

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Tuesday, October 21, 2014, 2014 at 6:45 P.M.
City Council Chambers, 1424 Mission Street

John Lesak (Chair), James McLane (Vice-Chair), West J. De Young, Deborah Howell-Ardila, Robert Conte
Michael Cacciotti, Council Liaison
John Mayer, Staff Liaison

PUBLIC COMMENT & PRESENTATION

**RECOMMENDED
ACTION**

1. Time reserved for those in the audience who wish to address the Commission. No immediate action can be taken on non-agenda items, but the Commission may agendaize any of the items for future discussion.

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

2. **839 Stratford Avenue**
Applicant: Jim Fenske, Architect
Project number: 1726-COA/DRX
Historic Status Code: 5D1
Project Description:

A request for Certificate of Appropriateness for a 1,000 sq. ft. second story addition onto an existing 1,943 sq. ft. single story Craftsman style house located on a 9,080 sq. ft. lot. The new second addition will consist of a bedroom with bathroom, a sitting area, and a master bedroom with a master bathroom. The proposed materials will consist of: fiberglass roof shingles, cedar wood siding shingles, and wood windows. All the proposed materials will match the existing materials.

Discuss and Determine
Appropriateness

NEW ITEMS

**RECOMMENDED
ACTION**

3. **818 Montrose Avenue**
Applicant: Steve Dahl, Architect
Project number: 1747-COA/DRX
Historic Status Code: 5B5
Project Description:

A request for Certificate of Appropriateness for a 604 sq. ft. single story addition onto an existing 1,345 sq. ft. single story Craftsman style house located on a 7,244 sq. ft. lot. The new addition will consist of a bedroom with a bathroom and a new family room. The proposed materials for the addition will consist of: asphalt roof shingles to match the existing, Hardie board siding panels, and wood windows.

Discuss and Determine
Appropriateness

4. **1940 Primrose Avenue**
Applicant: Steve Dahl, Architect
Project number: 1753-COA/DRX
Historic Status Code: 5D3
Project Description:

A request for Certificate of Appropriateness for a two story addition to an

Discuss and Determine
Appropriateness

existing single story 1,164 square foot Colonial Revival style house located on a 5,700 square foot lot. The proposed work consists of a 311 square foot addition and a 72 square foot covered patio to the back of the house to accommodate a new bedroom and bathroom. The second floor component consists of a deck and new 173 square foot storage area accessible only by exterior stairs. Proposed exterior materials include asphalt shingle roofing to match the existing house, wood windows, and vinyl siding.

5. 1035 Stratford Avenue

Applicant: Steve Dahl, Architect

Project number: 1754-COA/DRX

Historic Status Code: 5D1

Project Description:

A request for Certificate of Appropriateness for a new 170 square foot second floor addition and an approximately 100 square foot second floor deck at the back of an existing two story house Craftsman house. The addition will be enlarging an existing dormer seen only from the rear of the property. The project also includes removal of 140 square feet from the existing guest house located along Marengo Ave. Existing windows for the main house are proposed to be replaced with wood windows to match that of the original house. All other exterior materials for the proposed addition will match that of the original house.

Discuss and Determine
Appropriateness

NEW BUSINESS

**RECOMMENDED
ACTION**

6. 808 Adelaine Avenue

Michael and Judy Yu

Request to De-List

The Commission will consider a request by the owners (Michael and Judy Yu) to de-list the property at 808 Adelaine Avenue from the Cultural Heritage Inventory. According to an architectural historian's report prepared by PCR Services, the Craftsman style home had been substantially altered and is deteriorated. The report concludes that the home is not eligible as an individual resource, nor as a contributor to a potential historic district.

Discuss

The Commission will take no formal action on this matter. Should the owner wish to proceed with de-listing, the request will require a public hearing with the Cultural Heritage Commission. The Commission will then make a recommendation to the City Council for a final decision.

7. 325 Monterey Road (Fleet House)

Mills Act Request

On 12/16/09, the City Council considered a Mills Act contract for the Fleet House. The Council it back to the CHC to. The Council had reservations approving a contract for financial relief being used for normal routine maintenance and repair. The City Council asked that the CHC's recommendation include an explanation why how Fleet House work exceeds

normal routine maintenance and repair.

