

**Lowden, Jennifer S@DOT**

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**From:** Melanie Ciccone [REDACTED]  
**Sent:** Monday, July 21, 2014 11:30 AM  
**To:** Affordable.Sales.Program@DOT; Lowden, Jennifer S@DOT  
**Subject:** [REDACTED]  
**Attachments:** [REDACTED]

**From:** Melanie Ciccone [REDACTED]  
**Subject:** [REDACTED]  
**Date:** July 21, 2014 at 11:15:51 AM PDT  
**To:** [jennifer-lowden@dot.ca.gov](mailto:jennifer-lowden@dot.ca.gov)  
**Cc:** Joseph Henry [REDACTED]

Dear Jennifer,

We spoke just a little while ago regarding the vacant parcel we rent from Cal Trans that is attached and adjacent to our property where we own/are currently restoring/and maintain a historic home known as The Garfield House (designed by Green and Green for presidential widow Lucretia Garfield after her husbands assassination). Our home address is 1001 Buena Vista Street, South Pasadena, CA. The lot we rent just south of our property is **508**

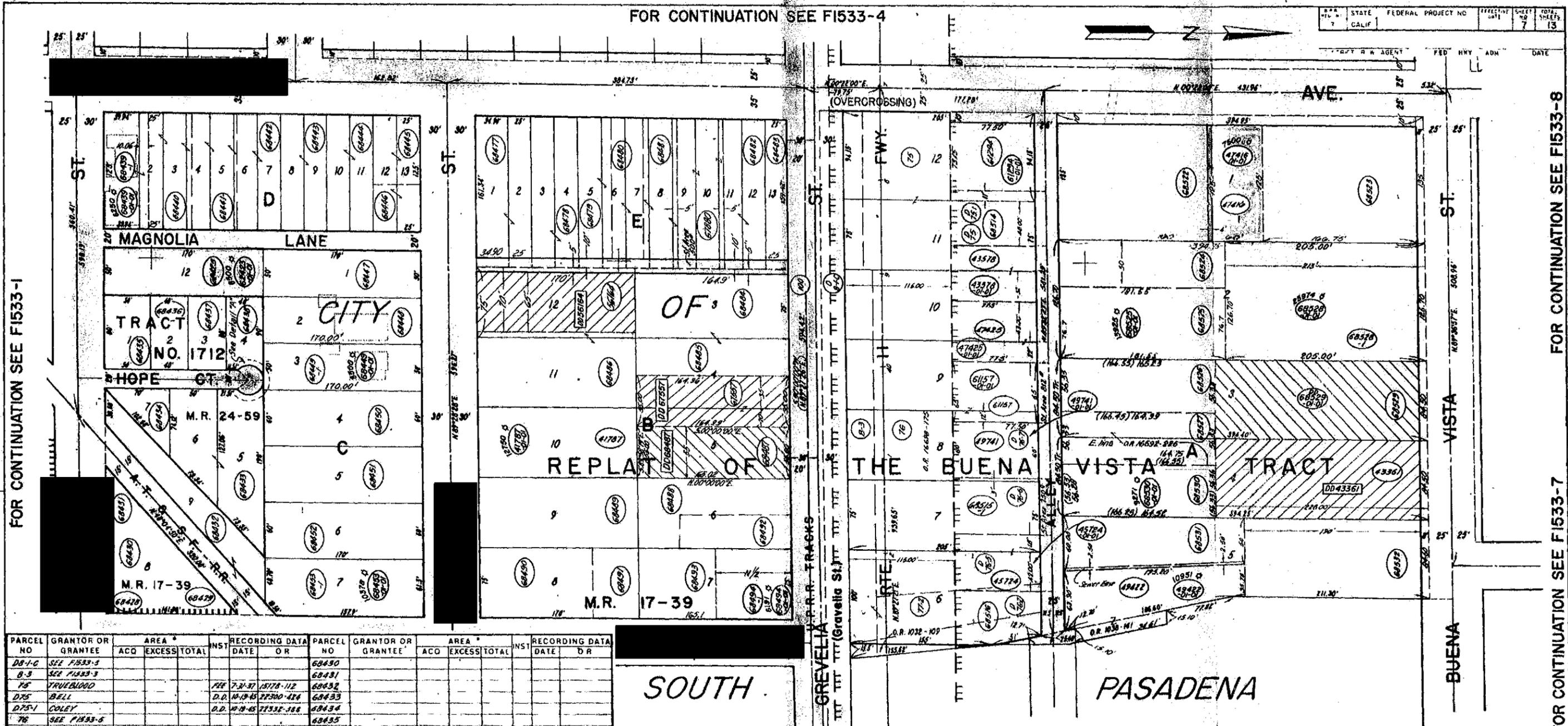
**Meridian Avenue.** As I mentioned in our phone conversation, the lot contains a walkway 3 sets of concrete/river rock/klinker brick stairs that are continuous with the entire West facing perimeter wall that runs all the way to the NE corner of Meridian and Buena Vista Streets. The walkway itself intersects the property we rent from Cal Trans about mid way and is 26 ft away from the back of our home.

