

**LOS ANGELES COUNTY  
DEPARTMENT OF  
REGIONAL PLANNING**

AMY J. BODEK, AICP  
Director,  
Regional Planning

DAVID DE GRAZIA  
Deputy Director,  
Current Planning

DENNIS SLAVIN  
Chief Deputy Director,  
Regional Planning

SHARON GUIDRY  
Deputy Director,  
Land Use Regulation

CONNIE CHUNG, AICP  
Deputy Director,  
Advance Planning

JOSEPH HORVATH  
Administrative Deputy,  
Administration

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

69 June 3, 2025

  
EDWARD YEN  
EXECUTIVE OFFICER

June 03, 2025

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**PROJECT NO. PRJ2024-002163  
CASE NO. RPPL2024003269  
APPLICANT: TIM AND CYNTHIA ANDERSON  
PROJECT LOCATION: 2427 LOS AMIGOS STREET  
LA CRESCENTA-MONTROSE, CA 91214  
LA CRESCENTA ZONED DISTRICT  
(FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)**

### **SUBJECT**

This action is to designate the Bertrand House, located at 2427 Los Amigos Street in the unincorporated community of La Crescenta-Montrose in the Fifth Supervisorial District, as a County of Los Angeles (County) Landmark.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and the record of the project; and
2. Adopt a resolution designating the subject property as a County Landmark.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to designate the subject property as a County Landmark, thereby preserving the County's distinctive architectural history. The subject property is eligible for designation for its combination of Dutch Colonial Revival architecture and the Arroyo Stone Building style. It is developed with a primary residence, guest house, home office, and rubble stone features, all built between 1923 and 1928.

### **Implementation of Strategic Plan Goals**

This action supports the County's Strategic Plan North Star 2 (Foster Vibrant and Resilient Communities). Designating Landmarks and Historic Districts preserves the unincorporated communities' architectural and cultural heritage, thereby fostering community vibrancy.

### **FISCAL IMPACT/FINANCING**

There is no fiscal impact for this project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

#### **Landmarks Commission Recommendation**

Pursuant to County Code Section 22.124.090.B, at a duly noticed public hearing held on November 8, 2024, the Historical Landmarks and Records Commission (Landmarks Commission) adopted a resolution to recommend that the Board of Supervisors find that the designation of the subject property as a County Landmark is categorically exempt from the provisions of the CEQA and adopt a resolution designating the subject property as a County Landmark. During the public hearing, the property owners expressed their support of the recommended designation. There were no other public comments during the Landmarks Commission public hearing.

#### **Board Public Hearing Requirement**

Pursuant to County Code Section 22.124.090, if the property owner is also the applicant and thereby consents to designation, a public hearing before the Board is not required. The property owners, Tim and Cynthia Anderson, filed a landmark nomination application for the subject property and therefore consent to its designation.

#### **Board Consideration**

Pursuant to County Code Section 22.124.090.C, following the filing by the Landmarks Commission of an adopted resolution, the Board is also required to adopt a resolution approving the landmark designation, in whole or in part and with or without modifications; or disapproving the landmark designation.

#### **Designation Effective Date**

Pursuant to County Code Section 22.124.090.D, a landmark designation shall be effective as of the date a resolution approving the designation is adopted by the Board.

#### **Procedures Upon Approval**

Pursuant to County Code Section 22.124.090.E, upon the effective date of a landmark designation, the Landmarks Commission shall promptly enter the property into the County Register as a County Landmark and shall specify the effective date of the landmark designation.

Pursuant to County Code Section 22.124.090.F, the Director of the Department of Regional Planning shall cause a document titled "Notice of Landmark Designation" to be promptly recorded with the

Registrar-Recorder/County Clerk upon the effective date of a landmark designation.

### **ENVIRONMENTAL DOCUMENTATION**

Pursuant to Section 15331 (Historical Resource Restoration/Rehabilitation—Class 31) of CEQA, a historic landmark designation is categorically exempt from the provisions of the CEQA because the designation will preserve a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995).

