently completed work (if applicable) and continue with work you propose to complete within the next ten years arranging in order of priority.

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 23: HVAC (615 phase 1)

Cost \$ 63,814.80 39,165 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: 2023-2027

Description of work: Replace existing furnace with HVAC (Units 615 and 619)

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: Division 26: Electrical

Cost \$ 51,720.00 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: 2023-2029

Description of work: Upgrade house power from 100 amps to 320 amps and replace knob and tube wiring

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: DIVISION 23: HVAC (619 phase 2)

Cost \$ 24,649.80 (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: 2028

Description of work: Replace existing furnace with HVAC (619)

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: _____

Cost \$ _____ (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: _____

Description of work: _____

☒ Rehabilitation/Restoration ☐ Maintenance

Building Feature: _____

Cost \$ _____ (round to nearest dollar)

☐ Completed ☒ Proposed

Contract Year of Proposed Work Completion: _____

Description of work: _____

617 North Montecito Avenue (Main Residence, Built 1910)



Primary/Southern Façade (view facing northeast)



Primary/Southern Façade (central section)



Primary/Southern Façade (left section)



Primary/Southern Façade (central section)



Eastern Façade



Rear/Northern Façade (main portion, excluding ADU)

619 W. Montecito Avenue (Attached ADU, Built 1928)



Southern Façade (abutting No. 617)



Western Façade



Northwest Corner (showing northern façade at left)



Rear/Northern Façade

615 W. Montecito Avenue (Rear House, Built 1923)



Primary/Southern Façade



Side/Eastern Façade



Side/Eastern Façade (view facing northwest)



Side/Eastern Façade



Rear/Northern Façade



Side/Western Façade (view facing southeast)

615 W. Montecito Avenue (Garage, Unknown date)



Primary/Southern Façade

615 W. Montecito Avenue (Shed, Unknown date)



Façade



Façade