

City of South Pasadena
CULTURAL HERITAGE COMMISSION
REVISED¹

Thursday May 17, 2018 at 6:45 P.M.

City Council Chambers, 1424 Mission Street

Mark Gallatin (Chair), Steven Friedman, Rebecca Thompson, Victor Holz
Michael A. Cacciotti, Council Liaison
Edwar Sissi, Staff Liaison

PRESENTATIONS & PUBLIC COMMENT

**RECOMMENDED
ACTION**

1. Public Comment

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.

CONSENT CALENDAR

**RECOMMENDED
ACTION**

2. 1612 Spruce Street (Notice of Intent to Demolish)

***Applicant:* David Lai, Designer**

***Project No.:* 2122-NOD-DRX**

***Year Built:* 1925**

Description:

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish an existing two-story, two-unit, multi-family dwelling. The existing structure currently consists of 4,060 square feet and was constructed in 1925 and it sits on a 17,502 square foot corner parcel. An Architectural Historian has provided an Historic Evaluation Report and has determined that the structure is not eligible as a designated Historic Resource. The Commission will review and validate the findings of the report for the purposes of the proposed demolition as required for all structures proposed for demolition that are at least 45 years old and not currently on the City's Historic Inventory. If the CHC approves of the demolition, the project will proceed to the Design Review Board for the proposed construction of a four-unit multi-family complex subject to compliance with current City Zoning standards.

¹ The Agenda was revised on May 14, 2018 for the inclusion of Discussion Item 10, 2031 Berkshire Ave.

CONTINUED ITEMS**RECOMMENDED ACTION**

3. 1963 La France Avenue
Applicant: Charles Yu
Project No: 2091-COA
Year Built: 1909
Architectural Style: Mission Revival
Historic Status Code: 5D1
Historic District: La France Craftsman District (Potential District)

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal for 456.50 sq. ft. single story addition and a new 384.25 sq. ft. second story addition to an existing 2,188 sq. ft., two story Mission Revival style house on an 8,662 sq. ft. lot. The single story addition will consist of a living room and a bedroom. The second story addition will consist of a bedroom with a bathroom. A 123 sq. ft. second story deck is proposed on the rear elevation. All of the proposed additions are located on the rear elevation. The exterior materials for the additions will match the existing. The materials will consist of stucco siding, flat roof, and vinyl windows.

Discuss & Determine
Appropriateness

NEW ITEMS**RECOMMENDED ACTION**

4. 1228 Milan Avenue
Applicant: Susan Masterman, Architect
Project No: 2121-COA
Year Built: 1917
Architectural Style: Craftsman/Mission Revival
Historic Status Code: 4D2
Historic District: Tracts 2071 & 197 District (Potential District)

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for two single story additions to an existing 3,299 sq. ft. two story Craftsman/Mission Revival house on a 23,837 sq. ft. lot. The first addition is 1,146.37 sq. ft. and it is located on the south rear elevation. The addition will consist of a new library, a master bedroom, a master closet and a master bathroom. The second addition is 214.21 sq. ft. and it is located on north elevation. The addition will consist of a new mud/laundry room. The exterior materials for the additions will consist of stucco siding to match the existing, wood casement windows, and new clay tile roof.

Discuss & Determine
Appropriateness

5. 904 Monterey Road
Applicant: Anne and Eric Schermerhorn
Project No: 2124-COA
Year Built: 1885
Architectural Style: Queen Anne Cottage
Historic Status Code: 5S3
Historic District: N/A

Description:

The Cultural Heritage Commission will consider a request for the demolition of

Discuss & Determine
Appropriateness

the existing 264 sq. ft. garage with a 286 sq. ft. attached carport. A new 550 sq. ft. detached garage is proposed. The new garage is a Queen Anne Cottage design with a 16'8" height. The exterior materials for the garage will consist of, wood panel siding, cedar carriage garage doors, asphalt roof shingles, and wood windows. An existing 30' Eucalyptus tree will be removed. Please contact the Public Works Dept. at 626/ 403-7240 for additional information.