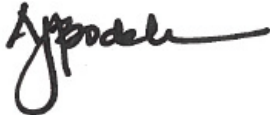
### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The proposed action will not impact current County services or projects.

### **CONCLUSION**

For further information, please contact Katrina Castañeda in the Community Studies East Section at (213) 893-7032 or [kcastaneda@planning.lacounty.gov](mailto:kcastaneda@planning.lacounty.gov).

Respectfully submitted,



Amy J. Bodek, AICP

Director

AJB:CC:ER:BD:KC:lj

Enclosures

c: Executive Office, Board of Supervisors  
Chief Executive Office  
County Counsel  
Historical Landmarks and Records Commission

**RESOLUTION  
COUNTY OF LOS ANGELES  
BOARD OF SUPERVISORS  
BERTRAND HOUSE LANDMARK DESIGNATION  
PROJECT NO. PRJ2024-002163  
CASE NO. RPPL2024003269**

**WHEREAS**, on June 3, 2025, the County of Los Angeles ("County") Board of Supervisors ("Board") considered a recommendation from the County Historical Landmarks and Records Commission ("Landmarks Commission") to designate the Bertrand House, located at 2427 Los Amigos Street in the unincorporated community of La Crescenta-Montrose in the Fifth Supervisorial District (the "Property"), as a County Landmark pursuant to Section 22.124 of the County Code (the "Project"), and find the Project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and

**WHEREAS**, the Board finds:

1. On June 13, 2024, Property owners, Tim and Cynthia Anderson, filed a landmark nomination application for the subject property.
2. The boundaries of the proposed landmark follow the parcel lines of Assessor's Parcel Number 5804-010-022.
3. The subject Property is approximately 0.42 acres in size and developed with a two-story primary residence, a one-story guest house, and a one-story home office. The grounds comprise uncoursed rubble stone pathways, various hardscape elements, and landscaping.
4. The main residence, guest house, and the original walls of the above-ground swimming pool were constructed between 1923 and 1928. Pursuant to County Code Section 22.124.070.A, the subject Property is a historic site that is at least 50 years old, satisfies one or more significance criteria, and therefore may be designated as a County Landmark.
5. The subject Property embodies distinctive characteristics that satisfy the requirements of County Code Section 22.124.070.A.3 because it combines the Dutch Colonial Revival and Arroyo Stone Building styles, with the latter expressed in the building construction and embellishment, and in site features. The Dutch Colonial Revival style has a period of significance in the Los Angeles area between 1895-1930. This Property embodies the style with its gambrel roof, clapboard siding, and restrained classical detailing in the front elevation's pediment and guest house's fixed shutters. Arroyo Stone Buildings, a rarity in Los Angeles County, have a period of significance from 1892–1930. They are characterized by high levels of craftsmanship and a method of construction

utilizing arroyo stone. The grounds of the Bertrand House employ arroyo stone construction extensively, with uncoursed rubble stone forming the first story of the main residence, pathways and various hardscape elements, and portions of the guest house.

6. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. The Bertrand House is in its original location and therefore retains integrity of location. It exhibits good integrity of workmanship and materials, especially in uncoursed rubble stonework that is prominent throughout the main residence, guest house, footpaths, retaining walls, and other hardscape and landscape elements.

Several alterations to the Property have occurred, impacting integrity of setting. In 1962, the Property was subdivided into two parcels, creating a new parcel directly west of the subject property. Also in 1962, a tennis court and three-car garage were demolished, and a single-family residence was constructed on the new parcel. After 1970, a trellis, rubble stone outdoor fireplace and barbeque, and wood fencing were added to the property. In addition, the original above-ground swimming pool located in the northeast corner of the lot was drained and a one-story detached office building was constructed within the extant rubble stone pool walls. A new in-ground swimming pool is currently under construction along the eastern property line. While these features have altered the setting, the grounds retain plentiful use of rubble stone and the general relationship between the buildings do not interfere with the historic integrity. Therefore, the Bertrand House retains sufficient integrity of setting to convey its historical significance.

