

City of South Pasadena
CULTURAL HERITAGE COMMISSION
REVISED¹

Thursday November 16, 2017 at 6:45 P.M.

City Council Chambers, 1424 Mission Street

Mark Gallatin (Vice-Chair), Steven Friedman, Rebecca Thompson, John Lesak, Victor Holz
Robert S. Joe, Council Liaison
Edwar Sissi, 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. 1740 Virginia Place
Applicant: Tom Nott, Architect
Project No.: 1985-COA
Historic Status Code: 5D3

Project Description:

A request for a façade change to a previously approved CHC project. The front porch will be altered by adding decorative balusters with decorative columns. The proposed materials will be wood.

Discuss or Determine
Appropriateness

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

3. 2024 La France Avenue
Applicant: Jim Fenske, Architect
Project No.: 2008-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness to build a new 607 square foot contemporary style, second story addition to an existing 2,018 square foot one story, English Revival house on a 7,217 square foot lot. The second story addition will consist of adding a master bedroom, a master bathroom, a closet,

Discuss & Determine
Appropriateness

¹ Agenda Revised on November 13, 2017 to reflect a change to the following:

- Item 7: The Recommended Action for 636 Alta Vista Circle has been changed from “Discuss and Comment” to “Discuss and Determine Appropriateness.”
- Item 10: This item was added to the Agenda.
- 1920 Edgewood Drive was added as a conceptual review item on November 13, 2017.

a sitting area, and a study. The proposed exterior materials for the addition will be smooth stucco siding with aluminum windows and doors. The project includes two-second story decks. One deck would be located on the rear elevation at 126 square feet; the other would be on the south elevation at 70 square feet. Both decks would feature guard rails made of steel cable.

- 4. **1029 Park Ave**
Applicant: Sam Pitnick (Architect)
Project No.: 2022-COA
Historic Status Code: 5D1

Description:

A request for a Certificate of Appropriateness to remodel an existing 1,285 sq. ft. single family home and convert the attic space into a habitable second level. The second story addition consists of 679 sq. ft. with: three bedrooms, two bathrooms, and a walk-in closet. The addition will have new wood windows and wood siding to match the existing. A small dormer will be added upstairs on the street side. The majority of the addition will be behind the existing gabled roof and not seen from the street. The height of the existing ridge will be increased in order to achieve code-require ceiling heights upstairs. There is also a 350 sq. ft. proposed car port in the rear yard. All wood members would be painted to match the existing house.

Discuss & Determine
Appropriateness

- 5. **612 Meridian Avenue**
Applicant: Jim Fenske, Architect
Project No.: 2041-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 749 sq. ft. single story addition to a 864 sq. ft. Craftsman house on 5,264 sq. ft. lot. The addition will consist of; a new kitchen, a new bedroom, a new bathroom a new master bedroom suite along with a walk-in closet and bathroom. The new exterior siding for the addition will consist of wood lapped siding to match the existing, wood windows to match the existing with wood trim, and fiberglass roof shingles. The patio attached to the garage will be removed. The applicant is also proposing to demolish an unpermitted 140 sq. ft. storage addition to the existing single vehicle garage.

Discuss & Determine
Appropriateness

NEW ITEMS

RECOMMENDED ACTION

- 6. **1810 Foothill Street**
Applicant: Julie Phanstiel
Year Built: 1926
Architectural Style: Adobe Revival
Historic Status Code: 5B1

Description:

A request for a Certificate of Appropriateness to build a new 1,388 sf. single story addition to an existing 1,900 sf. single story Adobe Revival style house, built in 1926. The existing 360 sq. ft. garage will be demolished. It will be replaced by a 459 sq. ft. single car garage and a 240 sq. ft. carport trellis. The addition also

Discuss & Determine
Appropriateness

consists of a 639 sq. ft. master bedroom and bathroom. There is also a proposed exterior deck that will be built behind the new master suite. The completed house will be 2,539 sq. ft. New exterior will be stucco to match existing materials. All new roof shingles, doors, and windows will match existing style and materials.

NEW BUSINESS	RECOMMENDED ACTION
<p>7. 636 Alta Vista Circle Owner: Karen Hallock</p> <p>Description: The owner is requesting that the Commission determine that her property should not be included in the draft Inventory of Historic Resources.</p>	<p>Discuss & Determine Appropriateness</p>
<p>8. 1920 Edgewood Drive Applicant: Mr. James Fenske, Architect Conceptual Review Historic Status Code: 5D1</p> <p>Description: A request for a conceptual review in regards to a proposed single story addition of 883 sq. ft. and a new second floor addition of 1,427 sq. ft. to an existing 2,524 sq. ft. to a Colonial Revival Influence house on a 13,241 sq. ft. lot. The existing garage is proposed to be demolished and a new 600 sq. ft. three vehicle garage with an attached 200 sq. ft. pool house. The exterior materials will match the existing. <u>This item is for discussion purposes only; no decision shall be made at this time.</u></p>	<p>Discuss & Comment</p>
<p>9. Historic Resources Survey and Inventory of Addresses Survey Update</p> <p>The Commission will review the historic resources survey and Inventory of addresses update that was prepared by the City’s consultant, Historic Resources Group (HRG). They will discuss any proposed changes, provide direction to Staff on the Inventory update, and allow for public comment.</p>	<p>Discuss & Comment</p>
<p>10. Commemorative Centennial Historic Building Program</p> <p>The Commission will discuss the possible revival of a commemorative plaque program for buildings in South Pasadena that have reached their centennial age. The program was a collaborative effort between the CHC and the South Pasadena Preservation Foundation (SPPF) with all costs borne by SPPF.</p>	<p>Discuss & Comment</p>
<p>11. 929 Buena Vista Mills Act Request</p> <p>The Commission will consider a proposal for a Mills Act contract for Landmark No. 41 (the Torrance Childs House), a Craftsman/Tudor Revival style house. The Commission will discuss the proposal and make a recommendation to the City Council about whether to approve it.</p>	<p>Discuss and Make Recommendation to City Council</p>

COMMUNICATIONS		RECOMMENDED ACTION
12.	Comments from Council Liaison	Comment
13.	Comments from Commission	Comment
14.	Comments from Staff	Comment
APPROVAL OF MINUTES		RECOMMENDED ACTION
15.	Minutes of the Special Meeting of October 12, 2017	Approve
16.	Minutes of the regular meeting of October 19, 2017	Approve
ADJOURNMENT		RECOMMENDED ACTION
17.	Adjourn to the next meeting on December 21, 2017 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.

11-13-2017 _____
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)