



**CITY OF SOUTH PASADENA
CULTURAL HERITAGE COMMISSION
REGULAR MEETING AGENDA**

Thursday, March 18, 2021 at 6:30 p.m.

South Pasadena Cultural Heritage Commission Statement of Civility

As your appointed governing board we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Cultural Heritage Commission will be conducted remotely and held by video conference. The Meeting will be broadcast live on the City's Cultural Heritage Commission website ([Cultural Heritage Commission Meeting](#)).

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Commission Members will be participating remotely and will not be physically present in the Council Chambers.

The Cultural Heritage Commission welcomes public input. If you would like to comment on an agenda item, members of the public may submit their comments in writing for the Cultural Heritage Commission consideration, by emailing comments or questions to PlanningComments@southpasadenaca.gov or by calling **(626) 403-7720** and leaving a **3-minute** voicemail message to be played during the meeting. Public comments must be received by **12:00 p.m. on Thursday, March 18, 2021** to ensure adequate time to compile and post. Please provide: 1) your name; and 2) agenda item for the comments/questions. All comments/questions received will be distributed to the Commission for consideration and will also be posted on the City's website prior to the meeting.

CALL TO ORDER: Chair Rebecca Thompson

ROLL CALL: Conrado Lopez, Kristin Morrish, William Cross, Mark Gallatin, Vice-Chair, and Rebecca Thompson, Chair

COUNCIL LIAISON: Evelyn G. Zneimer

STAFF PRESENT: Kanika Kith, Planning Manager
Malinda Lim, Associate Planner

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Disclosure by Commissioners of site visits and ex-parte contact for items on the agenda.

PUBLIC COMMENTS AND SUGGESTIONS

If you wish to address the Cultural Heritage Commission on items not on the agenda and within the subject-matter jurisdiction of the Cultural Heritage Commission, members of the public may submit their comments in writing to PlanningComments@southpasadenaca.gov or by calling (626) 403-7720 and leaving a **3-minute** voicemail message to be played during the meeting. Public comments must be received by **12:00 p.m. on Thursday, March 18, 2021** to ensure adequate time to compile and post. Please make sure to indicate: 1) your name; and 2) stating it is for general public comments/suggestions.

Pursuant to state law, the Cultural Heritage Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Cultural Heritage Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

PRESENTATION

1. Housing Accountability Act

PUBLIC HEARING

2. 1534 Ramona Avenue/Project No. 2349-COA (Continued) – Certificate of Appropriateness for front yard improvements involving removal of the original walkway at 1534 Ramona Avenue

Recommendation

Approve the Certificate of Appropriateness, subject to conditions of approval.

3. 925 Palm Avenue/Project No. 2339-COA/AUP (Continued) – Certificate of Appropriateness for an 1008 sq. ft. single-story addition and alterations to an existing single-story, 1,145 sq. ft. single-family residence and an Administrative Use Permit to waive the second covered parking requirement located at 925 Palm Avenue.

Recommendation

Formation of a subcommittee to work with the applicant to refine the proposed addition and continue the project to a date certain.

4. 1020 Milan Avenue/2371-COA – Certificate of Appropriateness for a two-story, 1,177-square-foot addition and alterations to an existing single-story, 1,660 square-foot single-family residence located at 1020 Milan Avenue

Recommendation

Formation of a subcommittee to work with the applicant to refine the proposed addition and continue the project to a date certain.

DISCUSSION

5. Historic Preservation Funding Opportunities (Continued)

Recommendation

Formation of a Sub-committee to explore and apply for historic preservation funding.

6. 917 Palm Avenue - Mills Act Contract Request

Recommendation

Formation of a Sub-committee to review the Mills Act Contract request.

7. 807 Bank Street - Mills Act Contract Request

Recommendation

Formation of a Sub-committee to review the Mills Act Contract request.

8. 1601 Marengo Avenue- Historic Landmark Designation Request

Recommendation

Formation of a Sub-committee to review the Historic Landmark Designation request.

9. CLG 2019-2020 Annual Report

Recommendation

Review and provide comments and information to finalize the report.

10. Rialto Interior Work Sub-committee

Recommendation

Formation of a Sub-committee.

CONSENT ITEMS

11. January 2020 Meeting Minutes

Recommendation

Approve the January 2020 Meeting Minutes.

12. February 2020 Meeting Minutes

Recommendation

Approve the February 2020 Meeting Minutes.

13. August 2020 Meeting Minutes

Recommendation

Approve the August 2020 Meeting Minutes.

14. September 2020 Meeting Minutes

Recommendation

Approve the September 2020 Meeting Minutes.

15. February 2021 Meeting Minutes

Recommendation

Approve the February 2021 Meeting Minutes.

ADMINISTRATION

16. Comments from City Council Liaison

17. Comments from Cultural Heritage Commissioners

18. Comments from Subcommittees

19. Comments from South Pasadena Preservation Foundation (SPPF) Liaison

20. Comments from Staff

ADJOURNMENT

21. Adjourn to the regular Cultural Heritage Commission meeting scheduled for April 15, 2021 at 6:30 PM.

PUBLIC ACCESS TO AGENDA DOCUMENTS AND BROADCASTING OF MEETINGS

Cultural Heritage Commission meeting agenda packets are available online at the City website: <https://www.southpasadenaca.gov/government/boards-commissions/cultural-heritage-commission/cultural-heritage-commission-agendas>

Agenda related documents provided to the Cultural Heritage Commission are available for public review on the City's website. Additional documents, when presented to Cultural Heritage Commission, will also be uploaded and available on the City's website. The meeting will be

broadcast live on the City's website via Zoom, and a recording of the meeting will be available on the website within 48 hours of adjournment.

AGENDA NOTIFICATION SUBSCRIPTION

Individuals can be placed on an email notification list to receive forthcoming agendas by emailing CityClerk@southpasadenaca.gov or calling the City Clerk's Division at (626) 403-7230.

ACCOMMODATIONS



The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 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).

I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.

3/11/21

Date

Elaine Serrano,
Administrative Secretary



Cultural Heritage Commission Agenda Report

ITEM NO. 2

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Kanika Kith, Planning Manager

PREPARED BY: Michelle Halligan, Contract Senior Planner

SUBJECT: **Project No. 2349-COA–Certificate of Appropriateness for Front Yard Landscape Design at 1534 Ramona Avenue**

Recommendation

Staff recommends that the Cultural Heritage Commission approve the Certificate of Appropriateness, subject to conditions of approval.

Discussion/Analysis

This project was continued from the Cultural Heritage Commission meeting of October 15, 2020. At this meeting, the Commission directed staff and the subcommittee (Chair Thompson and Commissioner William Cross) to work with the applicant (Holy Family) and a local historian to develop a landscape plan more appropriate for a residential property in the Ramona Craftsman District.

On January 15, 2021 a revised conceptual landscape plan was submitted to the City for subcommittee and staff review. On February 8, 2021, an online community meeting was held between Planning staff, Holy Family Church, subcommittee, and neighborhood stakeholders to discuss the revised plan. Professional historic landscape architecture input regarding the proposed design was provided by Ann Scheid, MDeS Landscape History. At that meeting, the applicant agreed to explore several recommendations to make the landscape plan more historically accurate while still meeting the Church's needs as well as providing a more water-efficient, low impact landscape design.

On February 12, 2021, the applicant submitted a revised conceptual landscape plan. Further discussion of the revised plans and comments from Ms. Scheid is provided later in this report.

Project Location

The subject property is a Craftsman style home designed by notable architect G. Lawrence Stimson for John Garrigues in 1914. Although this specific property is not on a state or federal historic register, it is considered to be an anchor property for the City's Ramona Avenue Historic District. The property is designated as 3B (eligible for National Register both individually and as a contributor to a district) in the City's Inventory of Historic Resources and a contributor to the Ramona Avenue Historic District. The triangle-shaped property is located on the northeast corner of the intersection of Ramona Avenue and Oak Street.

Figure 1: Project Location



Figure 2: Existing Street Elevation (Ramona Avenue)



Figure 3: Existing Street Elevation (Oak Street)



Project Description and Analysis

The applicant is proposing to replace the landscaping in the front yard which consists of the outdoor spaces visible from the public rights-of-ways. The revised conceptual landscape plan submitted on February 12, 2021 shows that the northern edge of the yard would feature an *aesculus Californica* (California Buckeye) and a grouping of shrubs. As conditioned, the shrub species would be limited to those with a typical maximum height of three-to-four feet. The use of dwarf plant species would be encouraged to ensure views of the home remain in between trimmings to address the concern expressed by Ms. Scheid.

The home would be surrounded on the Ramona Avenue and Oak Street sides by low profile foundation plantings and groundcovers, with conditions of approval regarding height, and expansive drought-tolerant lawn.