The main residence is moderately unaltered, except for the replacement of the wood railing on the south elevation, a few window sash replacements within their original openings, and the introduction of A/C units on the roof. Windows on the guest house's south, east, and north elevations have been replaced, but the main residence's design elements remain largely intact. Overall, the Arroyo Stone Building style and Dutch Colonial Revival style remain on high display. Finally, the Bertrand House evokes a rustic romanticism and therefore retains integrity of feeling and association.

7. Leon Bertrand, a skilled stonemason and owner of the property, oversaw the design and construction in 1923. Mr. Bertrand died in 1928, while still owning and occupying the home. The National Park Service defines period of significance as "the span of time during which significant events and activities occurred" associated with the historic site. The period of significance of the subject property is 1923, the date construction began, to 1928, the date of Mr. Bertrand's death.

8. Pursuant to County Code Section 22.124.090.A, the Property owners are the applicant and thereby consent to the County Landmark designation.
9. Pursuant to County Code Section 22.124.140, a Certificate of Appropriateness is required to authorize certain work on the landmark.
10. On November 8, 2024, the Historical Landmarks and Records Commission voted to recommend that the Board find the Project categorically exempt from the California Environmental Quality Act and designate the subject Property as a County Landmark.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:**

1. Find the Project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31);
2. The Property, located at 2427 Los Amigos Street in the unincorporated community of La Crescenta-Montrose, is hereby designated as a Los Angeles County Historic Landmark;
3. Pursuant to County Code Section 22.14.080, character-defining features are defined as “the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of a historic resource that must be retained to preserve that character.” The Property’s character-defining features are attached; and
4. Pursuant to County Code section 22.124.190.A, the effective date of this designation is June 3, 2025 and the decision of the Board is final.

EDWARD YEN  
Executive Officer-Clerk of the Board of  
Supervisors of the County of Los Angeles



