

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday July 19, 2018 at 6:45 P.M.

City Council Chambers, 1424 Mission Street

Mark Gallatin (Chair), Steven Friedman (Vice-Chair), Rebecca Thompson, Victor Holz, Deborah Howell-Ardila
Michael A. Cacciotti, Council Liaison
Darby Whipple, 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. 817 Orange Grove Place (Notice of Intent to Demolish)

***Applicant:* Peter De Maria, Architect**

***Project No.:* 1750-NID-DRX**

***Year Built:* 1922/1960**

***Historic District:* N/A**

Description:

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish an existing single story duplex with a detached, two vehicle garage. The existing structures consists of: the 1,150 sq. ft. front unit, the 1,660 sq. ft. rear unit, and the 560 sq. ft. garage. The structures where constructed in 1922 and 1960 and they sit on a 10,102 sq. ft. lot. An Architectural Historian has provided a 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 two-story 4,977 sq. ft. triplex. **The CHC will not be approving the proposed triplex, only the demolition of the existing structures.**

Discuss & Determine
Appropriateness

3. 1035 Montrose Avenue (Notice of Intent to Demolish)

***Applicant:* Carlos Parrague**

***Project No.:* 2111-NID-DRX**

***Year Built:* 1928**

***Historic District:* N/A**

Description:

Discuss & Determine
Appropriateness

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish an existing 450 sq. ft. detached two vehicle garage and the proposal for new 572 sq. ft. detached garage with storage area. The existing house is a 3,012 sq. ft. two story Craftsman “like” style house on an 8,500 sq. ft. lot. An Architectural Historian has provided a 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 new 572 sq. ft. detached garage. **The CHC will not be approving the proposed garage, only the demolition of the existing garage.**

4. **1609 Camden Parkway (Notice of Intent to Demolish)**

Applicant: Jason Kuan

Project No.: 2029-NID-DRX

Year Built: 1927

Historic District: Camden Court District (Potential District)

Description:

The Cultural Heritage Commission will consider a request for a CHC consent approval regarding demolishing an existing 400 sq. ft. detached two vehicle garage and the proposal for new 441 sq. ft. detached garage. The existing house is a 3,063 sq. ft. single story house on a 12,195 sq. ft. lot. An Architectural Historian has provided a Historic Evaluation Report and has determined that the structure is not eligible as a designated Historic Resource. **The CHC will not be approving the proposed garage, only the demolition of the existing garage.**

Discuss & Determine
Appropriateness

5. **201 Hillside Road**

Applicant: Susan Masterman, Architect

Project No.: 2145-COA

Year Built: 1926

Historic District: Hillside Road District

Description:

The Cultural Heritage Commission will consider a request for a CHC consent approval regarding a proposed 261 sq. ft. pergola and an attached 358.75 sq. ft. covered loggia. The structures are located on the south/eastern section of the property. The exterior materials will consist of clay tile roof, stucco siding, and wood beams (exterior materials will match the existing). A new door is proposed at the existing breakfast area.

Discuss & Determine
Appropriateness

CONTINUED ITEMS

**RECOMMENDED
ACTION**

6. **1963 La France Avenue**

Applicant: Charles Yu

Project No.: 2091-COA

Year Built: 1909

Architectural Style: Mission Revival

Historic Status Code: 5D1

Discuss & Determine
Appropriateness

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.

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

NEW ITEMS

**RECOMMENDED
ACTION**

8. 1014 Milan Avenue

Applicant: D'Anna Marie Olsen, Designer

Project No: 2096-COA

Year Built: 1896

Architectural Style: Craftsman

Historic Status Code: 5D1

Historic District: Southeast Mission Craftsman District (Potential District)

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for an 848.44 sq. ft. addition to an existing 1,452.60 Craftsman style house on a 8,500 sq. ft. lot. The two additions will be: a new 445.98 sq. ft. second story addition and a 402.46 sq. ft. single story addition. The second story addition will consist of two bedrooms and a bath room. The single story addition consists of a new den and new laundry room. The exterior materials will consist of new wood side shingles, Hardy Board panel siding, wood windows, and composition roof shingle, matching the existing.