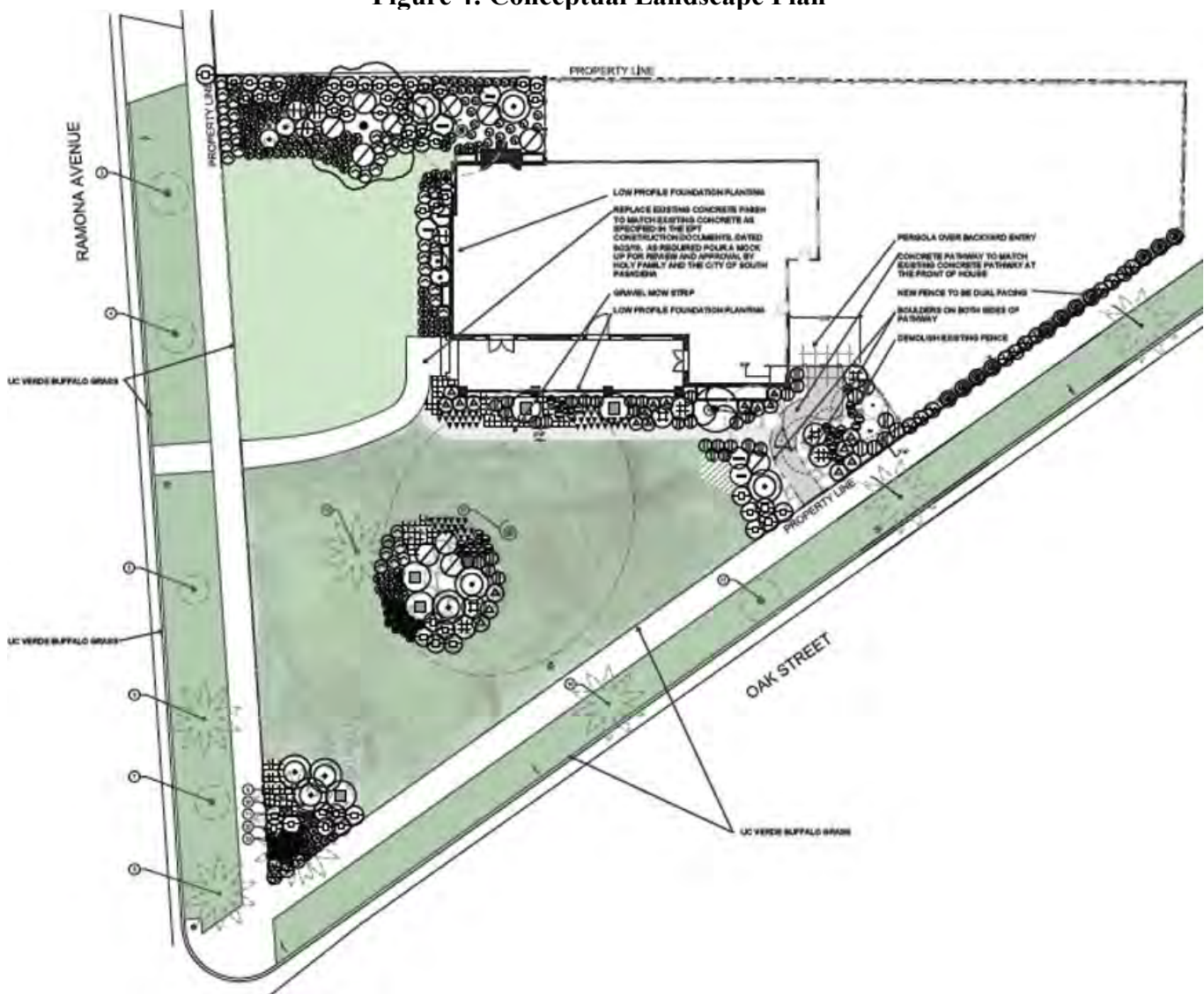
The project would replace the curved concrete walkway from Ramona Avenue to the west end of the covered porch. The original walkway was identified in the DPR form 523 that was prepared for the property. As conditioned, samples of the concrete would be poured for review and approval by the Subcommittee. As conditioned, the walkway from the curb at Ramona Avenue to the entrance of the front porch would include pedestals flanking the front porch steps. This condition of approval is consistent with the historic entrance to the Garrigues House as recommended by Ms. Scheid.

The proposed design would recreate the historic, expansive front lawn with drought-tolerant UC Verde Buffalo Grass (<https://ccuh.ucdavis.edu/smartlandscape/smartlawn/turf-types-turf-alternatives>). The lawn would provide sloped areas for onsite water drainage in accordance with low impact design practices. The existing large palm and manzanita trees in the front lawn area would remain. These large trees would be brought together by a grouping of various shrubs and groundcovers.

The existing trees in the parkway would remain and be surrounded by drought-tolerant UC Verde Buffalo Grass. The corner of the private property at Ramona Avenue and Oak Street would be planted with a grouping of groundcovers and shrubbery. As conditioned, the shrub species would be limited to those with a typical maximum height of three-to-four feet. The use of dwarf plant species would be encouraged to ensure views of the home remain in between trimmings.

A conceptual landscape plan is shown in **Figure 4** and included as Attachment 2.

Figure 4: Conceptual Landscape Plan



As shown in Figure 4 above, the existing side yard fence would be relocated to show the entire elevation of the home facing Oak Street. As conditioned, the new fence would be dual-facing and feature a Craftsman-style pergola entry. As proposed, the original concrete walkway connecting the front entrance to the sidewalk on Ramona will be replaced with a new concrete walkway designed to match the original

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walkway. A condition is included to require the Chair to approve a pour sample of the concrete prior to pouring for the entire walkway.

A secondary pathway consisting of a “gravel mow strip” is proposed to replace the stepping stone path that connected the sidewalk on Oak Street to the rear yard and the front entrance. However, there is an alternative rear entrance from Oak Street to consider. Ms. Scheid identified a historic set of stairs from the public right-of-way (see **Figure 5**). Ms. Scheid recommended restoring and using the historic set of stairs for the entrance from Oak Street instead of the secondary pathway as proposed. However, using these historic steps along Oak Street would require the removal of a mature palm and it is unknown what structural improvements would be necessary to ensure the stairs are safe. Therefore, staff included a condition requiring the applicant to explore a design option for utilizing the historic stairs as an alternative entrance from Oak Street for accessing rear entrance. However, staff would like the Commission to discuss and evaluate whether the proposed “gravel mow strip” as a secondary pathway from Oak Street to the front entrance is appropriate.

The applicant proposed to use stream stones to edge the path from Oak Street, which is typical of a rustic Craftsman style. The Garrigues House is considered to be a more refined Craftsman style. Staff proposed to condition to simplify the landscaping for the entrance from Oak Street to better reflect this refined style.

Figure 5: Exposed Historic Stairs on Oak Street



Above: Ann Scheid, 2021



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The proposed conditions of approval also require the final landscape plan to:

1. correctly show the location, trunk size, and dripline of all existing trees; and
2. landscape improvements outside of fence along Oaks Street up to the driveway

Certificate of Appropriateness Criteria

In considering the Certificate of Appropriateness for the proposed landscape design, the Commission must find that the proposed design is in accordance with (1) the criteria listed in Cultural Heritage Ordinance Section 2.65 (2) the City’s design guidelines, and (3) the Secretary of the Interior Standards for the Treatment of Historic Properties (SOIS).

City’s Design Guidelines

As codified in Municipal Code Section 2.65, the City of South Pasadena *Design Guidelines for Alterations & Additions to Historic Residences* are to be considered before the issuance of all Certificates of Appropriateness. The guidelines are based on the United States Secretary of the Interior’s *Standards for Treatment of Historic Properties*.

The standards define rehabilitation as the process of returning a property to a state of utility, through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic and aesthetic value. The proposed project would improve the aesthetic quality and water efficiency of the landscaping in a manner that does not negatively impact the structure’s historic features.

A list of the City’s Design Guidelines (Part II) for Alterations & Additions to Historic Residences relating to “Streetscape and Site Design,” that are applicable to this project is provided below.

1. **Design Guidelines, Streetscape and Site Design, Introduction:** “The existing streetscape pattern, including sidewalks detached from the curb that are predominantly separated from the

street by linear planting strips, and mature large-canopy trees is one of the most character-defining aspects of the historic residential neighborhoods in South Pasadena. Most streets are somewhat narrow, with homes on similarly sized lots, identical setbacks from the street, and similar side yard driveways and center set walkways, creating a rhythmic pattern along the streets. Most planting strips are only planted with grass between the equally spaced trees. Most front yards also have a generous area of lawn, many with landscaped garden areas.”

2. Streetscape and Site Design, Recommendations:

- Any rehabilitation or alterations should maintain the traditional landscape character and sidewalk design of the existing streetscape pattern.
- Replacing planted areas with hardscape or impervious materials is not recommended.
- Preserve the existing mature street trees. Diseased or missing trees should be replaced with trees of the same species.
- Provide front yard character compatible to the historic residences and neighborhoods.
- Protect established vegetation in yards, particularly mature shade trees.
- Retaining and adding mature shade trees in addition to the existing street tree(s) at front yards is encouraged.