By: *Marisa Oleceda*  
Deputy

APPROVED AS TO FORM:  
DAWYN HARRISON  
County Counsel

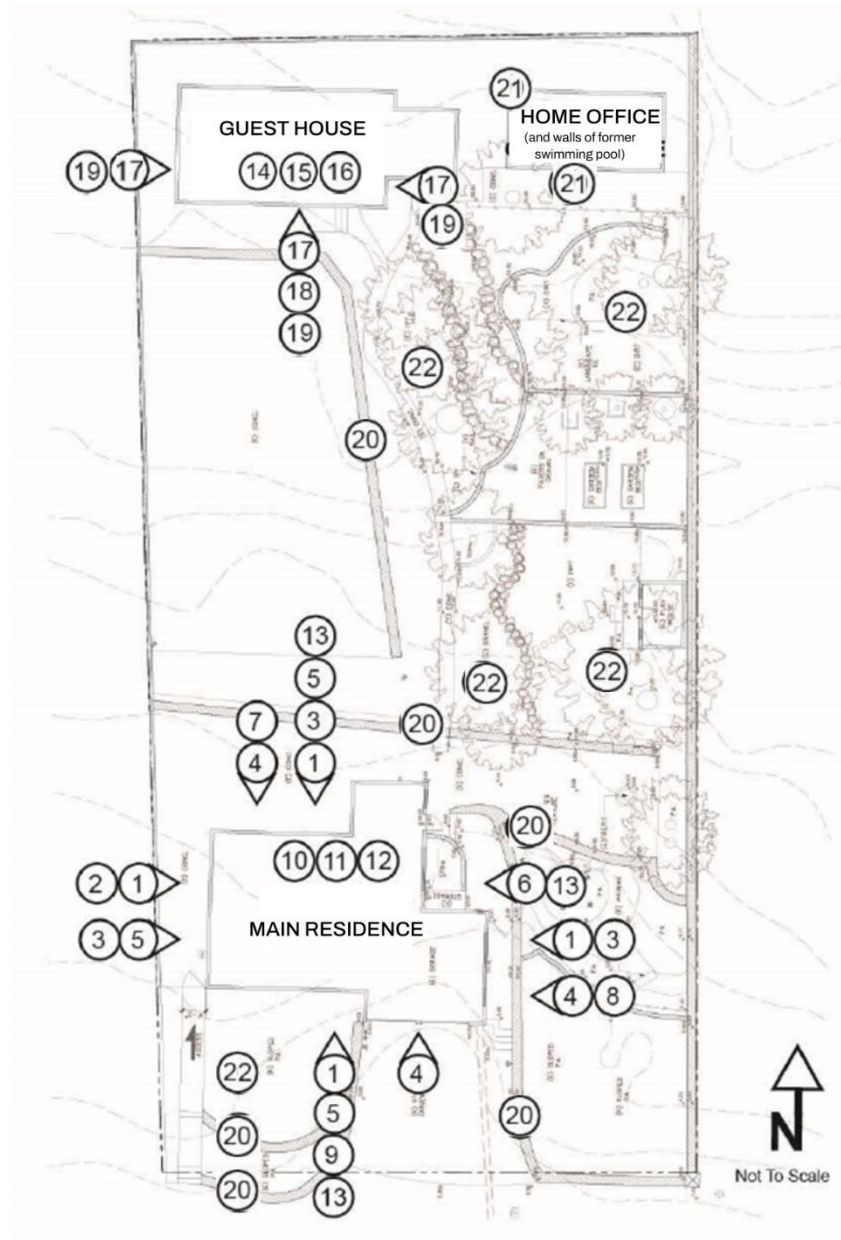
By: *Andriy Pazuniak*  
Deputy

Attachment: Character-Defining Features



**CHARACTER-DEFINING FEATURES  
BERTRAND HOUSE LANDMARK DESIGNATION  
PROJECT NO. PRJ2024-002163  
CASE NO. RPPL2024003269  
2427 LOS AMIGOS STREET**

Item No.	Character-Defining Feature	North	East	South	West
<b>Main Residence</b>					
<b>Windows (wood trim)</b>					
1	Nine-over-nine double-hung window	x (1)	x (1)	x (6)	x (2)
2	Nine-over-nine double-hung window (2 panels) with single-pane window between				x (1)
3	Double-hung window	x (1)	x (1)		x (1)
4	16-lite windows (each leaf 8 lites)	x (1)	x (4)	x (2)	
5	20-lite windows (each leaf 10 lites)	x (1)		x (6)	x (2)
6	Three-lite casement window (single leaf)		x (1)		
7	6-lite window (2) with a single-pane window between	x (1)			
<b>Doors</b>					
8	15-lite French door (2 <sup>nd</sup> story at balcony)		x (1)		
9	Front door with 1 lite			x	
<b>Roof</b>					
10	Gambrel-roofed profile	x	x	x	x
<b>Other Features</b>					
11	Two-story height	x	x	x	x
12	Stone masonry construction (entire 1 <sup>st</sup> story)	x	x	x	x
13	Flared shingled wall (2 <sup>nd</sup> story)	x	x	x	
<b>Guest House</b>					
14	Side-gabled roof	x	x	x	x
15	Rectangular footprint (original building)	x	x	x	x
16	Stone masonry wall (lower portion)	x	x	x	x
17	Flared shingled wall (upper portion)		x (partial)	x	x (partial)
18	Flared shutters following wall contour			x	
19	Double-hung wood trim window		x (1)	x (2)	x (1)
<b>Landscaping and Hardscaping (throughout property)</b>					
20	Rubble rock retaining walls				
21	Rubble rock walls (former swimming pool)				
22	Pine Trees ( <i>Pinus</i> sp.)				