I have attached a parcel map for your easy reference below. It is the lot penciled in red.

Additionally, I have enclosed a letter which my husband and I wrote early on in the process which describes how we ended up in this situation with the Cal Trans lot - I thought it would be helpful for background.

We look forward to hearing back from district 7 or your office as to next steps.

Yours sincerely,  
Melanie and Joe Henry  
[REDACTED]



FOR CONTINUATION SEE F1533-1

FOR CONTINUATION SEE F1533-8

FOR CONTINUATION SEE F1533-7

PARCEL NO	GRANTOR OR GRANTEE	AREA * ACQ EXCESS TOTAL	INST	RECORDING DATA DATE OR	PARCEL NO	GRANTOR OR GRANTEE	AREA * ACQ EXCESS TOTAL	INST	RECORDING DATA DATE OR
DB-1-C	SEE F1533-3				68430				
B-3	SEE F1533-3				68431				
75	TRUEBLOOD		FEE	7-21-97 15178-112	68432				
D75	BELL		D.D.	10-19-45 22300-424	68433				
D75-1	COLEY		D.D.	10-19-45 22332-388	68434				
76	SEE F1533-5				68435				
D76-3	CITY OF PASADENA		D.D.	2-11-38 15348-146	68436				
D76-5	MYGATT		D.D.	9-24-38 16048-14	68437				
D76-6	MADHNS		D.D.	9-16-38 16046-143	68438				
D76-7	JACKSON		D.D.	6-23-38 16698-175	68439-1	PULLIN	8250 6250 6250	FEE	3-5-74 DB404-440
77-2	RINK		FEE	1-14-38 18501-275	68440				
100	SEE F1533-2				68441				
41787	HAIGHT	12,750 12,750 12,750	FEE	4-21-44 D3278-328	68442				
43441	MC COLGAN	18,590 18,590 18,590	FEE	11-4-45 D3069-274	68443				
43578	BRYGGS	4572 4572 4572	FEE	2-17-46 D3210-851	68444				
43724	MENDRICKSON	4650 4650 4650	FEE	5-27-48 D3433-919	68445				
47416	BORENSON	7500 7500 7500	FEE	3-28-48 D3952-928	68446				
47425	WANTZ	5038 5038 5038	FEE	4-12-48 D3968-685	68447				
48422	SWANN	10,951 10,951 10,951	FEE	6-28-49 D4415-375	68448				
48741	TIERNEY	4650 4650 4650	FEE	3-14-49 D4308-914	68449-1	MOORE	8500 8500 8500	FEE	11-7-73 D6072-776
56164	RAGGIO	11,050 11,050 11,050	FEE	6-3-49 D4328-882	68450				
61287	WENTZ	5038 5038 5038	FEE	3-24-50 D4685-604	68451				
61294	FENNESSY	5669 5669 5669	FEE	7-20-50 D4776-620	68452				
62423	NETZGER	8500 8,500 8,500	FEE	9-23-70 D4839-742	68453-1	TERHOEVEN	10,378 10,378 10,378	FEE	10-11-74 D6441-896
67557	GORDASH	9074 9,074 9,074	FEE	11-18-72 D5632-816	68477				
67830	WALKER	7500 7,500 7,500			68478				
68428					68479				
68429					68480				

SOUTH

PASADENA

FOR CONTINUATION SEE F1533-5

NOTE: Parcels in Round Bubbles Acquired Under LA 2055a Plus.

