

Linda Leigh Long
255 North Mayflower Ave.
Monrovia, CA 91016
626-824-2333

October 15, 2016

Sheri Bermejo
City Of Monrovia
Community Development
415 South Ivy Ave.
Monrovia, CA 91016-2888

Re: IDLEWILD 255 North Mayflower Ave., Monrovia, CA 91016-2007

Dear Ms. Bermejo:

This is in response to your 9/15/2016 letter regarding the (front) "porch repair extension", which should more properly be described as the *front porch restoration project*. Only as a clarification, please note that the porch does not need to be repaired, as it is in good working order and there has never been an extension planned. It has always been the plan (and the plan remains) to restore the porch to its original state using pictures I have that show the detail of the original woodwork.

I hope you are familiar with my home and have had the chance to at least drive by. You may have even seen the inside as I have provided my house to the Monrovia Old House Preservation Group for its Mother's Day tour twice, and I lend it for other events held by this same organization when requested. People seem to enjoy Idlewild and each time they visit the guests have the opportunity to see continual restoration results, as I have done many things to preserve the home over the 19 years I've lived here.

The front porch restoration remains the single most expensive restoration project to tackle at Idlewild and it is the most complicated to orchestrate. I've already determined with architects and structural engineers that the restoration will require new thinking in regard to structural construction. It is likely the reason the porch is gone from its original state now is because it deteriorated and collapsed because it was not structurally sound when originally built. Old pictures I have support this theory as you can see sagging and stress on the arch at the front door approach. The arch was too wide and proper support was not designed, lack of support caused deterioration over the years. The plans I have preliminarily discussed include fabricating a steel beam incased in wood (to look original) so that the structure of the newly refurbished porch can withstand the test of time. The estimated cost is at least \$150,000.

Because of the large investment to restore the porch correctly and to meet the historic preservation group's guidelines and restraints, I respectfully request that this project be given a 10-year time frame to complete, until 2026.

I know 10 years seems like a long time, but I hope you will understand my intent to restore the front porch is constantly on my mind (every time I come home and walk through the front door, in fact) and it is a project that I would like to undertake as soon as possible. If I can tackle it prior to the 10 years I definitely want to do it!

I take great pride in my home being a historical landmark and have kept it historically accurate both inside and outside at great expense. I know the tax break on the Mills Act is intended to give the homeowners the opportunity to reinvest that money towards the house, which I have done MANY TIME OVER! The minimal amount saved on the Mills Act contract is minimal in comparison to the investment it takes to keep Idlewild maintained and preserved.

I recently restored the south porch, which was deteriorating; it was a priority over the front porch, which is in good working order. I also recently built a north/west porch matching and complimenting the south porch giving the backyard usable space, which it did not have previously. These two projects provided research for the more complex front porch project (and when fabricating the spindles, I did have enough spindles made for the front porch project, so from that standpoint, I guess you could say I am under way already). All these projects have been a huge expense and the next project (I think) needs to be simply painting the house, but nothing is simple when it comes to my house. I've been told to expect to pay \$80,000 to paint Idlewild.

I have taken my commitment a step further by recently purchasing the property at 502 West Hillcrest Blvd. I also own the property at 506 West Hillcrest Blvd. These two properties were built on Idlewild land in the 1950's when the land was subdivided. My goal was to protect the property around Idlewild for the sake of preservation. With the recent purchase I have managed this goal, plus I now own the palm trees that were originally on Idlewild property, but are included within the property line of the 502 West Hillcrest home. The city of Monrovia is interested in landmarking the 5 palm trees to the north and now we can do that (#7 in your letter). Can we pursue this designation now?

In response to the specific items on your letter...

1. The requirements and standards required in this condition have been met. Examples include the north/west porch which was approved by the city and all the appropriate committees. Another example is the window restoration, in which I had the original windows restored by craftsmen who are dedicated to restoration of old windows and doors. Rather than using any new material or wood, they fixed the old wood and restored the windows that needed repair.

2. The view of the entire house is apparent and I installed a permanent plaque providing the history of Idlewild. It is even a Pokémon stop!
3. The city provided historical plaque (#16) is also displayed proudly.
4. The electrical of the home is upgraded.
5. Exterior
 - a. a) The home is in good condition, although it is due a paint job sometime in the near future. Windows are in good condition (as explained below, I make an effort to keep them in good working order and maintained by craftsmen who are dedicated to old windows and doors). Roof is in good order.
 - b. I've received these when needed/requested for a certain project.
6. This letter is an example of providing updates.
7. Palm trees to the north, discussed above. Please help me get these landmarked and re-draw the property line so that the palm trees are officially on Idlewild property and will not be in jeopardy.
8. As requested above, please allow an additional 10 years to start the front porch restoration project.

