

847 Santa Barbara Street

Background

In 1981 Pasadena Covenant Church purchased a home across the street from the main campus from the Junvik Family for \$95,000. The property included a plot of land that extended to Lake Avenue. The Youth Building was later built on the plot. The 1294 square foot home, built in 1910, included an unpermitted 440 square foot enclosed porch on the back of the house. The home was initially used as a food pantry. In later years the church custodian, youth pastor, and worship pastor lived in the facility at various times. The property is zoned for special mixed used and is currently valued at \$570,000.



Renovation

The home is in need of renovation if the church community wants to continue using it. We have looked at three options.

1. The zoning code is such that if we were to tear down the current structure, we would need to replace it with a mixed use facility. For example this might include a retail business on the ground floor and housing or offices above. It has been determined that such a project would require multiple years to obtain permits, raise funds, and complete construction. Given the transitional state that the church is in, it seems unwise to embark on such a major project at this time.
2. To continue using the property as a residence and fix everything that could be fixed will cost over \$200,000. Trustees and staff feel that until we have a clear plan for how we want to use the property long term, it would be unwise to make that kind of investment. This also takes into account other facility projects that need to be attended to.
3. In consultation with property agents who have worked with similar projects, we recommend repairing necessary functions to make the home safe and habitable. This includes redoing the electrical system, repainting to seal lead paint, soil removal in the back yard and flower beds to remove contaminated soil, and replacing the back patio concrete slab to stop improper water drainage. Initial rough cost estimates for remodeling per option 3 may be in the \$75,000 range. This need will be largely provided for through the generosity of a family in the church. "We believe these repairs, which we think can be done in 6-8 months, will extend current use of the home for 5-10 years.

