

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

**Thursday August 16, 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. 92 Pinecrest Drive (Notice of Intent to Demolish)**

*Applicant:* Steve Laub

*Project No.:* 2024-NID-DRX

*Year Built:* 1959

*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-family hillside residence. The existing structure currently consists of 1,125 square feet and was constructed in 1959 and it sits on an 4,799 square foot 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 finds that the structure is not eligible as a Historic Resource, the project will proceed to the Design Review Board for the proposed replacement construction of a two-story 1,678 square foot square foot single-family residence 1,322 square foot basement subject to compliance with current City Zoning standards and environmental review. **The CHC will not be approving the proposed house with attached garage, only the demolition of the existing house with attached carport.**

Discuss & Determine  
Appropriateness

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
4. **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
5. **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
- Discuss & Determine  
Appropriateness

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 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.

NEW ITEMS	RECOMMENDED ACTION
6. <u>No New Items</u>	Discuss & Determine Appropriateness

DISCUSSION ITEMS	RECOMMENDED ACTION
<p>7. <u>1954 Milan Avenue (CONCEPTUAL REVIEW)</u>  <i>Applicant:</i> Scott Brown  <i>Year Built:</i> 1910  <i>Architectural Style:</i> Craftsman  <i>Historic Status Code:</i> 5D1  <i>Historic District:</i> South Milan District (Potential)  <i>City Landmark No.:</i> N/A</p> <p><b>Description:</b>            The Cultural Heritage Commission will discuss a conceptual review item for a 433 sq. ft. single story addition, a new 600 sq. ft. detached garage with an attached 200 sq. ft. pool house. An existing 462 sq. ft. accessory structure will be demolished. <b>This item is for discussion purposes only; no decision shall be made at this time</b></p>	Discuss, & Comment
<p>8. <u>1017 Avon Place (CONCEPTUAL REVIEW)</u>  <i>Applicant:</i> Mark Ng  <i>Year Built:</i> 1911  <i>Architectural Style:</i> Craftsman  <i>Historic Status Code:</i> 5D1  <i>Historic District:</i> 1000 Block Avon District (Potential District)  <i>City Landmark No.:</i> N/A</p> <p><b>Description:</b>            The Cultural Heritage Commission will discuss a conceptual review item for a 402 sq. ft. single story addition to an existing 1,512 sq. ft. single story Craftsman style house on a 6,750 sq. ft. lot. <b>This item is for discussion purposes only; no decision shall be made at this time.</b></p>	Discuss, & Comment

9. 1101 and 1107 Mission Street | “Mission Bell” (CONCEPTUAL REVIEW)

*Applicant:* ESA  
*Year Built:* 1921 and 1978  
*Architectural Style:* Vernacular  
*Historic Status Code:* 5S2  
*Historic District:* N/A  
*City Landmark No.:* N/A

Discuss, & Comment

**Description:**

The Cultural Heritage Commission will discuss a conceptual review for a proposed mix-use development project. **This item is for discussion purposes only; no decision shall be made at this time.**

10. 1115 El Centro Street | South Pasadena Library  
Landmark Nomination for the Library Tree (Subcommittee Report to Commission)

*Applicant:* Library Director, Steve Fjeldsted  
*Project No.:* 2155-LHD  
*Year Planted:* 1930  
*Natural Feature:* Moreton Bay Fig Tree  
*Historic Status Code:* N/A  
*Historic District:* Library Neighborhood (Potential District)  
*City Landmark No.:* N/A

**Description:**

The appointed Subcommittee will present their report to the full Commission in their support of the nomination of the Moreton Bay Fig Tree (Library Tree) as a South Pasadena Historic Landmark. The Commission will determine the course of action upon review of the Subcommittee’s report findings. If the Commission determines the nomination shall move forward, the Commission may schedule the formal recommendation to Council at the next scheduled CHC meeting, pursuant to a 20-day notice. The existing tree is located at the South Pasadena Library, on the west elevation of the Community Room facing Diamond Ave.

Subcommittee recommendation to Commission. The full Commission shall make a Motion to determine the next course of action: more information, withdrawal of nomination, or formal recommendation requiring a 20 day notice.

**The Subcommittee will make a recommendation to the full Commission on whether to advance the nomination. A formal recommendation/decision on the Landmark nomination will be scheduled for the next CHC meeting subject to a Motion made by the CHC.**

11. 320 Grand Avenue | Koebig House (Landmark Nomination)

*Applicant:* William and Teresa Sherman, Owners

*Project No.:* 2123-LHD

*Year Built:* 1927

*Architectural Style:* English Tudor Revival

*Historic Status Code:* 2B2

*Historic District:* Grand Avenue North (Potential District)

*City Landmark No.:* N/A

**Description:**

The appointed Subcommittee will present their report to the full Commission in their support of the nomination of the Koebig House (320 Grand Ave) as a South Pasadena Historic Landmark. The Commission will determine the course of action upon review of the Subcommittee’s report findings. If the Commission determines the nomination shall move forward, the Commission may schedule the formal recommendation to Council as the next scheduled CHC meeting, pursuant to a 20-day notice. The home was designed by architect H. Roy Kelley, in the English Tudor Revival style and was built in 1927-1928. The original owner was Walter C.S. Koebig, a prominent orthopedic surgeon in California.

Subcommittee recommendation to Commission. The full Commission shall make a Motion to determine the next course of action: more information, withdrawal of nomination, or formal recommendation requiring a 20 day notice.

The Subcommittee will make a recommendation to the full Commission on whether to advance the nomination. A formal recommendation/decision on the Landmark nomination will be scheduled for the next CHC meeting subject to a Motion made by the CHC.

COMMUNICATIONS		RECOMMENDED ACTION
12.	Comments from Council Liaison	Comment
13.	Comments from Commission	Comment
14.	Comments from South Pasadena Preservation Foundation (SPPF) Liaison	Comment
15.	Comments from Staff	Comment
APPROVAL OF MINUTES		RECOMMENDED ACTION
16.	Draft Minutes from April 19, 2018 Meeting.	Approve
17.	Draft Minutes from March 15, 2018 Meeting.	Approve
18.	Draft Minutes from February 15, 2018 Meeting.	Approve
ADJOURNMENT		RECOMMENDED ACTION
19.	Adjourn to the next meeting on September 20, 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.

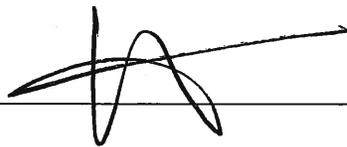
**Meeting:** Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

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.*

8-9-2018 \_\_\_\_\_  
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)