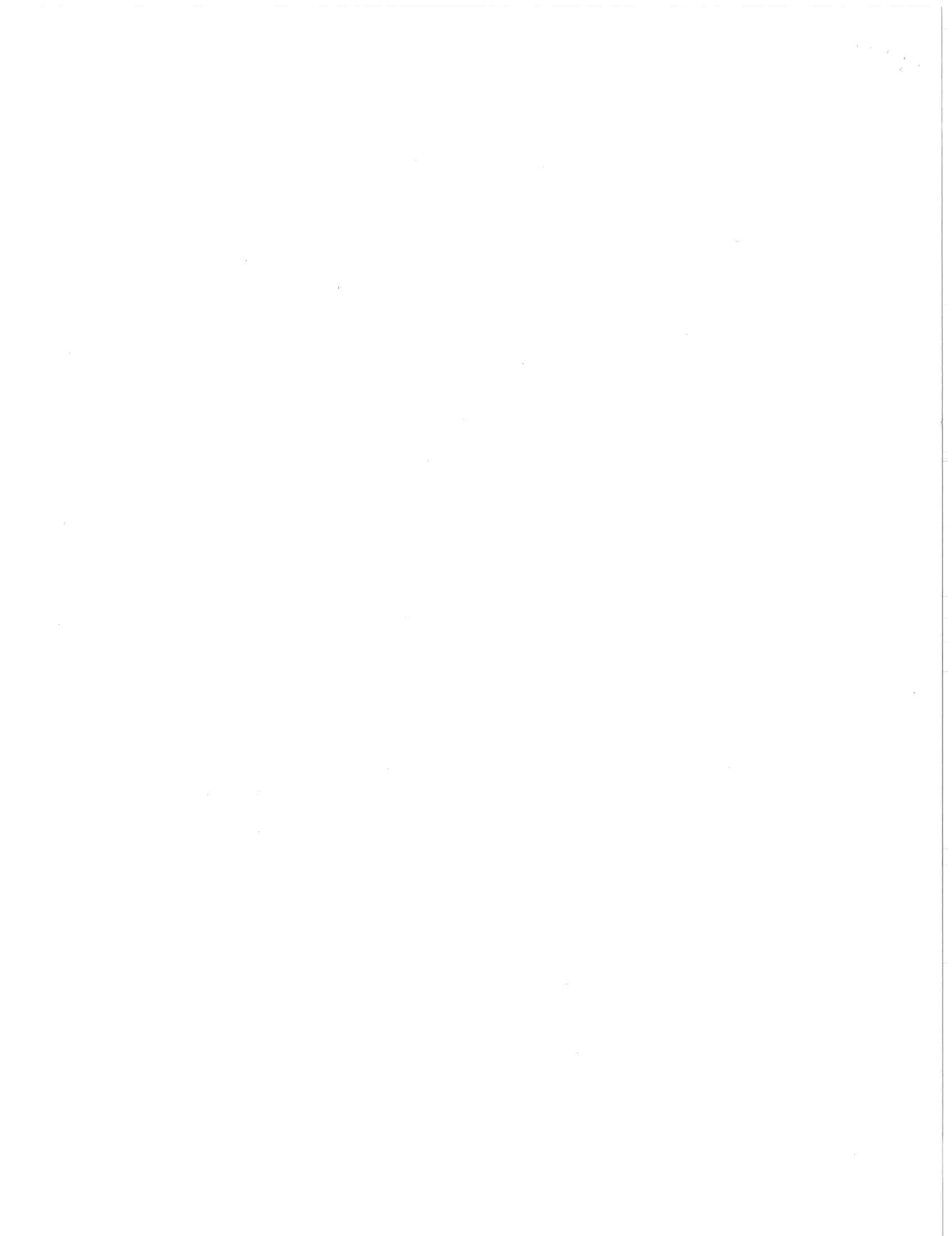
The homes I purchased next door will eventually allow for a cash-flow opportunity, as they are rental properties. Currently, the rent is used to pay the mortgages, but the master plan is that when they are paid off, the rent money contributes to the maintenance of Idlewild given that it is a huge commitment to maintain, restore and preserve this 1887 historical landmark home.