Project Note:

This Item was publicly noticed as having a 550 square foot new garage. The architect has since correctly revised the project calculations to be a 676 square foot new garage. The design of the garage and its siting on the property remains the same.

6. 1510 Cheltenham Way

Applicant: Anthony George, Architect

Project No.: 2110-COA

Year Built: 1914

Architectural Style: Craftsman

Historic Status Code: 2B2 (2B)/5S3

Historic District: N/A

The Cultural Heritage Commission (CHC) will review a request for a Certificate of Appropriateness for a partial demolition of an existing carport, fencing and gate, and construction of a new detached garage and pool house in front of the main house. A variance will be required for this project; this will be reviewed by the Planning Commission upon approval of the Certificate of Appropriateness by the CHC.

Discuss & Determine
Appropriateness

7. 1100 Fair Oaks Ave

Applicant: Tako Tyko Signs and Lighting

Project No: 2108 – COA Sign

Year Built: 1921/1936

Architectural Style: Art Deco Influence

Historic Status Code: 5D1

Historic District: N/A

Description:

The Cultural Heritage Commission will review a proposed monument sign for the three tenant spaces at the multi-tenant center located at 1100 Fair Oaks Ave. The proposed sign will have a total height of 6 feet (including base) and would be located at the northwest corner of the property within existing perimeter walls. Proposed signage would be an aluminum fabricated panel with routed out copy backed with translucent acrylic smooth painted satin finish. Only the lettering will be illuminated. The sides and top of the monument sign will be stucco to match the building.

Discuss & Determine
Appropriateness

8. 1611 Huntington Drive
Applicant: Tom Nott, Architect
Project No: 2117 – COA
Year Built: 1908
Architectural Style: Spanish Colonial Revival
Historic Status Code: 5S3
Historic District: N/A

Description:

The Cultural Heritage Commission will discuss a conceptual review for new 352 sq. ft. patio cover on the front elevation. The exterior materials will match the existing. A new 442 sq. ft. two vehicle garage with a 206 sq. ft. attached carport. The garage with the carport is a detached structure and it is located in the rear of the property.

Discuss & Comment

This item is for discussion purposes only; no decision shall be made at this time.

9. 520 Arroyo Square
Applicant: Ulises Garcia, Designer
Project No: 2120 – COA
Year Built: 1929
Architectural Style: Monterey Revival
Historic Status Code: 2D2
Historic District: Arroyo Square District (Designated)

Description:

The Cultural Heritage Commission will discuss a conceptual review for enclosing an existing 221 sq. ft. patio on the rear elevation. A 225 sq. ft. second story addition is proposed for the existing second story. The second story addition is located on the rear elevation. The exterior materials will match the existing.

Discuss & Comment

This item is for discussion purposes only; no decision shall be made at this time.

10. 2031 Berkshire Avenue
Applicant: Glen Duncan
Year Built: 1914
Year of Mills Act Contract Initiation: 2000
Architectural Style: Craftsman
Historic Status Code: 5B1
City Landmark No.: 39 (Mabel Packard House)

Description:

The applicant would like the CHC to consider an emergency modification to the Mills Act Contract work plan to allow for the inclusion of needed repair work to the heavy timberwork of the building's front porch. The applicant has stated the structural beams of the porch roof are improperly sized, and are showing signs of severe wood rot due to water intrusion.

Discuss, Comment &
Determine Action

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| 11. | Comments from Council Liaison | Comment |
| 12. | Comments from Commission | Comment |
| 13. | Comments from South Pasadena Preservation Foundation (SPPF) Liaison | Comment |
| 14. | Comments from Staff | Comment |

APPROVAL OF MINUTES

RECOMMENDED ACTION

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| 15. | Minutes are not available. | Approve |
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ADJOURNMENT

RECOMMENDED ACTION

- | | | |
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| 16. | Adjourn to the next meeting on June 21, 2018 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 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.

5/14/2018

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)