

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday, May 16, 2013 6:45 P.M.

Council Chambers, 1424 Mission Street

Robert Conte (Chair), John Lesak (Vice-Chair), West J. De Young, James McLane, Deborah Howell-Ardila

Michael Cacciotti, Council Liaison

John Mayer, Staff Liaison

NON-AGENDA PUBLIC COMMENT PERIOD

**RECOMMENDED
ACTION**

1. 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 agendaize any of the items for future discussion.

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

2. **1040 Garfield Avenue**
Applicant: Peter De Maria, Architect
Project #: 1484-COA

Project Description:

A request for a Certificate of Appropriateness for the approval in regards to the unpermitted garage conversion into a 1,163 sq. ft. living area, the unpermitted conversion of a 640 sq. ft. carport into a detached 640 sq. ft. garage, a proposed new single story addition of 720 sq. ft., a 200 sq. ft. storage addition to the detached garage, and a proposed 476 sq. ft. deck. The 720 sq. ft. addition will consist of a dining area, a kitchen, and a sitting area. The proposed exterior materials for the addition will consist of; aluminum clad windows, James Hardie siding on the north elevation, tempered glass on the south elevation, and composite roof shingles or a flat roof. The CHC will decide the best proposal for the roof. The exterior garage materials consist of James Hardie siding and composite roof shingles. The same materials will be used for the garage addition. The 476 sq. ft. deck will be located in the rear and will be made out of wood.

Discuss and Determine
Appropriateness

The current proposal would require the removal of one (1) 15" Ash Tree. If the Cultural Heritage Commission approves this project, the Natural Resources and Environmental Commission (NREC) would then review the proposal to remove the tree at a future meeting.

3. **1123 Stratford Avenue**
Applicant: Mike Layns, Applicant
Project #: 1594-COA

Project Description:

A request for Certificate of Appropriateness for the demolition of a 361 sq. ft. detached garage and construct a 609 sq. ft. detached, two vehicle garage with a 163 sq. ft. storage area. The existing house is a, 1,546 sq. ft. single story Craftsman on a 7,486 sq. ft. lot. The exterior garage materials will consist of redwood siding and stucco siding, since the garage is located within 5' of the property line. Double hung wood windows are being proposed. An Administrative Use Permit is required to allow the proposed detached garage to remain with the existing side yard setback from the property line.

Discuss and Determine
Appropriateness

4. **1812 Fletcher Avenue**
Applicant: Denise C. Tomlan, Architect
Project #: 1603-COA

Project Description:

A Certificate of Appropriateness request for the demolition of a 298 sq. ft. detached garage and construct a new 637 sq. ft. detached garage with a workshop area. The project will also consist of a 196 sq. ft. wood trellis and interior remodeling of the main structure. The garage and trellis are both located on the rear of the property, behind the house. The garage materials will consist of Board and Batten to match the existing garage, high profile asphalt roof shingles, an authentic divided lite wood window to match the house, and split redwood shingles to match the house.

Discuss and Determine
Appropriateness

5. **820 Milan Avenue**
Applicant: Tom Nott, Architect
Project #: 1589-COA

Project Description:

A request for a Certificate of Appropriateness for changing the wood post on the front porch and on the second story balcony within the front of the house. The project was recently granted a Certificate of Appropriateness on February 21, 2013 for a 9 sq. ft. addition, and exterior changes, replacing wood siding panels with James Hardie board panels and replacing stucco siding will with James Hardie board panels.

Discuss and Determine
Appropriateness

NEW ITEMS

**RECOMMENDED
ACTION**

6. **1723 Gillette Crescent**
Applicant: Tom Nott, Architect
Project #: 1617-COA

Project Description:

A request for a Certificate of Appropriateness for a new 564 sq. ft. second story addition to an existing 1,467 sq. ft. single story, Spanish Colonial house on a 6,140 sq. ft. lot. The new second story will consist of a master bedroom, bathroom, and a study. A small covered deck will over hang off the master bathroom and a covered balcony will hang off the study at the front of the house. The proposed materials will match the existing; stucco siding, casement wood windows, and mission clay tile roofing. The new balcony and deck will be made of wood.

Discuss and Determine
Appropriateness

7. **1019 Mission Street**
Applicant: Tom Nott, Architect
Project #: 1589-COA

Project Description:

A request for a Certificate of Appropriateness for changing the wood post on the front porch and on the second story balcony within the front of the house. The project was recently granted a Certificate of Appropriateness on February 21, 2013 for a 9 sq. ft. addition, and exterior changes, replacing wood siding panels with James Hardie board panels and replacing stucco siding will with James Hardie board panels.

Discuss and Determine
Appropriateness

- 8. 629 Grand Avenue**
Applicant: Isabel C. Ivanov, Homeowner
Project #: 1618-COA

Project Description:

A request for a Certificate of Appropriateness for the unpermitted demolition of a historic 194 sq. ft. detached garage and the approval for a new 194 sq. ft. detached garage with an attached 200 sq. ft. pool-house. The new garage and pool-house will consist of Hardie board planks side materials, vinyl windows, a roll up door, and a flat roof.

Discuss and Determine
 Appropriateness

NEW BUSINESS

**RECOMMENDED
 ACTION**

- 9. 1704 Laurel Street**

The Commission will review a proposal for a window change out to a Spanish Colonial Revival house. A total of 8 wood windows will be replaced with 8 fibrex windows, same size same operation. One wood window with one fibrex window of the same size, however, changing operation from Double Hung to Casement for egress purposes (unit #10 in the back of the house with a cross bar that simulates a double hung). The replacement of one wood swinging door with one PVC wrapped engineered lumber door same size same operation. This item is for discussion purposes only; the Commission will take no action on the applicant's proposal.

Discuss and Provide
 Comment

- 10. 1217 Milan Avenue**

The Commission will review a proposal to change out all of the existing wood windows with Marvin Wood with Aluminum Clad exterior-stone white with SDL 7/8". The proposed grids will be in the same pattern as the existing wood windows. Three sets of French doors are being also proposed for change out. This item is for discussion purposes only; the Commission will take no action on the applicant's proposal.

Discuss and Provide
 Comment

- 11. City Library Plaque**

Staff is requesting comments from the Commission regarding the location and placement of a plaque on the City's Community Room (an original Carnegie Library).

Discuss and Provide
 Comment

- 12. Status of Mills Act Contract Holders**

Staff will provide an update to the Commission regarding the status of Mills Act Contracts that the Commission will review at a future meeting.

Receive and File

- 13. Rotating Chair Review**

The Commission will consider having a rotation for Chair Review duty that would be assigned on a Monthly basis.

Discuss and Assign

COMMUNICATIONS**RECOMMENDED
ACTION**

- | | |
|--|---------|
| 14. Comments from Council Liaison | Comment |
| 15. Comments from Commission | Comment |
| 16. Comments from South Pasadena Preservation Foundation Liaison | Comment |
| 17. Comments from Staff | Comment |

APPROVAL OF MINUTES**RECOMMENDED
ACTION**

- | | |
|---|---------|
| 18. Minutes of the regular meeting of November 15, 2012 | Approve |
| 19. Minutes of the regular meeting of January 20, 2013 | Approve |
| 20. Minutes of the regular meeting of April 18, 2013 | Approve |

ADJOURNMENT**RECOMMENDED
ACTION**

- | | |
|---|---------|
| 21. Adjourn to the next meeting on June 20, 2013 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 Planning Commission. 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.

4/30/13
Date


Signature