**Figure A-1. Keymap of Character-Defining Features**  
(Note: Base map is a schematic drawing from 2021)  
SOURCE: *Sapphos Environmental, Inc., 2024*

**MAIN RESIDENCE**



**Figure A-2A. Primary/South Elevation**  
SOURCE: *Sapphos Environmental, Inc., 2023*



**Figure A-2B. Primary/South Elevation (Detail showing flared wall)**  
Source: *Sapphos Environmental, Inc., 2023*





**Figure A-2C. Primary/South Elevation (detail showing bifold garage doors)**  
 SOURCE: Sapphos Environmental, Inc., 2023

***West Elevation***



**Figure A-3A. West Elevation (rear portion; wall at left of photo)**  
 SOURCE: Sapphos Environmental, Inc., 2023





**Figure A-3B. West Elevation (front portion; wall at right of photo)**  
SOURCE: *Sapphos Environmental, Inc., 2023*

***Rear/North Elevation***



**Figure A-4A. Rear/North Elevation (southeast addition)**  
SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-4B. Rear/North Elevation (house)**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-4C. Rear/North Elevation (trellis)**  
SOURCE: *Sapphos Environmental Inc., 2024*



***East Elevation***



**Figure A-5A. East Elevation**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-5B. East Elevation (southeast addition)**  
SOURCE: *Sapphos Environmental Inc., 2024*

**GUEST HOUSE**



**Figure A-6. South and East Elevations, Guest House (view facing northwest)**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-7. South Elevation, Guest House (profile view)**  
SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-8. West Elevation, Guest House**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-9. North and East Elevations, Guest House (view facing southwest)**  
SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-10. North Elevation, Guest House (right portion)**  
 SOURCE: *Sapphos Environmental Inc., 2024*

## Home Office



**Figure A-11. South and West Elevations, Home Office (view facing northeast)**  
 SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-12. Home Office (view facing southeast toward enclosure and west wall)**

SOURCE: *Sapphos Environmental Inc.*, 2024



**Figure A-13. East and North Elevations, Home Office (view facing northeast)**

SOURCE: *Sapphos Environmental Inc.*, 2024



**RESOLUTION  
HISTORICAL LANDMARKS AND RECORDS COMMISSION  
BERTRAND HOUSE LANDMARK DESIGNATION  
PROJECT NO. PRJ2024-002163  
CASE NO. RPPL2024003269**

**WHEREAS**, on November 8, 2024, the Los Angeles County ("County") Historical Landmarks and Records Commission ("Landmarks Commission") considered a recommendation that the Board of Supervisors find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31) and designate the Bertrand House, located at 2427 Los Amigos Street in the unincorporated community of La Crescenta-Montrose in the Fifth Supervisorial District, as a County Landmark pursuant to Section 22.124 of the County Code; and

**WHEREAS**, the Landmarks Commission finds:

1. On June 13, 2024, the property owners, Tim and Cynthia Anderson, filed a landmark nomination application for the subject property. The application was found complete on June 24.
2. The boundaries of the proposed landmark follow the parcel lines of Assessor's Parcel Number 5804-010-022.
3. The subject property is approximately 0.42 acres in size and developed with a two-story main residence, a one-story guest house, and a one-story home office. The grounds comprise uncoursed rubble stone pathways, various hardscape elements, and landscaping.
4. The main residence, guest house, and the original walls of the above-ground swimming pool were constructed between 1923 and 1928, 101 to 96 years ago. Pursuant to County Code Section 22.124.070.A, the subject property is a historic site that is at least 50 years old.
5. Pursuant to County Code Section 22.124.070.A.3, the subject property is eligible for designation as a County Landmark because it combines the Dutch Colonial Revival and Arroyo Stone Building styles, with the latter expressed in the building construction and embellishment, and in site features.

The Dutch Colonial Revival style has a period of significance in Los Angeles of 1895-1930. This property embodies the style with its gambrel roof, clapboard siding, and restrained classical detailing in the front elevation's pediment and guest house's fixed shutters.