I hope I have conveyed to you my love and commitment to this home, which I enjoy very much (as do my children who will one day continue the maintenance and preservation of Idlewild -it is the only home they've known). I know the community enjoys it also, because I get compliments all the time about Idlewild. Even the third graders at Mayflower Elementary School tour the house each spring during their Monrovia History education. It is a fun house to live in and at the same time it is a huge expense and a burden financially. I have to be very strategic about what projects I embark on and what makes the most sense financially and for the health of the house. I think I have been a very good caretaker of General Pile's home and I hope you'll treat my requests favorably. Please call me if you wish to discuss this and/or if you would like to visit Idlewild.

Thank you,



Linda Leigh Long
Home Owner



Steve Brodemann
436 S Veemon ave
Azusa Ca 91702

PROPOSAL NO.

SHEET NO.

#1

DATE

2/20/17

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME
Linda Luegh Long
ADDRESS
255n Mayflower ave
Monrovia Ca.
PHONE NO.

ADDRESS
DATE OF PLANS
ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of Re Production of the
Front Porch of The Idlewild House. From a couple of photos
From The 1900's. Have enough to Re Produce AS From Photos & South Porch.
To include: ① The giant wood staircase with curved carved
Hand Rail & spindles. Which From Photos kinda Resembles The inside
main staircase. With Post like newel Post at Bottom. "IF Possible To
afford Detail". ② The main columns, Beams & wood archway.
Plus 2 more columns That follow The curve of The Porch.
at The Top Left side is a small newel Post That matches columns
and Hand Rail end to. ● They all should match south Porch
columns "without Red stack Donuts" cut in corners with Dowels.
③ The Railings Has a large Top cap with slight Bevel. Spindles To
match existing crown moulding, and match south Porch ^{which} ~~which~~ was
Re Created From old Pieces To match Original Porch & Picture. →

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____

Per _____

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____

Steve Bredemann
 436 Sweenan ave
 Azusa ca 91702

Proposal

PROPOSAL NO. _____
 SHEET NO. #2
 DATE 2/20/17

PROPOSAL SUBMITTED TO: _____ WORK TO BE PERFORMED AT: _____

NAME Linda Leigh Long	ADDRESS
ADDRESS 253 n May Flower ave	DATE OF PLANS
PHONE NO. Monrovia, Ca.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

- ④ The Floor of front Porch is to be stained 1x3 T+G. In a pattern that matches front Porch ceiling. T+G will cover existing concrete. Will look like S. Porch & Pictures.
- ⑤ Under the curved support beam end in between columns. There will be a Sponrle Ball detail. That looks like in Pics. & S. Porch.
- ⑥ Will make Double screen wood doors. To match Pictures we have. The Jamb & Threshold are existing
- ⑦ The Top ~~Left~~ Right side of Porch Roof. is supposed to have Half onion Cap or Roof.

more → Duties of Job:

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____
 Per _____
 Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Date _____ Signature _____

Steve Bredemann
 436 S. Verano ave
 Azusa ca 91702

Proposal

PROPOSAL NO. _____
 SHEET NO. #3
 DATE 2/20/17

PROPOSAL SUBMITTED TO: _____ WORK TO BE PERFORMED AT: _____

NAME Linda Leigh Lang	ADDRESS
ADDRESS 253 n Mayflower ave Monrovia Ca	DATE OF PLANS
PHONE NO.	ARCHITECT

- We hereby propose to furnish the materials and perform the labor necessary for the completion of Columns · Beam · Post
- ① Shore up second story porch (axily), Plus the curve part of porch (8x10) roof, so we can remove all post & beam work
 - ② Scaffold front porch area.
 - ③ Have a glue-lam beam made 8x12 to follow curved porch side and straight piece above large archway.
 - ④ new 8x8 post under new glue-lam, top with caps from Ason EC 88 bottom saddles to be special build to have bigger base plate. To be bolted & drilled into granite foundation.
 - ⑤ The 8x8 post to be wrapped with 2x2 rough redwood planks smoothed all 4 sides, with the corners having a dowel cut into, 45 like the picture set s. porch "naked stack donut on the be"
 - ⑥ Top of stairs left hand side has a small newel post that is part of the stairs & upper railing, still matches other columns.

→ more

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____
 Per _____
 Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Date _____ Signature _____

Steve Brodemann
 436 Suvaron Ave
 Azusa CA 91702

Proposal

PROPOSAL NO. _____
 SHEET NO. #4
 DATE 2/20/12

PROPOSAL SUBMITTED TO: _____ WORK TO BE PERFORMED AT: _____

NAME Linda Leigh Long	ADDRESS
ADDRESS 255 n Bayflower Ave Monrovia CA,	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of ① The wood Archway
 15 To Be 2x12 with Bullnosed Edges, one piece, Steamed, Glue Laminated
 or Redwood Steamed. ② Have Embroidered Flower around archway as
 like picture. (4). ③

Railing & Spandrels. ④ Railing between columns, will match picture of
 S. Porch. 2x14 Top caps, with slight taper, with top spindle header
 + bottom apron, with custom made spindle spread as per picture of
 S. Porch. The spindle will match the crown detail on house.

