

*City of South Pasadena*  
**CULTURAL HERITAGE COMMISSION**  
**REVISED<sup>1</sup>**

**Thursday December 20, 2018 at 6:45 P.M.**

**City Council Chambers, 1424 Mission Street**

Mark Gallatin (Chair), Steven Friedman (Vice-Chair), Rebecca Thompson, Victor Holz, William Cross  
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

<sup>1</sup> Agenda was revised on December 17, 2018 for the addition of Item 10, 1228 Milan Avenue.

3. **1422 Alhambra Road (Notice of Intent to Demolish)**

***Applicant:*** James Fenske  
***Project No.:*** 2179-NID-DRX  
***Year Built:*** 1923  
***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 400 square foot detached two-car garage and significant alteration to the existing single-family home. The primary residential structure consists of an existing single-story Craftsman-Style home of approximately 1,382 square feet. The applicant is proposing to add a second story to the residence, and construct a new detached 500 square foot garage. The new second floor addition will be 977 square feet for a total of 2,359 square feet for the primary structure. Additionally, the applicant is proposing a façade change to convert the architectural styling to a Mediterranean style architecture. 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 addition and façade change subject to compliance with current City Zoning standards. **The CHC will not be approving the proposed house addition and the new garage, only the demolition of the existing garage. The item has been continued to the January 17, 2019 CHC meeting.**

Discuss & Determine  
Appropriateness

**CONTINUED ITEMS**

**RECOMMENDED  
ACTION**

4. **1314 Stratford Avenue**

***Applicant:*** Thomas Agius  
***Project No:*** 2166-COA  
***Year Built:*** 1914  
***Architectural Style:*** Craftsman  
***Historic Status Code:*** 5D1  
***Historic District:*** Marengo School Craftsman District (Potential District)

**Description:**

The Cultural Heritage Commission will review a request for the proposal for a 135 single story and new 954 second story addition to an existing 1,664 sq. ft. single story Craftsman style house on a 7,915 sq. ft. lot. The single story addition will consist of a family room and bedroom. The second story addition will consist of a bedroom, a bathroom, a master bedroom, master bathroom, and two closets. The exterior materials for the addition will match the existing house materials. A 105 sq. ft. addition is proposed to the existing 336 sq. ft. detached garage. The new garage size will be 500 sq. ft. The exterior materials for the garage addition will match the existing.

Discuss & Determine  
Appropriateness

5. **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 365 single story and new 773 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. The proposed windows and doors for the addition will consists of Fibrex materials.

Discuss & Determine  
Appropriateness

**NEW ITEMS** **RECOMMENDED ACTION**

6. **1307 Diamond Avenue**  
*Applicant:* George A. Renville  
*Project No:* 1948-COA  
*Year Built:* 1927  
*Architectural Style:* Spanish Colonial Revival  
*Historic Status Code:* 4X  
*Historic District:* El Cerrito Circle District (Potential District)

**Description:**

The Cultural Heritage Commission will review a request for the proposal for a new 441 sq. ft. detached two vehicle garage to an existing 2,169 sq. ft. two story Spanish Colonial Revival style house on a 7,521 sq. ft. lot. The existing chimney will be demolished and rebuilt. The chimney will be built closer to the house, allowing greater access for the existing driveway. The new chimney will match the existing. The exterior materials for the garage addition will match the existing house.

Discuss & Determine  
Appropriateness

7. **1848 Oxley Street**  
*Applicant:* Peter Benoit  
*Project No:* 2176-COA  
*Year Built:* 1922  
*Architectural Style:* English Revival  
*Historic Status Code:* 5D1  
*Historic District:* SE Mission Craftsman District (Potential District)

**Description:**

The Cultural Heritage Commission will review a request for the proposal for two additions. The first addition is 196 sq. ft. single story addition on the rear elevation of the house. The addition will consist of a new family room with a breezeway. The second addition is new 386 sq. ft. single story addition with a new 315 sq. ft. second floor study area, both are located towards the rear of the

Discuss & Determine  
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property. The single story addition consist of a new master bedroom with a master bathroom. The total new additional square footage is 1,045 sq. ft. The existing house is a 1,298 sq. ft. single story English Revival house on a 6,742 sq. ft. lot. A 190 sq. ft. addition will be removed. A new 208 sq. ft. single vehicle carport is proposed attached to the existing garage. The exterior materials for the addition will consist of weathered cedar clapboards and trim with grey asphalt roof shingles.

8. **621 Milan Avenue**

***Applicant:*** Steve Dahl

***Project No:*** 2182-COA

***Year Built:*** 1924

***Architectural Style:*** English Revival

***Historic Status Code:*** 5D1

***Historic District:*** North Milan District (Potential District)

**Description:**

The Cultural Heritage Commission will review a request for a proposal for a 568 sq. ft. single story addition to an existing 1,647 sq. ft. single story English Revival house on a 8,260 sq. ft. lot. The addition is located towards the rear of the property and consists of a new master bedroom with master bathroom. A 18 sq. ft. addition is proposed on north side elevation, creating a new bedroom. A new bay window is proposed in bedroom number 3. The exterior materials for the addition will match the existing and will consist of stucco siding, wood windows and asphalt roof shingles.

Discuss & Determine  
Appropriateness

DISCUSSION ITEMS	RECOMMENDED ACTION
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9. The Cultural Heritage Commission will discuss the consideration for review the potential historic district for Raymond Hill.

Discuss, & Comment

10. **1228 Milan Avenue**

***Applicant:*** Susan Masterman

***Project No.:*** 2198-COA-MOD

***Year Built:*** 1917

***Architectural Style:*** Craftsman/Mission

***Historic Status Code:*** 4D2

***Historic District:*** Tracts 2071 & 1197 District (Potential District)

**Description:**

The applicant is requesting feedback from the Commission regarding a modification to a previously approved Certificate of Appropriateness (2121-COA, May 2018). The applicant is proposing to square off the second story addition with a 240 square foot bedroom addition. The project, as previously approved, is currently in the construction framing stages.

Discuss & Comment

***This is for discussion purposes only, no decision will be made at this time.***

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 of the September 20, 2018	Approve
16.	Minutes of the October 18, 2018	Approve
17.	Minutes of the Special Meeting for the October 23, 2018	Approve
ADJOURNMENT		RECOMMENDED ACTION
18.	Adjourn to the next meeting on January 17, 2019 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

**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.*

12-17-2018  
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)