Arroyo Stone Buildings, a rarity in Los Angeles County, have a period of significance from 1892–1930. They are characterized by high levels of craftsmanship and a method of construction utilizing arroyo stone. The grounds of the Bertrand House employ arroyo stone construction extensively, with uncoursed rubble stone forming the first story of the main residence, pathways and various hardscape elements, and portions of the guest house.

6. Historic integrity is commonly defined as the ability of a site to convey its historical significance and is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. The Bertrand House is in its original location and therefore retains integrity of location. It exhibits good integrity of workmanship and materials, especially in uncoursed rubble stonework that is prominent throughout the main residence, guest house, footpaths, retaining walls, and other hardscape and landscape elements.

Several alterations to the property have occurred, impacting integrity of setting. In 1962, the property was subdivided into two parcels, creating a new parcel directly west of the subject property. Also in 1962, the tennis court and three-car garage were demolished and a single-family residence was constructed on the new parcel. After 1970, a trellis, rubble stone outdoor fireplace and barbeque, and wood fencing were added to the property. In addition, the original above-ground swimming pool located in the northeast corner of the lot was drained and a one-story detached office building was constructed within the extant rubble stone pool walls. A new in-ground swimming pool is currently under construction along the eastern property line. While these features have altered the setting, the grounds retain plentiful use of rubble stone and the general relationship between the buildings do not interfere with the historic integrity. Therefore, the Bertrand House retains sufficient integrity of setting to convey its historical significance.

The main residence is moderately unaltered, except for the replacement of the wood railing on the south elevation, a few window sash replacements within their original openings, and the introduction of A/C units on the roof. Windows on the guest house's south, east, and north elevations have been replaced, but the main residence's design elements remain largely intact. Overall, the Arroyo Stone Building style and Dutch Colonial Revival style remain on high display. Finally, the Bertrand House evokes a rustic romanticism and therefore retains integrity of feeling and association.

7. Leon Bertrand, a skilled stonemason and owner of the property, oversaw the design and construction in 1923. Mr. Bertrand died in 1928, while still owning and occupying the home. The National Park Service defines period of significance as



“the span of time during which significant events and activities occurred” associated with the historic site. The period of significance of the subject property is 1923, the date construction began, to 1928, the date of Mr. Bertrand’s death.

8. Pursuant to County Code Section 22.14.080 – H, character-defining features are the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the historic character of an historic resource that must be retained to preserve that character. The character-defining features of the subject property are attached.
9. Pursuant to County Code Section 22.124.090.A, the property owner is the applicant and thereby consents to the County Landmark designation.
10. On November 8, 2024, LA County Planning presented the staff report for this case before the Landmarks Commission in a public hearing. The property owners, Tim and Cynthia Anderson, testified in favor of their nomination and responded to the Landmarks Commission’s questions. There were no other speakers. After discussion, the Landmarks Commission voted to recommend that the Board designate the subject property as a County Landmark.

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

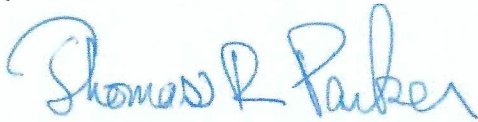
1. Find the project categorically exempt from the California Environmental Quality Act, pursuant to Section 15331 of the State CEQA Guidelines (Historical Resource Restoration/Rehabilitation – Class 31); and
2. Adopt a resolution designating the Bertrand House, located at 2427 Los Amigos Street in the unincorporated community of La Crescenta-Montrose in the Fifth Supervisorial District, as a County Landmark.

I hereby certify that the foregoing Resolution was adopted by a majority of the voting members of the Historical Landmarks and Records Commission on November 8, 2024.