PARCEL NO	GRANTOR OR GRANTEE	AREA * ACQ EXCESS TOTAL	INST	RECORDING DATA DATE OR	PARCEL NO	GRANTOR OR GRANTEE	AREA * ACQ EXCESS TOTAL	INST	RECORDING DATA DATE OR
68481					68523				
68482					68524				
68483					68525	MANLEY	13,925 13,925 13,925	FEE	11-17-74 D6515-415
68484					68526	BASHE			
68485					68527	PLATTE			
68486					68528-1	BLAND	25,974 25,974 25,974	FEE	8-10-75 D5978-208
68487	BEATTIE	9075 9075 9075	FEE	11-17-74 D6503-650	68529	GRAY	18,510 18,510 18,510	FEE	9-27-78 D63670
68488					68530	BERTIN	9271 9,271 9,271	FEE	9-22-88 D61252129
68489					68531				
68490					68532				
68491					DD67557	CHARLES, INC.		DD	1-30-98 98-158773
68492					DD56164	"		DD	1-30-98 98-158183
68493					DD43361	"		DD	1-30-98 98-168800
68494-1	UHL	6191 6191 6191	FEE	12-3-74 D6490-323	DD68487	"		DD	1-30-98 98-158777
68514					DD68529	MADGAN		DD	1-21-99 99-0096436
68515-1	CUNNINGHAM	4650 4,650 4,650							
68516									
68522									

STATE OF CALIFORNIA  
BUSINESS & TRANSPORTATION AGENCY

ISSUE DATE: 11-4-74, 8-12-97, 7-21-78, 7-21-78, 7-21-78, 7-21-78, 7-21-78

R W P E SCHNEIDER SR FOLKINS

LEGEND: [Symbol] INCLUDES STREET AREA [Symbol] AREA A COVERED BY [Symbol] AREA B OTHERWISE NOTED [Symbol] AREA C AND DATE

Dear Julianne Hines,

29 June, 2009

My wife and I are the owners of The Garfield House on Buena Vista Street in South Pasadena. Not only is The Garfield an historic home but, having been built in 1904 by Greene and Greene for the widowed former First Lady, it has been designated a local landmark, and was likewise added to the National Registry of Historic Places (4/24/73).

We purchased our home three years ago from the family trust of Andrew Chute, a man who had lived in the house since 1950, raised a family of ten children, and passed away here at age 93. He had spent his last 15 years alone here as a widower and, when we bought the house it was, in many respects, in shambles.

At the time of purchase, we were told by the family that, in the mid 1960s, Andrew had sold a "small strip of land in the lower rear yard" to a "sorrowful man with hard-luck story," who turned around and sold the land to Cal-Trans. As we had an entire interior restoration ahead of us, a "small strip" of an over-grown lower-rear scrub lot was the least of our concerns. There was, after all, a very decent elevated portion of property, surrounded by an original brick and stone wall (with multiple stairways) that we regarded as the "real" back yard; and that was plenty in that exciting and daunting time.

As we came closer to completing phase one of our home restoration and were preparing to take up residence, we went to the City of South Pasadena, as required by our home's historic status, for approval to erect a wood fence around the back yard for our privacy and for the safety of our two dogs. The subject of the Cal-Trans property to our rear came up (note: our calls at the same time to Cal-Trans went unreturned), and the city allowed that it had been somewhat of a problem in recent years, having become over-grown and neglected, and thus an attractive destination for teens and the homeless. The city suggested that, even though it belonged Cal-Trans, we might consider including part of it within our fenced yard, as long as we were willing to maintain it and left enough leeway for power line maintenance, etc.

We did so. We cleared the hazardous dead brush and planted along the fence in keeping with the rustic-but-managed feel of the overall yard; and for the past few years it has seemed like a workable solution for everyone concerned. (Worth noting as well that we have replaced and maintain water and sewage lines all the way through this Cal-Trans property.)

Flash forward to the present (and thank you, Ms. Hines, for wading through out back-story): we came home one day to discover a Cal-Trans crew trimming and clearing trees on what we believed to be a portion of our

property –our protests, we believe, triggering an investigation of our property line. As result a surveyor was called to the scene by Cal-Trans; and to our shock and great dismay, we have now been informed that not only does our property not extend to include any of the aforementioned “lower lot,” but in fact Cal-Trans owns half of our upper back yard as well, dissecting the original Greene and Greene stone wall and stairs.

It is clear that the property line was misrepresented to us by the Chute heirs at the time of sale –though we don’t assume it was intentional. It is *also* clear that what we need to focus our energies on is in acquiring an easement for the 60 feet of property –or at least the portion that constitutes the walled yard of The Garfield House- from Cal-Trans.

Ms. Hines, it is very daunting to think about tangling with Cal-Trans on our own –from what we know of them from neighbors and from our own experience thus far. We need to find someone ready to hear us and work with us toward a fair and satisfactory resolve of this anxiety-producing issue; and to that end, we would hope to acquire a letter from Assemblyman Anthony Portantino in support of our being granted an easement in perpetuity on the property in question.

Might you be of any help in this matter? We would greatly appreciate any counsel you might provide us.

Most sincerely,

Joe Henry and Melanie Ciccone