Secretary of the Interior’s Standards

A list of applicable guidelines from *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 2017, US Department of the Interior, National Park Service are provided below.

1. **Setting (District/Neighborhood), Description:** “The setting is the larger area or environment in which a historic building is located. It may be an urban, suburban, or rural neighborhood or a natural landscape in which buildings have been constructed. The relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of a district or neighborhood” (SOIS, 2017, p. 21).

Recommended and Not Recommended Changes to Setting (District/Neighborhood) (SOIS, 2017, p. 66):

Recommended: “Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens, and yards; adjacent open space, such as fields, parks, commons, or woodlands; and important views or visual relationships.”

“Retaining the historic relationship between buildings and landscape features in the setting.”

Not Recommended: “Altering those building and landscape features of the setting which are important in defining its historic character so that, as a result, the character is diminished.”

“Altering the relationship between the buildings and landscape features in the setting by widening existing streets, changing landscape materials, or locating new streets or parking areas where they may negatively impact the historic character of the setting.”

2. Building Site, Description

“The building site consists of a historic building or buildings, structures, and associated landscape features and their relationship within a designed or legally-defined parcel of land. A site may be significant in its own right or because of its association with the historic building or buildings” (SOIS, 2017, p. 21).

Recommended and Not Recommended Changes to Building Site (SOIS, 2017, p. 63):

Recommended: “Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths, or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.”

“Retaining the historic relationship between buildings and the landscape.”

Not Recommended: “Altering buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.”

“Removing or relocating buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape.”

Staff recommends that the Commission use the standards and guidelines listed above in considering the proposed landscape design and as well as the following:

- The proposed landscape is appropriate for residential use. The property is zoned residential and no use permit has been granted to allow this property for any other uses other than residential.
- The proposed landscape will not jeopardize the district from qualification for future designation in the National Register.

If the Commission agrees with staff that the proposed landscape design meets the criteria for approval of a Certificate of Appropriateness, the Commission may adopt the findings provided in this report or modify as appropriate.

If the Commission disagrees, the Commission has the following options:

1. Provide design recommendations to support approval of the Certificate of Appropriateness;
2. Direct staff to retain additional historic landscape architecture consulting services; or
3. Deny the Certificate of Appropriateness.

Required Cultural Heritage Findings

To approve a Certificate of Appropriateness, the Commission shall first find that the design of the proposed landscape complies with the South Pasadena Municipal Code (SPMC) Section 36.410.040(I).

1. Is consistent with the General Plan, any adopted design guidelines and any applicable design criteria for specialized areas (e.g., designated historic or other special districts, plan development, or specific plans);

The Garrigues House is a residential property. The proposed front yard landscaping project would not change the residential use of the property and therefore is consistent with the Residential Low Density General Plan land use designation. The project scope is limited to landscaping and would not alter the residential use of the property.

2. Will adequately accommodate the functions and activities proposed for the site, will not unreasonably interfere with the use and enjoyment of neighboring, existing, or future developments, and will not create adverse pedestrian or traffic hazards;

The proposed project improves a large front yard and perimeter landscaping, including public parkways that are limited to grasses and existing trees. The proposed landscape plan would not result in a pedestrian or traffic hazard nor would it facilitate uses that could impact the quiet enjoyment of the neighborhood. No public gathering spaces are proposed.

3. Is compatible with the existing character of the surrounding neighborhood and that all reasonable design efforts have been made to maintain the attractive, harmonious, and orderly development contemplated by this Section, and the General Plan; and

The proposed design is the result of incorporating input on historically appropriate landscaping from neighborhood stakeholders, a professional historian, and the Subcommittee. Several conditions of approval are proposed to ensure compatibility with the character of the surrounding neighborhood. Some examples include providing samples of the concrete finish prior to installation, adding Craftsman style pedestals to the walkway at the entrance to the porch, conditioning shrubbery to be of a smaller scale to maximize the visibility of the home and expansive lawn, relocating the rear entrance gate to highlight the home from Oak Street, and simplifying the rear path from Oak Street to better reflect a refined Craftsman style.

4. Would provide a desirable environment for its occupants and neighbors, and is aesthetically of good composition, materials, and texture that would remain aesthetically appealing with a reasonable level of maintenance and upkeep.

The proposed landscaping would significantly improve the aesthetic quality of the property. Even though this particular home is not on a state or federal historic register, the property is locally considered to be an anchor for the Ramona Avenue Historic District. Once completed, the front yard landscaping would serve as beautiful entrance into this historic area. As conditioned, the proposed landscaping will not diminish the integrity of the property. Existing mature trees will be incorporated into the plan, and the front yard will remain dominated by lawn, and additional plant materials would be limited in height.

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For approval of a Certificate of Appropriateness, the Commission must make the findings for approval under Cultural Heritage Ordinance Section 2.65(e)(10) as listed below.

(A) **Mandatory Findings.** In order to approve a certificate of appropriateness, the commission shall make all of the mandatory findings as follows:

(i) The project is consistent with the goals and policies of the general plan.

The proposed project is consistent with the goals and policies of the General Plan for preservation and rehabilitation. Although the home is not on a state or federal registry, the Craftsman style home was designed by the notable architect G. Lawrence Stimson and is considered to be an anchor property of the Ramona Avenue Historic District. The existing front yard and parkway landscaping is in disrepair. The proposed project is designed to remove historically inappropriate changes to the landscaping, replant an expansive lawn, beautify the yard and parkway, and preserve character-defining features of the property such as a large, curving walkway to the front porch.

(ii) The project is consistent with the goals and policies of this article.

The project is consistent with the goals and policies of Article IVH – Cultural Heritage Commission Ordinance. The proposed project perpetuates the value and use of a historic resource by rehabilitating the front yard landscape in a manner that includes Craftsman features like the broad walkway, vast lawn, and highlights the unique porch by lining it with various types of ground cover and low shrubs.

(iii) The project is consistent with the applicable criteria identified in subsection (e)(8) of this section which the commission applies to alterations, demolitions, and relocation requests.

The landscape renovation and fence replacement proposed for the project are consistent with the Secretary of the Interior Standards for rehabilitation.

(B) **Project-Specific Findings.** In order to approve a certificate of appropriateness, the commission shall make **at least three** of the project-specific findings listed below. Staff recommendation are highlighted in **bold**:

(i) The project removes inappropriate alterations of the past;

(ii) The project is appropriate to the size, massing, and design context of the historic neighborhood;

(iii) In the case of an addition or enlargement, the project provides a clear distinction between the new and historic elements of the cultural resource or improvement;

(iv) **The project restores original historic features in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties;**

One of the most important features of the historic home is the broad, curved walkway leading to the front porch. As proposed and conditioned, the project includes the installation of a new

replica walkway. Samples of the materials shall be poured in advance for City approval. As conditioned, the project would also restore pedestals intended for flowers or plants on both sides of the steps where they meet the walkway. The proposed project would not alter the home itself, but would restore the beauty and character of the landscaping. The lawn would be restored, and as conditioned, the landscaping would be property watered and maintained to preserve the appearance of the historic property.

- (v) The project adds substantial new living space (for example: a second story toward the rear of a residence) while preserving the single story [architectural style or building type] character of the streetscape;

(vi) The project enhances the appearance of the residence without adversely affecting its original design, character, or heritage;

The proposed project would significantly enhance the appearance of the property without adversely affecting its original design, character, or heritage. The project is designed to enhance the appearance of the property with a new drought-tolerant lawn, broad curving walkway formulated to match the historic color, and replace a dilapidated fence with a new one featuring a pergola-style gateway. Existing mature trees shall remain. As conditioned, the project will add two Craftsman style pedestals to the front steps of the porch. The proposed project would not otherwise impact the design, character, or heritage of the house.

(vii) The project will not adversely affect the character of the historic district in which the property is located;

Although the subject property is not listed at a state or federal level, it is considered to be an anchor property for the Ramona Avenue Historic District. The proposed project would replant the lawn, replace the walkway with a replica, highlight the unique porch with low level foundation plantings, and overall create a welcoming entrance to the neighborhood. The landscape was designed to honor key features of the Craftsman style while also providing functionality for the current resident and water efficiency in compliance with state and regional goals.

