

*City of South Pasadena*  
**CULTURAL HERITAGE COMMISSION**

Thursday August 18, 2016 at 6:45 P.M.

**REVISED<sup>1</sup>**

**City Council Chambers, 1424 Mission Street**

James McLane (Chair), Deborah Howell-Ardila (Vice-Chair), West J. De Young, Steven Friedman, Mark Gallatin  
Richard D. Schneider M.D., Council Liaison  
John Mayer, Staff Liaison

**PUBLIC COMMENT & PRESENTATIONS**

**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 place the item on an agenda for future discussion.
2. **Meridian Iron Works Museum Exterior Painting Project**

The Commission will review and discuss a City project that involves re-painting the Historic Iron Works Museum at 913 Meridian Avenue. The Commission will advise City staff about the proposed color scheme for the building.

Review and Comment

**CONTINUED APPLICATIONS**

**RECOMMENDED ACTION**

3. **No Continued Items**

**NEW ITEMS**

**RECOMMENDED ACTION**

4. **2041 Alpha Street**  
**Applicant: Tingting Lu**  
**Project number: 1930-COA**  
**Historic Status Code: 5D1**

**Project Description:**

A request for a Certificate of Appropriateness for the construction of a 342 sq. ft. single story addition and a 245 sq. ft. second story addition to an existing 1,978 sq. ft. two story house on a 7,337 sq. ft. lot. The single story addition will consist of: a new family room and new kitchen. The second floor addition will consist of: a master bedroom, a walk-in closet, a master bathroom, and a 69 sq. ft. second story balcony on the rear elevation. The exterior materials will consist of: asphalt roof shingles, fiber cement siding, aluminum clad windows for the addition, and wood windows with wood exterior siding for the existing area to match the existing. *The project is Categorically Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer*

Discuss and Determine Appropriateness

<sup>1</sup> The agenda was revised on 8/11/16; in order to add Meridian Iron Works Museum Exterior Painting Project and San Pascual Stables Subcommittee.

**5. 1015 Avon Place**

**Applicant: George Avetisyan, Architect**

**Project number: 1941-COA**

**Historic Status Code: 5D1**

**Project Description:**

A request for a Certificate of Appropriateness for the construction of a 499 square foot ground floor rear addition along with a 163 square foot rear outdoor deck to an existing single-story Craftsman style house. The project is located in the RS zone and is sited on a 6,750 square foot parcel. The addition will consist of a new family room and master bedroom suite with restroom and laundry. Additionally, the applicant is proposing to replace all the windows with period-appropriate window styles. All exterior finishes of the house addition are to match the existing structure.

*The project is Categorically Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer*

Discuss and Determine  
Appropriateness

**6. 813 Fair Oaks Avenue**

**Applicant: Roy Courtney**

**Project number: 1945-COA**

**Historic Status Code: 5S3**

**Project Description:**

A request for a Certificate of Appropriateness for the installation of a 27.9 square foot neon-lit wall sign at the address of 813 Fair Oaks Avenue (part of the historic 811 commercial storefront complex). The project is located in the CG (Commercial General) zone and is historically designated with a 5S3 status.

*The project is Categorically Exempt from CEQA under Class 31. Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer*

Discuss and Determine  
Appropriateness

**NEW BUSINESS****RECOMMENDED ACTION**

7. **325 Oaklawn Avenue  
Mills Act Contract  
Applicant: Jenny Bright**

**Description:**

The Commission will hear a report from a subcommittee regarding a Mills Act contract proposal for 325 Oaklawn Avenue (a Craftsman/Swiss Chalet style house). The Commission will discuss the proposal and make a recommendation to the City Council about whether to approve it.

Discuss and Determine  
Recommendation to City  
Council

8. **851 Lyndon Street (Wynyate Estate)  
Mills Act Contract  
Applicant: Peter A. Knight & Samantha Knight**

**Description:**

The Commission will consider a modification to a Mills Act Contract that is due to expire. The owners have identified additional time-sensitive (and potentially significant) work that is needed including geologic site stabilization, restoration, and repair of failing character defining features. The Commission will discuss the modification and make its recommendation to the City Council about whether to approve it.

Discuss and Determine  
Recommendation to City  
Council

9. **San Pascual Stables Subcommittee**

The Commission will appoint a member to the San Pascual Stables subcommittee who is reviewing the terms of a lease agreement.

Appoint

**COMMUNICATIONS****RECOMMENDED ACTION**

10. Comments from Council Liaison  
11. Comments from Commission  
12. Comments from Staff

Comment  
Comment  
Comment

**APPROVAL OF MINUTES****RECOMMENDED ACTION**

13. Minutes of the regular meeting of July 21, 2016

Approve

**ADJOURNMENT****RECOMMENDED ACTION**

14. Adjourn to the next meeting on September 15, 2016 at 6:45 p.m.

Adjourn

*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 City Council. 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.*

8/11/2016

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)