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

APPROVED AS TO FORM:  
DAWYN HARRISON  
County Counsel



By \_\_\_\_\_  
Thomas R. Parker  
Senior Deputy County Counsel  
Property Division

VOTES

Yes: Commissioner Sand, Vice Chair Yolanda Duarte-White, and Chair Stepehn J. Sass,

No: None

Abstain: None

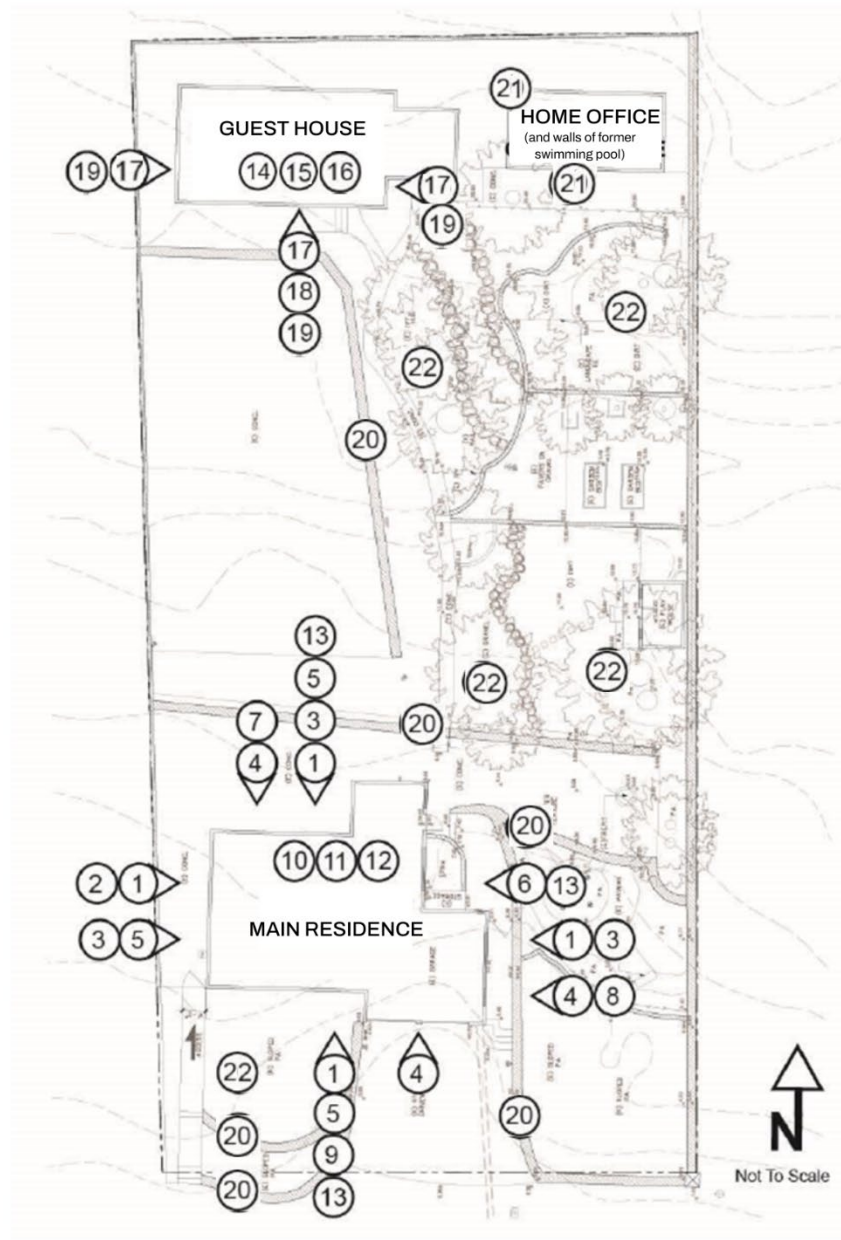
Absent: Commissioners Benjamin J. Kahle and Carol A. Kearns