- (viii) The project will be compatible with the appearance of existing improvements on the site and the new work will be compatible with the massing, size, scale, and character-defining features to protect the historic integrity of the property and its environment;

- (ix) The project is consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties, and is therefore exempt from CEQA under Class 31, which applies to “projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer” (CEQA Guideline [Cal. Code Regs. Title 14] Section 15331);

- (x) Relocation as an alternative to demolition of the cultural resource is appropriate because of the following: CEQA analysis has been conducted and the owner has provided substantial

evidence, as defined in CEQA (Public Resources Code Section 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; relocation is required to prevent destruction of the resource at its current location; the new location is compatible with the cultural resource's original character and use; upon relocation, the resource retains its historic features and compatibility in orientation, setting, and general environment; if relocated within the city of South Pasadena, the receiving location is appropriately zoned; the relocation is part of a definitive series of actions that will assure preservation of the cultural resource;

(xi) Demolition of the cultural resource is appropriate because of one or all of the following:

(a) CEQA analysis has been conducted and the owner has provided substantial evidence, as defined in CEQA (Public Resources Code Section 21080(e)), demonstrating that no feasible alternative exists that would avoid a significant adverse impact on the resource; (b) the owner is approved for a certificate of economic hardship; (c) the size, massing and scale of the replacement structure is harmonious with other improvements and natural features that contribute to the historic district, or the neighborhood character; and (d) the replacement structure contributes to the integrity of the historic district or neighborhood; and/or

(xii) In the case of a structure that poses an imminent threat and is unsafe to occupy, the commission shall make one or all of the following findings to approve a demolition of a cultural resource: (a) the building has experienced severe structural damage and there is substantial evidence to support this conclusion from at least two sources (e.g., structural engineer, civil engineer, or architect); or (b) no economically reasonable, practical, or viable measures could be taken to adaptively use, rehabilitate, or restore the building or structure on its existing site and there is substantial evidence to support this conclusion from at least two sources (e.g., structural engineer, civil engineer, or architect); or (c) a compelling public interest justifies demolition.

Environmental Analysis

In accordance with the California Environmental Quality Act (CEQA), the project qualifies for a Categorical Exemption Class 31 Historical Resource Restoration/Rehabilitation. Class 31 exemption includes projects limited to maintenance, repair, stabilizations, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening my virtues of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports of the City's website, in the South Pasadena Review newspaper, and individual mailings to those within 300 feet of the project site.

Next Steps

If the Commission agrees with Staff's recommendation, the applicant will proceed to prepare a final landscape and irrigation construction plans for review and approval prior to applying for building permit. Staff will review the landscape and irrigation construction plans to ensure that all conditions are satisfied.

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Public Comment

At the time of writing this report, staff received no public comments.

Public Notification of Agenda Item

The public was made aware that this item to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website, publication in the *South Pasadena Review* newspaper, and mailing of a postcard notice to property owners within a 300-foot radius of the subject property.

Attachments

1. Conditions of approval
2. Conceptual landscape plan
3. Comments from Ann Scheid
4. Staff Report from October 15, 2020
5. Staff Report from September 17, 2020
6. Staff Report from July 16, 2020

ATTACHMENT 1
Conditions of Approval

CONDITIONS OF APPROVAL
PROJECT NO. 2349-COA
1534 Ramona – Front Yard Landscape Improvements

PLANNING DIVISION

General Conditions

- PL-1. The following approvals are granted as described below and as shown on the conceptual landscape plans submitted to and approved by the Cultural Heritage Commission on March 18, 2021:
- a. Certificate of Appropriateness for reconstruction of the original concrete walkway and landscape improvements in the front yard, outside the fence along Oak Street, and in the public right of way along Ramona and Oak.
- PL-2. This approval and all rights hereunder shall terminate within 18 months of the effective date of their approval by the Cultural Heritage Commission unless otherwise conditioned and/or unless action is taken to secure Building Permits and maintain active Building Permits with the Building Division beginning with the submittal of the plans for Plan Check review.
- PL-3. Approval by the Cultural Heritage Commission does not constitute a building permit or authorization to begin any construction. All appropriate permits issued by the South Pasadena Public Works Department and Building Division must be obtained prior to construction, enlargement, relocation, conversion or demolition of any building or structure on any of the project site.
- PL-4. All other requirements of any law, ordinance, or regulation of the State of California, City of South Pasadena, and any other government entity shall be complied with.
- PL-5. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining any clearance.
- PL-6. The applicant and each successor in interest to the property which is the subject of this project approval, shall defend, indemnify and hold harmless the City of South Pasadena and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul any approval of the City, City Council or City Planning Commission concerning this approval.
- PL-7. The applicant shall be responsible for all costs incurred by the City for the use of professional services or consultants in the review and investigation by Planning and Public Works, which include landscape plans. The initial Building Construction plan check fee will cover the initial plan check and one recheck only. Additional review required beyond the first recheck shall be paid for on an hourly basis in accordance with the current fee schedule. The applicant shall deposit monies into an approved

project account from which the City shall draw funds to pay for said professional services.

Notes on Final Landscape and Irrigation Construction Plans

The following conditions shall be noted on the construction plans and the contractor shall be responsible to implement and monitor compliance with these conditions:

- PL-8. The construction site and the surrounding area, including sidewalks, parkways, gutters, and streets, shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes at all times. Such debris shall be removed immediately from the street to prevent road hazards or public health related issues.
- PL-9. The hours of all construction activities shall be limited to the following: 8:00 am and 7:00pm Monday through Friday, 9:00am and 7:00pm Saturday, and construction on Sundays limited to 10:00am to 6:00pm.
- PL-10. Samples of the main entrance walkway concrete shall be poured for review and approval by the Chair of the Cultural Heritage Commission prior to installation of the walkway.

Prior to Issuance of any Permit

- PL-11. The applicant shall work with the Cultural Heritage Commission Subcommittee (Chair Thompson and Commissioner Cross) to explore the possibility of restoring the existing historic stairs on Oak Street as an alternative entrance from the sidewalk on Oak Street.
- PL-12. The applicant shall submit final landscape and irrigation plans showing compliance with state law and the City's Water Efficient Landscape Ordinance (SPMC Section 35.50) and include the changes listed below, for approval by the Director of Planning and Community Development and the Cultural Heritage Commission Subcommittee (Chair Thompson and Commissioner Cross). The final landscape plans shall include the following changes:
 - a. Screening of all above ground equipment from public view.
 - b. Show location, trunk size, and driplines of all existing trees on site and in the public right-of-way.
 - c. In the front yard landscaping, shrub species shall be limited to dwarf species or other species with a typical maximum height of no more than three-to-four feet so that they will not obstruct the visibility of the historic home. This includes the west elevation facing Ramona.
 - d. The main entrance concrete walkway shall be formulated to match the design

of the historic walkway. Installation of the concrete walkway shall not be performed without approval from the Chair of the Cultural Heritage Commission.

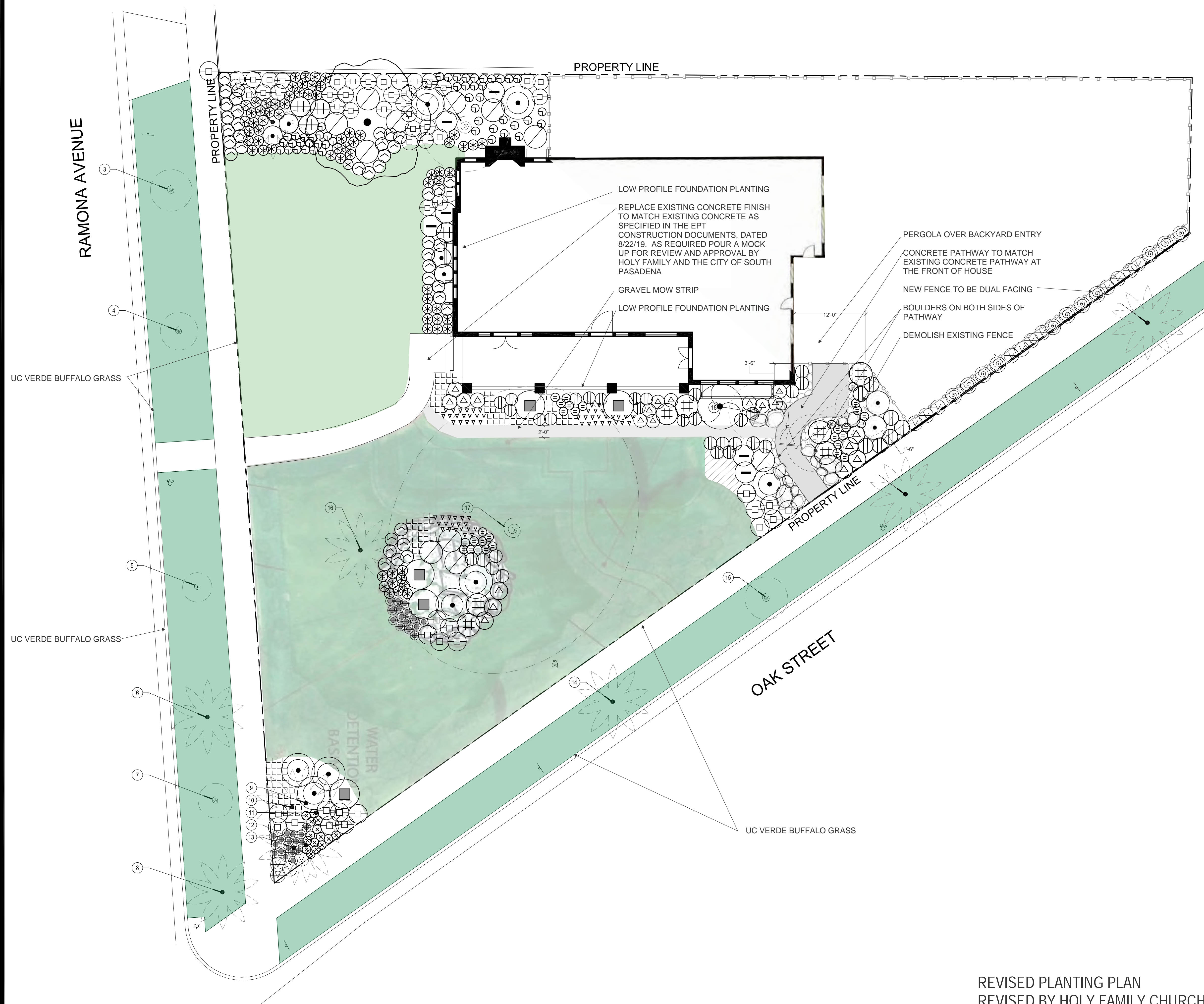
- e. Include Craftsman style pedestals on both sides of the walkway at the entrance to the porch fronting Ramona Avenue. Detailed design shall be provided and approved prior to installation.
- f. Remove the proposed circular planting area near the existing Chinese Elm tree in the front yard to not interrupt the open lawn appearance to conform with the historic conditions described in DPR form 523.
- g. Simplify the planting on the corner of Oak and Ramona to maximize visibility of the front yard and historic home.
- h. The new side yard fence shall be dual-facing and feature a Craftsman-style pergola entry. Design and location of the fence and pergola entry on Oak Street shall be approved by the Subcommittee prior to installation.
- i. Simplify the pathway design and landscaping around the rear entrance off Oak Street; any rock edging or rock groundcover is to be removed from the landscape and irrigation plans.
- j. Landscape improvement shall include perimeter and parkway landscape along Oak Street to the driveway, outside of the fence.