Discuss & Determine
Appropriateness

9. **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 (Potential District)

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a 352 sq. ft. attached patio cover to the existing 3,288 sq. ft. two story Spanish Colonial Revival house on a 17,985 sq. ft. lot. A new 442 sq. ft. two vehicle detached garage with an attached 206 sq. ft. carport are proposed. The patio cover is located on the front elevation of the structure. The garage and carport are located in the rear of the property. The exterior materials for the patio cover and the garage will consist of stucco siding and clay tile roof. They will match the existing. The new garage will consist of wood windows and two metal roll-up garage doors.

Discuss & Determine
Appropriateness

10. **2017 Le Droit Drive**

Applicant: Susan Masterman, Architect

Project No: 2136-COA

Year Built: 1924

Architectural Style: Spanish Colonial Revival

Historic Status Code: 5S1

Historic District: Le Droit Revival 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 1,452.14 sq. ft. Spanish Colonial Revival house on a 7,503 sq. ft. lot. The single story additions will consist of a 100 sq. ft. kitchen expansion and a new 307.5 sq. ft. master bedroom addition. The exterior materials will match the existing. The existing 421.62 sq. ft. detached garage will be demolished and a new 563 sq. ft. tandem garage will be proposed. A 30 sq. ft. pool house bathroom is proposed as part of the tandem garage. The exterior materials for the garage will match the existing house.

Discuss & Determine
Appropriateness

11. **1005-1007 Fair Oaks Avenue**

Applicant: Steve Dahl, Architect

Project No: 2137-COA

Year Built: 1934

Architectural Style: Vernacular

Historic Status Code: 5D3

Historic District: 1000 Block Fair Oaks District (Potential District)

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for the proposed façade change and restoration to the existing vernacular commercial building. New stucco siding and tile with two new signs are proposed. The front sign will say “Mamma’s Brickoven Pizza and Pasta”. The total sq. ft. of the sign will be 38 sq. ft. An existing “Mamma’s Brickoven

Discuss & Determine
Appropriateness

Pizza and Pasta” is proposed on the rear elevation of the building. The total sq. ft. will 28 sq. ft. The signs will be red and illuminated. The materials for the signs will be plastic.

12. 1701 Bushnell Avenue

Applicant: Conrad Lopez, Architect

Project No: 2139-COA

Year Built: 1914

Architectural Style: Colonial Revival/Craftsman

Historic Status Code: 5D1

Historic District: Wayne/Bushnell/Fletcher District (Potential District)

Description:

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for the proposed demolition of the existing 653 sq. ft. two vehicle detached garage with a 141 sq. ft. attached storage shed. The proposal is a new 700 sq. ft., three vehicle detached garage with a 107 sq. ft. workshop. The existing house is a 2,405 sq. ft. two story Colonial Revival/Craftsman style house on a 7,776 sq. ft. lot. The exterior materials for the garage consist of: wood shingle siding, wood windows, three Carriage House wood garage doors, and CertainTeed Presidential shake TL roof.

Discuss & Determine
Appropriateness

DISCUSSION ITEMS

RECOMMENDED ACTION

13. 237 Monterey Road (CONCEPTUAL REVIEW)

Applicant: Stephen Hsiao, Owner

Year Built: 1887

Architectural Style: Italianate Influence

Historic Status Code: 2S

Historic District: N/A

City Landmark No.: N/A

Description:

The Cultural Heritage Commission will review and provide direction for a proposal to rehabilitate the historic property and its ancillary structures in accordance to Historic Preservation Standards.

Discuss, & Comment

COMMUNICATIONS

RECOMMENDED ACTION

14. Comments from Council Liaison

Comment

15. Comments from Commission

Comment

16. Comments from South Pasadena Preservation Foundation (SPPF) Liaison

Comment

17. Comments from Staff

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

18. Draft Minutes from May 17, 2018 Meeting.

Approve

ADJOURNMENT

RECOMMENDED ACTION

19. Adjourn to the next meeting on August 27, 2018 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.

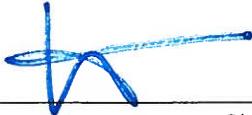
Meeting: Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

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.

7/12/18
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)