



City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday March 16, 2017 at 6:45 P.M.
City Council Chambers, 1424 Mission Street

Deborah Howell-Ardila (Chair), Mark Gallatin (Vice-Chair), Steven Friedman, Rebecca Thompson
Robert S. Joe, 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. **Conceptual Plans for Community Center**

The Commission will hear a presentation and provide comments on the City's conceptual plans for a new community center facility at Orange Grove Park.

Comment

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

3. None

NEW ITEMS

**RECOMMENDED
ACTION**

4. **1610 Marengo Ave.**
Applicant: Tom Pejic, Oller & Pejic Architecture
Project No.: COA-1957
Historic Status Code: 5D1

Description:

A request for a Certificate of Appropriateness for adding a 225 square foot dormer addition to the western, street-facing wing of a courtyard-style Craftsman house. The new dormer will be located in the existing attic space of the single-story wing. On the southern façade of the inner courtyard, an existing trellis will be removed, and two side-by-side ground floor windows on a projecting wall be replaced with double French doors. On the south elevation of the two-story southern wing, the location of three upper floor windows will be adjusted to reflect interior design modifications. On the east elevation of the southern wing, the original upper floor oriel (bay window) will be removed and replaced with a flush wall and two windows. Additionally, the original upper floor sleeping porch that was enclosed with windows in the 1990s will remain enclosed, albeit with new replacement windows. Also on the eastern elevation of the southern wing, the opening to the ground floor porch will be widened and the single entry door into the house will be replaced with double French doors and side lites. The house

Discuss and Determine
Appropriateness

was constructed in 1910, is located in the RE Zoning District and is sited on an approximately 24,000 square foot parcel. The existing gross floor area of the property is 4,671 square feet and is proposed to be enlarged to 4,896 square feet.

5. **2021 Le Droit Drive**
Applicant: Tom Nott, Architect
Project No.: COA-1976
Historic Status Code: 5D1

Description:

A request for a Certificate of Appropriateness for adding an 869 square foot second story addition to an existing 1,516 square foot single-story Spanish Colonial Revival house. The new floor addition will be located behind the roof ridge of the existing single-story front volume to minimize its massing impact on the historic façade. All exterior finishes are to match the existing house including wood windows, stucco walls and tile roofing. The house was constructed in 1923, has an historic rating of 5D1, and is located on a 7,500 square foot parcel.

Discuss and Determine
Appropriateness

6. **1036 Adelaine Ave**
Applicant: Jim Fenske, Architect
Project No.: COA-1986
Historic Status Code: 5D1

The proposed project involves the rehabilitation of the existing historic house and the rear ground floor addition of 182 square feet with an additional 292 square feet added to the rear of the existing second floor. All of the existing windows and doors that are slated for preservation will be rehabilitated and restored. The entire exterior of the house, along with the dilapidated garage will be rehabilitated in accordance to Cultural Heritage Commission approval. The new windows and doors on the additions will be historically appropriate selections. Historical property records indicate that a first floor 252 square foot rear addition was constructed in 1923 and a 14'x20' detached garage was constructed in 1921. A proposed roof deck will located atop the new single story rear addition to allow for indoor/outdoor access from the new second floor bedroom. The total square footage of the existing main house is 1210 square feet and will be enlarged to 1,713 square feet with the proposed additions. The two story Craftsman-style house was constructed in 1898, and all materials of the rehabilitation and additions will be consistent with the existing Craftsman details of wood siding, and exposed rafter tails. The house has a historic rating of (5D1) and is located in the (RS) Residential Single-Family Zoning District.

Discuss and Determine
Appropriateness

7. 29 Short Way (Conceptual Review)**Applicant: Jasjiv Anand**

The proposed project involves the retrofit of the exterior walls to shore and stabilize the structure of the existing home. Additionally, the applicant would like to hear comment on the proposed replacement of the wood shake shingle facades along each elevation with horizontal tongue and groove wood siding. The current state of the wood shingles are deteriorating and the applicant would like to replace them with a siding that is more consistent with what is found in the neighborhood. The home was constructed in 1904 and is classified as a one and half story vernacular Craftsman-style bungalow.

Discuss and Comment

8. Public Outreach for Property Owners Identified in the Survey

The Commission will discuss ways of responding to questions and concerns of property owners whose properties were identified for the first time on the City's survey of historic resources.

Discuss

9. Rialto Theater Subcommittee

Staff is requesting that the Commission appoint a member to the standing subcommittee on all matters pertaining to information and updates on the Rialto Theater.

Appoint

10. 2073 Milan Avenue (Conceptual Review)**Applicant: Xiao Qin Liu****Description:**

A request for a conceptual review for the construction of a 488 sq. ft. single story addition to an existing 1,632 sq. ft. single story English Revival house on a 8,650 sq. ft. lot. The exterior materials will match the existing. The proposed addition will be attaching the house to the garage. This might create a unique connection with the roofs. **This item is for discussion purposes only; no decision shall be made at this time.**

Discuss and Comment

11. 1026 Adelaine Avenue (Conceptual Review)**Applicant: Warren Leung****Description:**

A request for a conceptual review for the unpermitted construction of a second story addition. The second story addition is not allowed to remain and has to be removed. The CHC will be reviewing and discussing all exterior changes to this structure including: siding, windows, and the change

Discuss and Comment

to the roof with the change to the dormer to this single story Turn of Century house. **This item is for discussion purposes only; no decision shall be made at this time.**

12. 1500 Fair oaks Avenue (Conceptual Review)

Applicant: Delaine W. Shane

Description:

A request for a conceptual review for the demolition or reconfiguration of the 1928 gymnasium at the South Pasadena Middle School. **This item is for discussion purposes only; no decision shall be made at this time.**

Discuss and Comment

COMMUNICATIONS	RECOMMENDED ACTION
13. Comments from Council Liaison	Comment
14. Comments from Commission	Comment
15. Comments from Staff	Comment
APPROVAL OF MINUTES	RECOMMENDED ACTION
16. Minutes of the regular meeting of February 16, 2017	Approve
ADJOURNMENT	RECOMMENDED ACTION
17. Adjourn to the next meeting on April 20, 2017 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.

3/13/2017

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)