Prior to Final Inspection

- PL-13. The applicant shall install all landscaping and irrigation per the approved final landscape plans. The applicant shall provide documentations as required under SPMC Section 35.50, which shall include, but not limited to the following:
- a. A Certification of Completion certifying that landscape and irrigation have been installed per the approved final landscape plan and complies with the City Water Efficient Landscape Ordinance.
 - b. A Landscape Irrigation Audit Report from a certified landscape irrigation auditor shall be submitted to the City. The landscape irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape irrigation.

ATTACHMENT 2
Conceptual Landscape Plan

NOTE:
TREE REMOVAL PERMIT BY OWNER



PLANTING LEGEND: Trees

| SYMBOL | NAME | SIZE | QTY | WATER REQ. | DETAIL |
|--------|--|---------|-----|------------|-----------|
| | AESCLUSUS CALIFORNICA CALIFORNIA BUCKEY | 48" BOX | 3 | LOW | B / L3.51 |
| | CERCIS OCCIDENTALIS WESTERN REDBUD | 36" BOX | 2 | LOW | B / L3.51 |
| | CITRUS LIMON 'MEYER' DWARF MEYER LEMON | 24" BOX | 2 | MOD | B / L3.51 |
| | PUNICA GRANATUM POMEGRANATE TREE | 36" BOX | 1 | LOW | B / L3.51 |
| | EXISTING TREE PROTECT IN PLACE | - | - | - | - |
| | EXISTING PALM TREE PROTECT IN PLACE | - | - | - | - |

PLANTING LEGEND: Shrubs

| SYMBOL | NAME | SIZE | QTY | WATER REQ. | DETAIL | NOTES |
|--------|---|--------|-----|------------|---------------|-----------------------------|
| | ABUTILON PALMERI INDIAN MALLOW | 5 GAL | 11 | LOW | A & C / L3.51 | - |
| | ARCTOSTAPHYLOS GLAUCA BIG BERRY MANZANITA | 15 GAL | 1 | V. LOW | A & C / L3.51 | - |
| | ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA | 5 GAL | 10 | LOW | A & C / L3.51 | - |
| | BACCHARIS FILULARIS 'PIGEON POINT' DWARF COYOTE BRUSH | 15 GAL | 6 | LOW | A & C / L3.51 | - |
| | BERBERIS REPENS CREEPING BARBERRY | 1 GAL | 55 | MOD | A & C / L3.51 | - |
| | CALYCANTHUS OCCIDENTALIS SPICE BUSH | 15 GAL | 1 | MOD | A & C / L3.51 | - |
| | CARPINTERIA CALIFORNICA BUSH ANEMONE | 15 GAL | 5 | MOD | A & C / L3.51 | - |
| | CEANOTHUS 'CONCHA' CALIFORNIA MOUNTAIN LILAIC | 15 GAL | 2 | LOW | A & C / L3.51 | - |
| | CEANOTHUS GRISEUS 'YANKEE POINT' CARMEL MOUNTAIN LILAC | 5 GAL | 3 | MOD | A & C / L3.51 | - |
| | ERIOGONUM FASCICULATUM CALIFORNIA BUCKWHEAT | 1 GAL | 57 | V. LOW | A & C / L3.51 | - |
| | ERIOGONUM GRANDE VAR. RUBESCENS REDFLOWERED BUCKWHEAT | 1 GAL | 23 | LOW | A & C / L3.51 | - |
| | FESTUCA CALIFORNICA CALIFORNIA FESCUE | 1 GAL | 113 | LOW | A & C / L3.51 | - |
| | JUNCUS PATENS COMMON RUSH | 1 GAL | 46 | LOW | A & C / L3.51 | - |
| | LEYMUS TRITICOIDES CREEPING WILD RYE | 1 GAL | 71 | LOW | A & C / L3.51 | - |
| | PENSTEMON 'MARGARITA B.O.P.' FOOTHILL PEVSTEMON | 1 GAL | 27 | LOW | A & C / L3.51 | - |
| | RHAMNUS CALIFORNICA 'LITTLE SUR' LITTLE SUR COFFEEBERRY | 15 GAL | 40 | LOW | A & C / L3.51 | ADD ALTERNATE BID FOR 5 GAL |
| | RIBES SPECIOSUM FUSCHIA FLOWERING GOOSEBERRY | 15 GAL | 13 | MOD | A & C / L3.51 | - |
| | SALVIA 'ALLEY CHICKERING' ALLEN CHICKERING SAGE | 5 GAL | 29 | LOW | A & C / L3.51 | - |
| | SALVIA APIANA WHITE SAGE | 1 GAL | 4 | LOW | A & C / L3.51 | - |
| | SALVIA 'BEES BLISS' BEES BLISS SAGE | 5 GAL | 16 | LOW | A & C / L3.51 | - |
| | SALVIA LEUCOPHYLLA PURPLE SAGE | 5 GAL | 16 | LOW | A & C / L3.51 | - |
| | SALVIA SPATHACEA HUMMINGBIRD SAGE | 1 GAL | 31 | MOD | A & C / L3.51 | - |
| | SPOROBOLUS AIROIDES ALKALI SACATON | 1 GAL | 8 | LOW | A & C / L3.51 | - |
| | VITIS CALIFORNICA 'ROGER'S RED' ROGER'S CALIFORNIA GRAPE | 5 GAL | 4 | LOW | A & C / L3.51 | - |

PLANTING LEGEND: Groundcover

| SYMBOL | NAME | SIZE | AREA SQ. FT. | WATER REQ. | DETAIL |
|--------|--|------------------|--------------|------------|---------------|
| | ACHILLEA MILLEFOLIUM COMMON YARROW | 1 GAL @ 18" O.C. | 531 | LOW | A & C / L3.51 |
| | HEUCHERA MAXIMA ISLAND ALUM ROOT | 1 GAL @ 18" O.C. | 65 | MOD | A & C / L3.51 |
| | IRIS DOUGLASSIANA DOUGLASS IRIS | 1 GAL @ 18" O.C. | 69 | MOD | A & C / L3.51 |
| | DEL RIO GRAVEL | Ø 3/8" | 427 | - | - |
| | METAL HEADER. MODEL: BORDER KING. MANUFACTURER: BORDER CONCEPTS. | LINEAR FEET | 226 | - | D / L3.51 |
| | DECOMPOSED GRANITE. 2" MIN. DEPTH. DESERT GOLD BY SOUTHWEST BOULDER & STONE OR APPROVED EQUAL | - | 1,578 | - | - |
| | RAISED REDWOOD PLANTER BOX. CLEAR GRADE LUMBER. FINISH: SANDED. LUMBER SHALL NOT BE STAINED. | 30" x 48" | - | - | - |

REVISED PLANTING PLAN
REVISED BY HOLY FAMILY CHURCH
SK210215-01

ATTACHMENT 3
Comments from Ann Scheid

Ann F. Scheid

Preservation Planning
National Register Nominations
Historic Property Surveys

March 8, 2021

To: Kanika Kith
Historic Preservation Commission
City of South Pasadena

Re: 1534 Ramona Avenue, the Garrigues House and the Ramona Avenue Historic District
Comments on revised landscape plan (undated)

From: Ann Scheid, Preservation Planner

Please include these comments on the second revision of the landscape plan with the comments previously submitted on the original design and on the first revision of the landscape plan.

