

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

**Thursday May 16, 2019 at 6:45 P.M.**

**City Council Chambers, 1424 Mission Street**

Mark Gallatin (Chair), Rebecca Thompson (Vice Chair), William Cross, Kristin Morrish, Steven Friedman  
Robert S. Joe, Council Liaison  
Darby Whipple, Senior Planner, 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. 1312 Meridian Avenue (Notice of Intent to Demolish)**

*Applicant:* Melissa Hon  
*Project No.:* 2205-NID-HDP  
*Year Built:* 1926  
*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 104 square foot detached garage, and significant demolition to the existing 1,049 single-family hillside home. The applicant is proposing to construct a new 475 square foot attached garage, and construct a 139 square foot addition to the first floor, and construct a new second-story addition consisting of 648 square feet. A 50 square foot balcony is proposed on the rear second floor master bedroom addition. The exterior materials will consist of stucco, fiber cement board siding, asphalt roof shingles, and metal clad windows. Though the property is currently not on the City's Historic Inventory, an Architectural Historian has provided a Historic Evaluation Report and has determined that the structure is not eligible as a Historic Resource as outlined in the City's Cultural Heritage Ordinance. 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 hillside project will proceed to the Planning Commission for the proposed addition subject to compliance with current City Zoning standards.

Discuss & Determine  
Appropriateness

**CONTINUED ITEMS****RECOMMENDED ACTION**

3. **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 square foot single story and new 773 square foot second story addition to an existing 1,487 square foot single story Craftsman style house on a 7,511 square foot lot. The first story addition will consist of a great room. The second story addition will consist of two bedrooms, a bathroom, a master suite with bedroom, bathroom and laundry area. The exterior materials for the addition will match the existing house materials. The proposed new windows and doors for the addition will consist of Fibrex materials.

Discuss & Determine  
Appropriateness

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

4. **2025 Alpha Street**  
*Applicant:* Robert Paulsen  
*Project No:* 2216-COA  
*Year Built:* 1922  
*Architectural Style:* Colonial Revival  
*Historic Status Code:* 5D1  
*Historic District:* Valley View Historic District (Potential District)

**Description:**

The Cultural Heritage Commission will review a request for a 746 square foot single story rear addition to an existing 1,428 square foot colonial revival home. The addition will provide a new 516 square foot master suite with bathroom and a new 230 square foot covered patio with 100 square foot pergola. Roofing materials will match the existing asphalt shingles, lap siding will continue with an altered reveal and wood double hung windows will be used on the addition.

Discuss & Determine  
Appropriateness

5. **1100 Fair Oaks Avenue Unit #2**  
*Applicant:* Roy Earlman (RK Visual Innovations)  
*Project No:* 2214-COA  
*Year Built:* 1937  
*Historic District:* 1100 Block Fair Oaks District (Potential District)  
*Historic Status Code:* 5S3

**Description:**

The Cultural Heritage will review an application for two signs at 1100 Fair Oaks Ave unit #2, both signs will include color logo and copy for the BURGERim restaurant. The first wall sign (2'3"H x 13'L) located on the Oxley St façade above the storefront. The second panel sign (1'2"H x 2'9"L) located in a previously approved monument sign situated at the corner of Oxley St and Fair Oaks Avenue.

Discuss & Determine  
Appropriateness

6. 637 Meridian Avenue (CONCEPTUAL REVIEW)*Applicant:* Martin Perry*Year Built:* 1924*Architectural Style:* Craftsman*Historic Status Code:* 2D*Historic District:* North of Mission District**Description:**

The Cultural Heritage Commission will review a proposed addition and complete remodel to an existing one story 896 square foot Craftsman style home on a 4,290 square foot lot in a state of neglect and disrepair. The proposed 154 square foot addition to the first floor will expand the kitchen and add a master bathroom. The proposed 293 square foot addition to finish out existing/expanded attic space will enable the addition of two bedrooms and one bathroom. Existing garage to be repaired, but will remain in current location. New wood windows to replace the aluminum windows that were added over the years. Horizontal siding to be repaired and replaced as needed.

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

Discuss &amp; Comment

7. 1709 Rollin Street (CONCEPTUAL REVIEW)*Applicant:* Alon Friedman (Architect)*Year Built:* 1906*Architectural Style:* Craftsman*Historic Status Code:* 5D1*Historic District:* Marengo School Craftsman District (Potential)**Description:**

The Cultural Heritage Commission will review a proposal for a renovation and new two story rear addition to an existing two story 1,713 square foot craftsman home. In addition, a new two car garage is proposed to replace the existing undersized and failing single car garage. Materials and design to compliment the original include wood double hung windows, redwood lap siding and cedar shingle roof.

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

Discuss &amp; Comment

8. 915 Palm Avenue (Mills Act)*Applicant:* Robert Pierone and Stefani Williams (Homeowner)*Year Built:* 1907*Architectural Style:* Craftsman*Historic Status Code:* 5D1*Historic District:* El Centro/Indiana/Palm District**Description:**

The Commission will consider an application for a Mills Act contract for a contributing property of a local historic district. A letter of intent for this Mills Act application was filed May 19, 2016. A subcommittee was formed; however new commissioners need to be identified for a current subcommittee. The Mills Act application will be received for file and review.

Discuss &amp; Comment

9. **209 Beacon Ave (Mills Act)**  
*Applicant:* Mark and Gail Wilson (Homeowner)  
*Year Built:* 1900-1962  
*Architectural Style:* California Modern  
*Historic Status Code:* 4S2  
*Historic District:* Buena Vista / Prospect Addition District

Discuss & Comment

**Description:**

The Commission will consider an application for a Mills Act contract for Landmark No. 52 (the Whitney R. Smith House and Studio). A letter of intent for this Mills Act application was filed February 21, 2019. A subcommittee was formed for review of the proposal. The Mills Act application will be received for file and review.

10. **1024 Indiana Avenue (CONCEPTUAL REVIEW)**  
*Applicant:* Nathan Swell  
*Year Built:* 1921  
*Architectural Style:* Craftsman  
*Historic Status Code:* 5D1  
*Historic District:* El Centro/Indiana/Palm Addition District

**Description:**

The Cultural Heritage Commission will review a proposal for a 1,090 square foot single story addition to an existing 784 square foot single story Craftsman style house on a 6,282 square foot lot. The proposed addition is located on the rear elevation of the house. A 279 square foot unpermitted addition will be demolished. In addition, a new 400 square foot two vehicle carport is proposed. The proposed exterior materials for the addition will match the existing house materials.  
**This item is for discussion purposes only; no decision shall be made at this time**

Discuss & Comment

11. **CHC Regular Meeting start time.**  
 The Commission will discuss adjusting the time of regularly scheduled meetings. Discuss & Comment
12. **Subcommittee updates.**  
 The commission will hear discussion from existing subcommittees on performed tasks. Discuss & Comment

**COMMUNICATIONS**

**RECOMMENDED ACTION**

13. Comments from Council Liaison Comment
14. Comments from Commission Comment
15. Comments from South Pasadena Preservation Foundation (SPPF) Liaison Comment
16. Comments from Staff Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

17. Minutes of the Regular Meeting for April 18, 2019 Approve

**ADJOURNMENT**

**RECOMMENDED ACTION**

18. Adjourn to a Regular meeting on June 20, 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  
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.*

5-14-2019  
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)