Attachments: Character-Defining Features

**CHARACTER-DEFINING FEATURES  
BERTRAND HOUSE LANDMARK DESIGNATION  
PROJECT NO. PRJ2024-002163  
CASE NO. RPPL2024003269  
2427 LOS AMIGOS STREET**

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2	Nine-over-nine double-hung window (2 panels) with single-pane window between				x (1)
3	Double-hung window	x (1)	x (1)		x (1)
4	16-lite windows (each leaf 8 lites)	x (1)	x (4)	x (2)	
5	20-lite windows (each leaf 10 lites)	x (1)		x (6)	x (2)
6	Three-lite casement window (single leaf)		x (1)		
7	6-lite window (2) with a single-pane window between	x (1)			
<b>Doors</b>					
8	15-lite French door (2 <sup>nd</sup> story at balcony)		x (1)		
9	Front door with 1 lite			x	
<b>Roof</b>					
10	Gambrel-roofed profile	x	x	x	x
<b>Other Features</b>					
11	Two-story height	x	x	x	x
12	Stone masonry construction (entire 1 <sup>st</sup> story)	x	x	x	x
13	Flared shingled wall (2 <sup>nd</sup> story)	x	x	x	
<b>Guest House</b>					
14	Side-gabled roof	x	x	x	x
15	Rectangular footprint (original building)	x	x	x	x
16	Stone masonry wall (lower portion)	x	x	x	x
17	Flared shingled wall (upper portion)		x (partial)	x	x (partial)
18	Flared shutters following wall contour			x	
19	Double-hung wood trim window		x (1)	x (2)	x (1)
<b>Landscaping and Hardscaping (throughout property)</b>					
20	Rubble rock retaining walls				
21	Rubble rock walls (former swimming pool)				
22	Pine Trees ( <i>Pinus</i> sp.)				





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(Note: Base map is a schematic drawing from 2021)  
SOURCE: Sapphos Environmental, Inc., 2024

**MAIN RESIDENCE**



**Figure A-2A. Primary/South Elevation**  
*SOURCE: Sapphos Environmental, Inc., 2023*



**Figure A-2B. Primary/South Elevation (Detail showing flared wall)**  
*Source: Sapphos Environmental, Inc., 2023*





**Figure A-2C. Primary/South Elevation (detail showing bifold garage doors)**  
 SOURCE: Sapphos Environmental, Inc., 2023

***West Elevation***



**Figure A-3A. West Elevation (rear portion; wall at left of photo)**  
 SOURCE: Sapphos Environmental, Inc., 2023





**Figure A-3B. West Elevation (front portion; wall at right of photo)**  
SOURCE: *Sapphos Environmental, Inc., 2023*

***Rear/North Elevation***



**Figure A-4A. Rear/North Elevation (southeast addition)**  
SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-4B. Rear/North Elevation (house)**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-4C. Rear/North Elevation (trellis)**  
SOURCE: *Sapphos Environmental Inc., 2024*



***East Elevation***



**Figure A-5A. East Elevation**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-5B. East Elevation (southeast addition)**  
SOURCE: *Sapphos Environmental Inc., 2024*

**GUEST HOUSE**



**Figure A-6. South and East Elevations, Guest House (view facing northwest)**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-7. South Elevation, Guest House (profile view)**  
SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-8. West Elevation, Guest House**  
SOURCE: *Sapphos Environmental Inc., 2024*



**Figure A-9. North and East Elevations, Guest House (view facing southwest)**  
SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-10. North Elevation, Guest House (right portion)**  
 SOURCE: *Sapphos Environmental Inc., 2024*

## Home Office



**Figure A-11. South and West Elevations, Home Office (view facing northeast)**  
 SOURCE: *Sapphos Environmental Inc., 2024*





**Figure A-12. Home Office (view facing southeast toward enclosure and west wall)**

SOURCE: *Sapphos Environmental Inc.*, 2024



**Figure A-13. East and North Elevations, Home Office (view facing northeast)**

SOURCE: *Sapphos Environmental Inc.*, 2024