The revisions in this version are a great improvement on the original design, and the designer is to be commended on the present plan. It goes a long way toward achieving the ideal setting for this historic property, the anchor house for the Ramona Avenue Historic District.

It would be helpful in proceeding through the design process and the necessary reviews to have a complete plan showing all existing features of the property, including the location and canopies of all existing trees (including street trees), as well as the location of power poles, paving, pool, trash area/receptacles, and entry points to the property. These features need to be included in order to evaluate the overall plan. Retention of as many existing mature trees as possible is important not only for historic preservation purposes, but also for facilitating carbon sequestration/oxygen production in this era of climate change.

The present landscape plan, the second revision, includes some of these existing features but not all of them, and it does not yet meet the criteria of the City's Design Guidelines as set out below:

South Pasadena Design Guidelines

Recommendations for alterations and additions to historic residences can be found in **the City of South Pasadena Design Guidelines, "Streetscape and Site Design" (pp. 34-35)** under 1(b):

- Provide front yard character compatible to the historic residences and neighborhoods.

- Landscape materials and features should be compatible with the architectural style of the house and complementary in color, texture, form and scale.
- Front yards should remain open to public view and remain free of fencing or hedges
- A pathway should lead from the sidewalk to the entry, generally at the center of the front yard, perpendicular to the street.

This second revised plan does include a plan for reconstructing the recently demolished concrete walkway leading from the curb at Ramona Avenue to the entrance to the front porch. Not included, however, are the details of the pediments flanking the front steps that were clearly intended as sites for ornamental potted plants. A more detailed design for these pediments/buttresses needs to be included in the final design.

Also included is a revision to the rear entry, shown with a concrete pathway to enter the rear part of the property, with the entrance aligning with the south wall of the house and covered by a pergola, as suggested by neighborhood representatives.. The design shows the path lined by stream stone with a large variety of plants flanking both path and entrance, some of them likely to grow up to 10 feet high.

The Fence and Rear Entrance:

As designed, this rear entrance, with a profusion of plants and stream stones, competes with and detracts from the primary entrance on Ramona, which must remain the main focus of attention.

Based on a recent discovery made at the site, I suggest that a simpler solution be considered. The original shallow concrete steps that led from the sidewalk up to the rear entrance still exist, almost buried under soil and leaves, partway down the sidewalk to the east from the corner of the existing fence. These steps are distinctive as they are edged by a rounded concrete curb, which could be a more authentic border for the concrete path proposed for the rear entry. I suggest that these original steps be retained—even if not used---as an artifact of the original design. (See photographs below).

The configuration of the fence could be simplified by extending it from just north of the corner of the house--but not touching the house as in the example of the Gamble House-- in a straight line to the east until it almost meets the sidewalk and then continuing it along the line of the sidewalk, but set back enough to allow for a hedge along its entire length, from house to driveway. The addition of the hedge would soften the fence, and would also allow existing trees to remain undisturbed. If the angled fence is retained, a hedge could still be planted along it, retaining the existing trees and softening the fence.

The stream stones edging the rear path, although typical of a Craftsman house of a more rustic design, are inappropriate for this more refined Craftsman house. It would also simplify the path to the rear entrance. A further simplification would be to eliminate the curved form, which mimics the front walkway and competes with it.

If the decision is made to remove the pool to expand the rear yard for other uses, the pool equipment would be removed, allowing improvement of the fence/pergola situation and expansion of the yard for entertaining.

Additional Comments:

- Foundation plantings along the south wall of the house show some tall plants, e.g. the Bush anemone, that reaches 6 – 10 feet, **obscuring the porch's** main architectural feature, the cloud lift railing. Also of concern is the unidentified tree shown in front of the south windows and the flowering gooseberry, which can reach 6-10 ft. While there may be a need for shade here, more information is needed to justify these design features. The 2-foot-wide path bordering the foundation plantings along the porch should also be eliminated, as it is unnecessary and serves no function.
- Interrupting the full expanse of lawn as it is shown in historic photos is not recommended. The plantings proposed in the circular area near the existing elm tree disrupt the lawn and views of the house and Ramona Avenue.
- Additional plantings at the lot corner near the existing palm trees are also unnecessary and disrupt the original design.
- Foundation plantings under the west windows also can be simplified. Height is also a concern here. The existing palm is not included on the plan. It needs to be retained.
- The landscaped area at the north property line is profuse and overdone. The proposed tree is not identified in the key, and the tree next to the chimney, not shown on the plan, needs to be retained. A simplified border or none at all would be more in keeping with the original design and the aesthetic of the period.
- The plant choice appears to be limited to California natives, a current fashion and a sign of the times. Yes, they are attractive and water-wise, but in the dry season they are not so attractive, and they are not usually found in historic landscapes. Urban landscapes in California use a tiny fraction of the water use in the state, considerably less than 5%, so it is not unreasonable to retain the lawn, planted with traditional grass, that is such a significant feature of this historic site.
- A water-saving irrigation system with pressure regulators built inside each head, check valves for all low heads, and rotating nozzles, would result in a water saving of up to 50%.

Recommendation:

The entire plan needs to be simplified to reflect as closely as possible the original setting for this most significant residence in the historic district. This setting, an open lawn with occasional trees and low foundation planting close to the house is illustrated in the original photos of the house and is typical of other significant houses of the period: **the Gamble House, Stimson's Wrigley Mansion and his house in Oaklawn, the Culbertson House, and the house on Ridge Way.** (See photos below). This will preserve existing views of the house and of Ramona Avenue, particularly when viewed from the southeast through the property at 1534 Ramona.

Please refer to my earlier reports which include information on the historic significance of the property and its role as the anchor of the Ramona Avenue Historic District.

Sincerely,

Ann F. Scheid

Ann Scheid

MDeS in Landscape History, Harvard Graduate School of Design

MA University of Chicago; AB Vassar College

Architectural Historian, State of California; Former Senior Planner, Historic Preservation, Pasadena;

Currently Archivist, Greene & Greene Archives, Huntington Library/Gamble House



Original rear entry steps



Photo showing location in relation to house

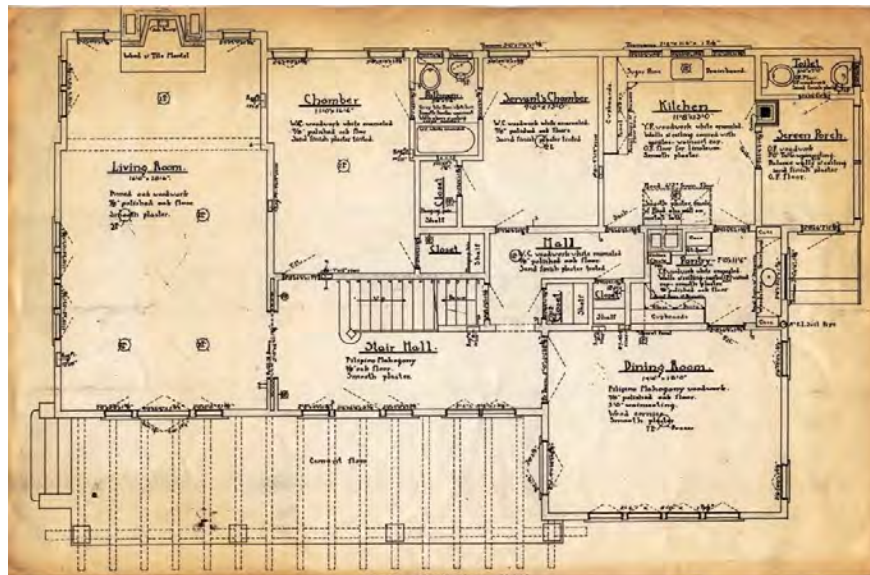


Location in relation to water meter approx. width



Photo with 11 x 17 sheet, showing of 20 inches

1534 Ramona – Garrigues House
Original architectural drawings by G. Lawrence Stimson 1913
Floor plan showing design of front steps with rounded corners and flanked by pedestals.





Photographs showing detail of front step design



This photo from the 1920s, taken from the southwest, shows the expansive tree-studded lawn and displays the principal south façade with its open porch on the sunny side of the house and the twin gables of the roofline. Note the mature palm in the parkway and the walkway leading up to the porch from Ramona Avenue.



This photograph from c 2010, taken from the same angle but a closer view, demonstrates how the original setting, the open lawn with trees and the distinctive curved entrance walkway, as well as the building, remained unchanged. Note how close the porch floor is to ground level. Foundation plantings ought not to be very high.

Early Photograph of West Side of Ramona Avenue



Note the consistent angle of the roofs, the ubiquitous front porches and chimneys, the common setback from the street and the local Arroyo stone used for porch walls and

chimneys. This photo demonstrates the consistent patterns of Craftsman bungalow architecture that are the character-defining features of the Ramona Avenue Historic District and other similar neighborhoods in the Los Angeles area, especially in Pasadena, where the style originated. Although this was a tract development with most of the houses designed by G. Lawrence Stimson, each house is unique.

