

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday September 20, 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. 2024 Maycrest (Notice of Intent to Demolish)

***Applicant:* Mike Geragos**

***Project No.:* 2081-NID-DRX**

***Year Built:* 1951**

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

Description:

The Cultural Heritage Commission will consider a request for approval of a proposal to demolish an existing 405 sq. ft. two vehicle garage. The existing structure is a 1,501 sq. ft. single story house located on a 7,505 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 in relationship to 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 new 470 sq. ft. detached two vehicle garage and a 1,097 sq. ft. second story addition. **The CHC will not be approving the proposed house addition and the new garage, only the demolition of the existing garage.**

Discuss & Determine
Appropriateness

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
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4. **1954 Milan Avenue**
Applicant: Scott Brown
Project No: 2140-COA
Year Built: 1910
Architectural Style: Craftsman
Historic Status Code: 5D1
Historic District: South Milan District (Potential District)

Description:

The Cultural Heritage Commission will review a request for the proposal to demolish an existing 462 sq. ft. accessory structure/garage and the proposal of a 462 sq. ft. single story addition to an existing 1,794 sq. ft. two story Craftsman style house on a 10,010 sq. ft. lot. A new 600 sq. ft. three vehicle garage with an attached 200 sq. ft. pool-house is proposed. The addition will consist of a new master bed room, a master bathroom, a master closet, and a mudroom. The exterior materials for the addition will match the house materials.

Discuss & Determine
Appropriateness

5. **1017 Avon Place**
Applicant: Mark Ng
Project No: 2152-COA
Year Built: 1911
Architectural Style: Craftsman
Historic Status Code: 5D1
Historic District: 1000 Block Avon District (Potential District)

Description:

The Cultural Heritage Commission will review a request for the proposal of a 442 sq. ft. single story addition to an existing 1,512 sq. ft. single story Craftsman style house on a 6,750 sq. ft. lot. The addition will consist of a new bed room, two bathrooms, a closet, and a laundry room. The exterior materials for the addition

Discuss & Determine
Appropriateness

will match the house materials. The exterior materials for the addition will match the existing house.

The existing trees will be removed; therefore, A 27” Avocado Tree and a 20” Victorian Box Tree will be planted. Please contact the Public Works Dept. at 626/ 403-7240 for additional information.

6. **2011 Mission Street**

Applicant: Lisa Henderson

Project No: 2154-COA

Year Built: 1927

Architectural Style: English Revival Bungalow

Historic Status Code: 5D1

Historic District: Southeast Mission Craftsman District (Potential District)

Description:

The Cultural Heritage Commission will review a request for a proposal, regarding a 576 single story and a new 397 second story addition to an existing 1,428 sq. ft. single story English Revival Bungalow style house on an 8,047 sq. ft. lot. The single story addition will consist of a family room, a kitchen, and a dining area. The second story addition will consist of two bedrooms and one bathroom. The exterior materials for the addition will match the existing house materials. The existing garage will be relocated towards the rear of the property. The permitted 378 sq. ft. accessory structure will be demolished.

Discuss & Determine
Appropriateness

7. **1919 Marengo Avenue**

Applicant: Kyle Imoto

Project No: 2157-COA

Year Built: 1910

Architectural Style: Craftsman

Historic Status Code: 5D1

Historic District: La France Craftsman District (Potential District)

Description:

The Cultural Heritage Commission will review a request for the proposal for a 340 single story and new 798 second story addition to an existing 1,487 sq. ft. single story Craftsman style house on a 7,511 sq. ft. lot. The single story addition will consist of a great room. The second story addition will consist of two bedrooms, a bathroom, a master bedroom, master bathroom, a master closet, and a laundry area. The exterior materials for the addition will match the existing house materials. **This item will be continued to the October 18th CHC meeting. A new notice will be done.**

Discuss & Determine
Appropriateness

8. **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.

Discuss &
Recommendation to City
Council

9. 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.

Discuss &
Recommendation to City
Council

DISCUSSION ITEMS **RECOMMENDED ACTION**

10. Review of Current Mills Act Contracts

Description:

The Cultural Heritage Commission shall review the progress made towards the completion of preservation work stipulated in the Mills Act contracts that are scheduled for review this year and Mills Act contracts that are 10 years or older, per SPMC 2.68(b)(1)(E)(iii) Responses to notices for Mills Act recipients are forthcoming and due before the next scheduled meeting on November 15th, 2018 **This item is for discussion purposes only; no decision shall be made at this time**

Discuss, & Comment

COMMUNICATIONS **RECOMMENDED ACTION**

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

- 15. Minutes are not yet available for review and are currently being drafted Approve

ADJOURNMENT

RECOMMENDED ACTION

- 16. Adjourn to the next meeting on October 18, 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.

9-10-2018

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)