⑤ The Spandrel will go in between columns + follow the
 curved side of porch. The spandrel are to be 24" tall with
 3" Ballo. Staged Pattern.

more →

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____
 Per _____
 Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Date _____ Signature _____

Steve Broddmann
 436 S Varnon Ave
 92059 CA 91762

PROPOSAL NO.
SHEET NO. #5
DATE 2/20/17

PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:
NAME Linda Leigh Long	ADDRESS
ADDRESS 255 n. Mayflower Ave Monrovia ca	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of Porch Floor:

- ① Leaving Existing concrete. Slope is good for Drainage.
- ② Put Down Pressure Treated Lumber. Bolted to concrete. Leaving plenty of Drainage Routes. Edges centered.
- ③ Install 1x3 T&G V.G. ALL SIDES STAINED BEFORE INSTALL PATTERN TO RESEMBLE CEILING OF FRONT PORCH IF POSSIBLE.
- ④ ON THE EDGE OF PORCH THERE IS A CUSTOM MADE 2x6 BULLNOSE WITH 4" CROWN OVER A 1x6 BACK BOARD. MATCHES ALL AROUND HOUSE THAT T+G WILL BE COVER EDGES.

DOUBLE SCREEN WOOD DOORS,
 CUSTOM MAKE WOOD SCREEN DOORS 36x8 FT x 2 OUT OF REDWOOD PORT V.G. AS TO PICTURE WE HAVE. THE OPENING & JAMB & THRESHOLD ARE EXISTING. HAVE TO FIND HINGES & HANDLES. SLIDE BOLTS

more →

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____
 Per _____
 Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Date _____ Signature _____

Steve Bredehman
436 S. Vernon Ave
92084 CA 91702

PROPOSAL NO.
SHEET NO. #6
DATE 2/20/17

PROPOSAL SUBMITTED TO:	WORK TO BE PERFORMED AT:
NAME Linda Leigh Long	ADDRESS
ADDRESS 255 n Mag Flower Ave Monrovia Ca.	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of FRONT main STAIRCASE:

- ① STAIR CASE Frame To Be made out of STEEL - Stringers & Railing supports. ~~See~~ SIZE OF STEEL TO BE DETERMINED.
- ② New Bottom Footing ~~12x16~~ (12x16), in between existing granite mowel posts. To accommodate new steel stringers.
- ③ Top of stringer to be bolted to existing granite, with a new footing in front of granite bottom, with steel support wall.
- ④ Stair Treads To Be Vg 3x12, with Bullnose Edge, Blinds Bolted From Bottom. Riser To Be 1x8 Vg or Redwood.
- ⑤ Staircase Railing as the pictures look. IT KINDA RESEMBLES THE INSIDE STAIRCASE WITH THE TOP CAP ON A CURVE SLOPE WITH SMALLER VERSION OF SPINDLES. mowel post at bottom have a pot like vase bowl. Try to replicate as close as possible in field. Very poor quality of picture on this. more →

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of _____ Dollars (\$ _____) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted _____
Per _____
Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
Date _____ Signature _____

Steve Bredemann
 436 S. Vernon Ave
 Azusa Ca 91702.

PROPOSAL NO. _____
 SHEET NO. #7
 DATE 2/20/17

PROPOSAL SUBMITTED TO: NAME Linda Leigh Long
 ADDRESS 255 n Mayflower, Ave
 Monrovia Ca
 PHONE NO. _____
 WORK TO BE PERFORMED AT: ADDRESS _____
 DATE OF PLANS _____
 ARCHITECT _____


We hereby propose to furnish the materials and perform the labor necessary for the completion of Final Thoughts:

- ① Everything is to Redwood, Vertical grain Doug Fir or a Gluelame
- ② All wood has to be roughed larger to milled down to 1887 Specs. x a 2x4 today is 1 1/2 x 3 1/2 - 1887 2x4 = 1 3/4 - 1 7/8 x 3 3/4 - 3 7/8 For all Sides.
- ③ All wood + steel to be primed + painted before installation.
- ④ Paint all wood + steel to the colors of the house (7) colors.

Job Length approx 6-8 months.
 All materials included.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of one hundred & fifty thousand Dollars. Dollars (\$ 150,000⁰⁰) with payments to be made as follows.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted 
 Per Steve Bredemann

Note — this proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____
 Date _____ Signature _____