EXPANSIVE FRONT LAWNS HIGHLIGHT THE ARCHITECTURE



Gamble House 1909
Greene & Greene



Wrigley House 1919
G. Lawrence Stimson



Culbertson House, 1911
Greene & Greene



House on Ridge Way, Pasadena



House in Oaklawn District, South Pasadena
G. Lawrence Stimson

Photographs by real estate company in 2015
Views of the character-defining features of the property
(Landscaping in front lawn has been added)



4





Rear yard of 1534 Ramona, facing onto Oak Street

ATTACHMENT 4

Staff Report from October 15, 2020

[\(Click Here\)](#)

Additional Document No. 1 – Letter of Authorization

[\(Click Here\)](#)

Additional Document No. 2 – Public Comments

[\(Click Here\)](#)

Additional Document No. 3 – Public Comments

[\(Click Here\)](#)

ATTACHMENT 5

Staff Report for September 17, 2020

[\(Click Here\)](#)

Additional Document No. 1

[\(Click Here\)](#)

Additional Document No. 2

[\(Click Here\)](#)

Additional Document No. 3

[\(Click Here\)](#)

ATTACHMENT 6

Staff Report for July 16, 2020

[\(Click Here\)](#)

Additional Document No. 1 – Public Comments

[\(Click Here\)](#)

Additional Document No. 2 – Public Comments

[\(Click Here\)](#)



Cultural Heritage Commission
Agenda Report

ITEM NO. 3

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Joanna Hankamer, Planning & Community Development Director

PREPARED BY: Malinda Lim, Associate Planner

SUBJECT: **Project No. 2339-COA/AUP (Continued) – Certificate of Appropriateness for an 866 square-foot single-story addition and alterations to an existing single-story, 1,145 square-foot single-family residence and an Administrative Use Permit to waiver the second covered parking requirement located at 925 Palm Avenue (Assessor’s Parcel Number: 5313-008-021).**

Recommendation

Staff recommends that the Cultural Heritage Commission form a subcommittee to work with the applicant to refine the addition to comply more closely with the City’s Design Guidelines; and continue the project to a date certain.

Background

This project was presented to the Cultural Heritage Commission (CHC) on November 19, 2020. At the meeting, the Commission continued the project to the January 21, 2021 meeting to have the applicant make necessary revisions.

On December 15, 2020, the applicant submitted revised plans for consideration by the Commission.

At the January 21, 2021 meeting, staff requested that the project be continued to March 18, 2021.

Discussion

At the November 19, 2020 meeting, the Commission recommended the applicant complete the following changes to the design of the project:

- Step-in and reduce the size/square footage of the rear addition so that it is visually subordinate to the historic building; and
- Remove the curved bay window with stained glass lights; and
- Work with the existing pergola for better design flow.

Upon preliminary review of the applicant’s December 15, 2020 revised plans, staff noted that the applicant’s new design appeared inconsistent with the Commission’s suggestions and requested the item be continued to March 18, 2021 to provide additional time for staff to analyze the plans and prepare the staff report.

The new design includes an enlarged addition, a more prominent curved bay window, and the removal of the existing pergola. Additionally, while the new design shows a clear distinction between the existing and proposed addition, the proposed addition conveys two different styles of design for the addition.

In **Figure 1** shows dates for when each of two existing sections of the home were constructed, plus the previous proposed addition. With the new design, the proposed addition provides a clear massing distinction between the old and new sections yet proposes two different architectural styles and exterior material palettes. The resulting design appears to be two additions rather than one. As encouraged in the Design Guidelines and suggested by staff, the original roof form is preserved on the existing sections of the house; however, the proposed addition has two additional different roof pitches and forms. Different building offsets and materials breakup the building plane on the north and south elevations.

The portion of the design identified as “hyphen” shows a smooth plaster finish, a circular room, low roof pitch, and a shorter building height than in the remainder of the house. This area consists of a bedroom, the laundry room, master closet, and study.

The portion of the design behind the hyphen and identified as “addition” is more in keeping with the existing architectural style of the house with five-inch exposed hardie board shiplap siding and concrete exposed footing, although the roof form is of a different pitch than the original. This area consists of the master bedroom and bathroom.

While the new design employs some of the desired design guidelines including differentiating the new from the old, and retaining the original roof form, the new proposal for the addition does not address several of the City of South Pasadena’s Design Guidelines brought up by staff and the Commission at the November 19, 2020 CHC. The CHC provided the following feedback: (1) limit the size and scale of the addition; and (2) the incorporation of a curved bay window with stained glass lights departs from compatibility with those of the original building.

The new proposed roof forms and slopes introduces a new design element which deviates from the Design Guidelines of matching the original roof. Moreover, the proposed addition design further deviates from compliance with the relevant *Secretary’s Standards for Rehabilitation*, Standard No. 9.

Rehabilitation Standard No. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new construction would clearly be discernible as a later, non-historic addition to the historic property, but in terms of compatibility that the new addition or construction blends seamlessly with the historic property, the proposal is not visually subordinate and is not unobtrusive to the historic resource.

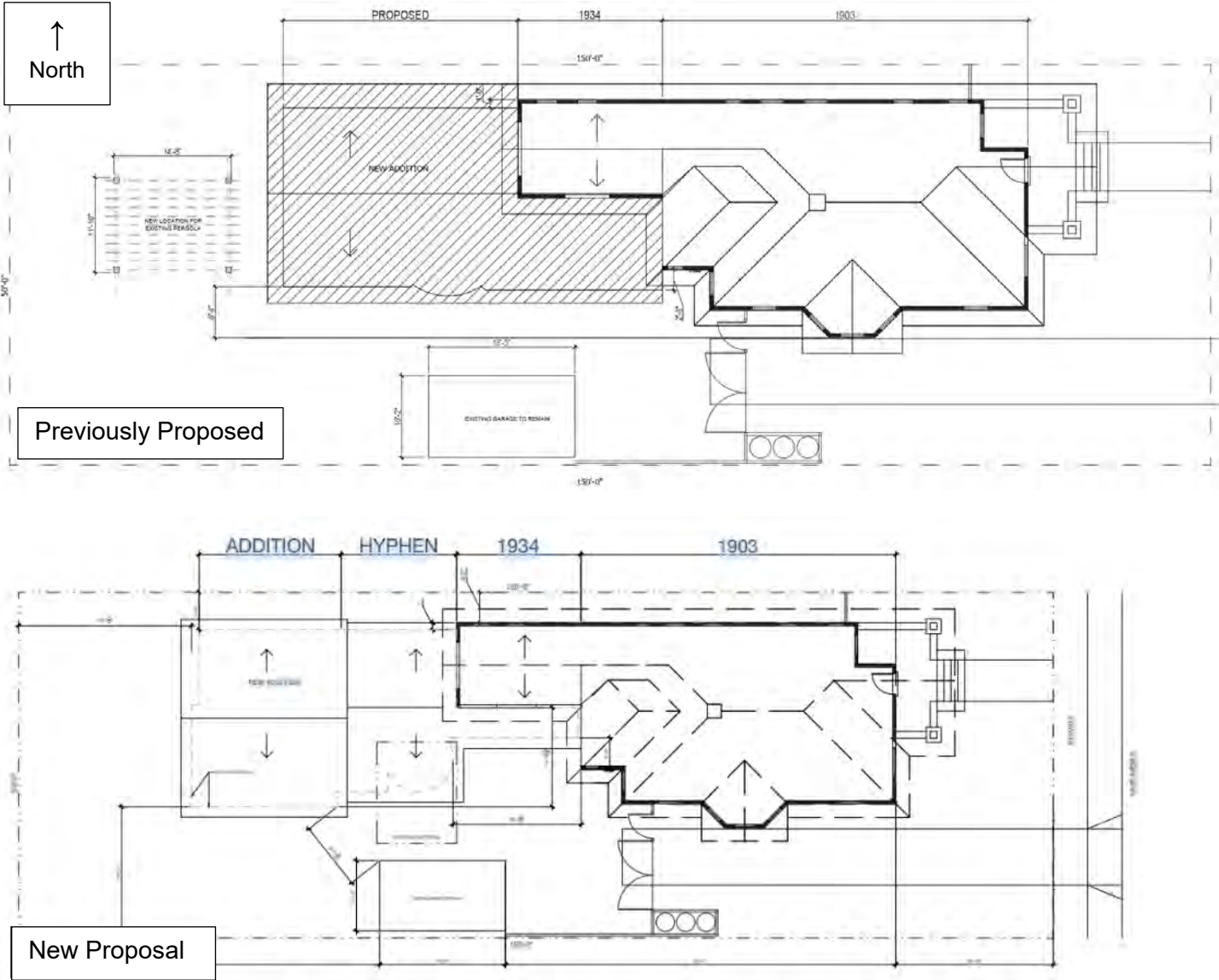
Staff recommends that the Cultural Heritage Commission form a subcommittee to work with the applicant to identify ways to refine the addition to comply more closely with the City’s Design Guidelines and the relevant *Secretary’s Standards for Rehabilitation*, Standard No. 9.