**8. 1003 Monterey Road
Conceptual Review**

The homeowner is seeking suggestions and feedback in regards to the unpermitted replacement the existing wood windows on the first floor with vinyl windows. The Commission will only provide comments and will not make any decisions on the proposed project. No decisions or approvals will be made at this time by the CHC. This is a discussion item only.

COMMUNICATIONS

**RECOMMENDED
ACTION**

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| 9. Comments from Council Liaison | Comment |
| 10. Comments from Commission | Comment |
| 11. Comments from South Pasadena Preservation Foundation Liaison | Comment |
| 12. Comments from Staff | Comment |

APPROVAL OF MINUTES

**RECOMMENDED
ACTION**

- | | |
|--|--------------------|
| 13. Minutes of the regular meeting of January 16, 2014 | Approve |
| 14. Minutes of the regular meeting of February 20, 2014 | Approve
Approve |
| 15. Minutes of the regular meeting of March 20, 2014 | Approve
Approve |
| 16. Minutes of the regular meeting of April 17, 2014 | Approve |
| 17. Minutes of the regular meeting of June 19, 2014 | Approve |
| 18. Minutes of the regular meeting of July 17, 2014 | Approve |
| 19. Minutes of the regular meeting of August 21, 2014 | Approve |
| 20. Minutes of the regular meeting of September 18, 2014 | Approve |

ADJOURNMENT

**RECOMMENDED
ACTION**

- | | |
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| 21. Adjourn to the next meeting on November 20, 2014 at 6:45 p.m. | Adjourn |
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Project plans and related documents are on file in the Planning & Building Department and available for public review. Any person who has a question concerning the nature of an agenda item may call the Planning & Building Department at (626) 403-7220.

NOTICE

General: Pursuant to South Pasadena Ordinance No. 2001, the above projects have been scheduled to appear before the South Pasadena Cultural Heritage Commission. The date, time, and location of the meeting are indicated on this agenda.

Contents: The contents of this agenda provide information prescribed by §65094 of the Government Code. The Planning and Building Department does not assume any liability to the accuracy of the project description provided. The project description provided is based on application information initially submitted. Reviews may require material change to the initial submittal, which may or may not be reflected on subsequent agendas. Agenda errors and omissions may not necessarily invalidate the occurrence of any scheduled meetings. The project description may not include information such

as exterior finishes, method of construction, extent of demolition, or architectural style. Interested or affected party may review the design materials either at the Planning and Building Department at 1414 Mission Street, South Pasadena, and submit written comments regarding any of the above projects to the Department and/or attend the Cultural Heritage Commission meeting and comment on the projects at the meeting.

Noticing: This agenda is provided in accordance with the noticing requirements of the ordinance. All continued items are posted on subsequent agendas for the Cultural Heritage Commission renders a continuous period of 60 days or until such decisions. The 60-day review period in which projects expire is indicated below the review type. Future notices are not provided for any continued items. Notices may not be provided for a new item continued to a subsequent meeting due to a lack of quorum. A decision on a project not rendered by the Cultural Heritage Commission after 60 days shall be forwarded to the Planning Commission for action or considered as inactive and removed from the agenda with no further action. Under certain circumstances and upon agreement between the Planning and Building Department and the applicant, the Cultural Heritage Commission may continue to review a project after 60 days if material changes to the initial project warrant additional review. The additional review period is subject to initial noticing requirement. Notices may not be provided for projects approved with a condition that they are resubmitted prior to permit issuance. It is the responsibility of any interested party to be kept updated and informed as to the progression of any of the projects listed above.

Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Cultural Heritage Commission for the above projects may appeal the decision before the South Pasadena Planning Commission. Appeals must be filed within 15 calendar days of the Board's decision. Appeals should be filed with the Planning and Building Department. Instruction on appeals, forms, and fee schedule may be obtained at the South Pasadena Planning and Building Department, 1414 Mission Street, South Pasadena.

Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

STATE OF CALIFORNIA)

CITY OF SOUTH PASADENA) SS

COUNTY OF LOS ANGELES)

AFFIDAVIT OF POSTING

I declare under penalty of perjury that I am employed by the City of South Pasadena in the Planning & Building Department, and that I posted this notice on the courtyard bulletin board at City Hall on the date indicated below.

10/17/14

Date


Signature

Accommodations

Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning and Building Department at (626) 403-7220. Hearing assistive devices are available in the Council Chambers. Notification at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II)