ITEM NO. 3

CHC Agenda
March 18, 2021

925 Palm Avenue
Project No. 2339-COA/AUP

Figure 1: Previous Proposal and New Proposal Site Plans

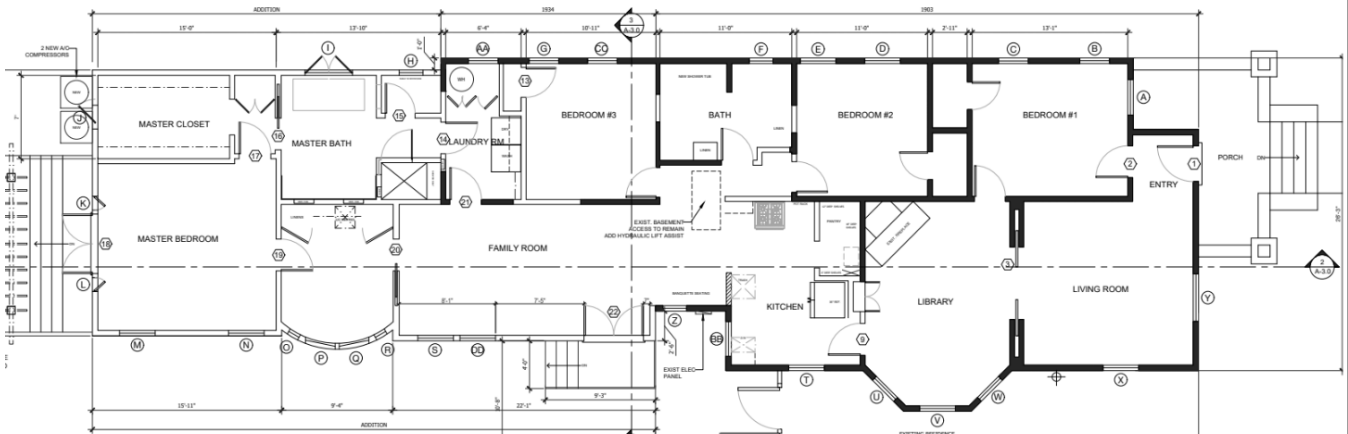


ITEM NO. 3

CHC Agenda
March 18, 2021

925 Palm Avenue
Project No. 2339-COA/AUP

Figure 2: Previous Proposal and New Proposal Floor Plans



Previously Proposed



New Proposal

Figure 3: Previous Proposal and New Proposal South Elevation

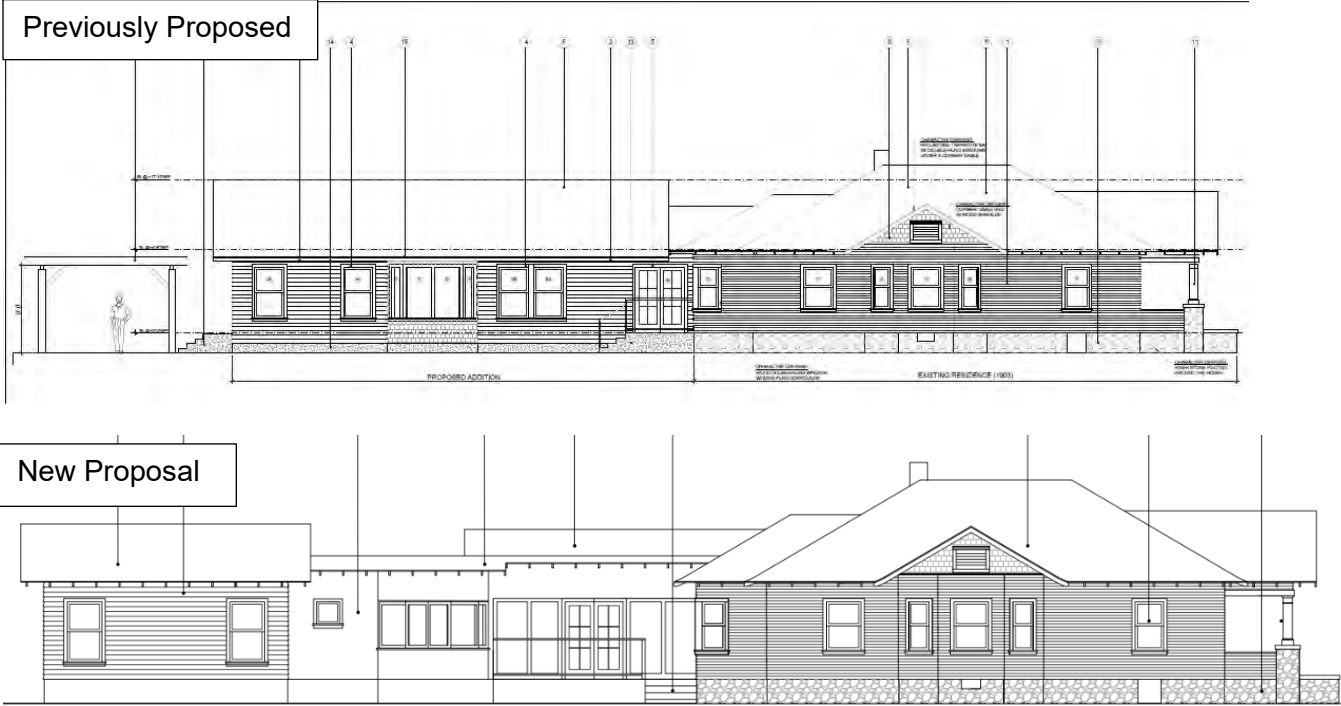


Figure 4: Previous Proposal and New Proposal North Elevation

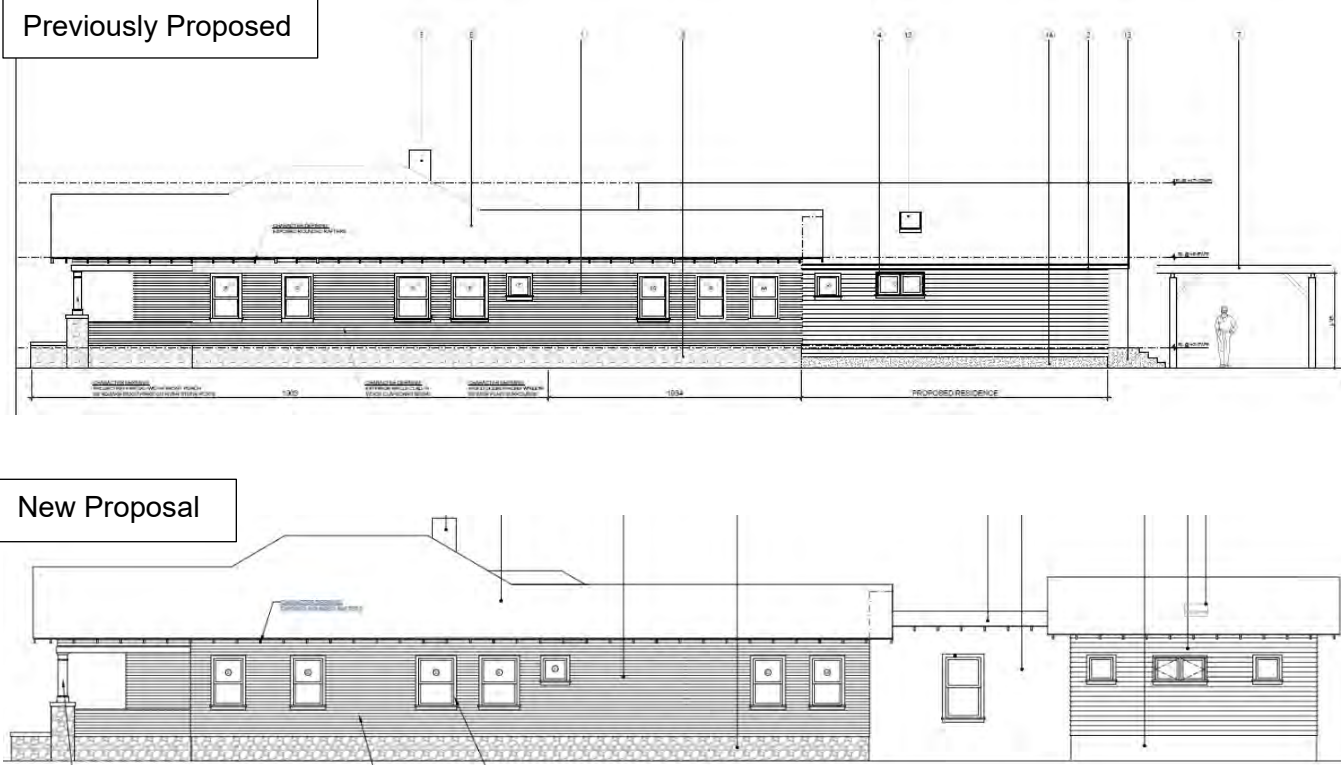
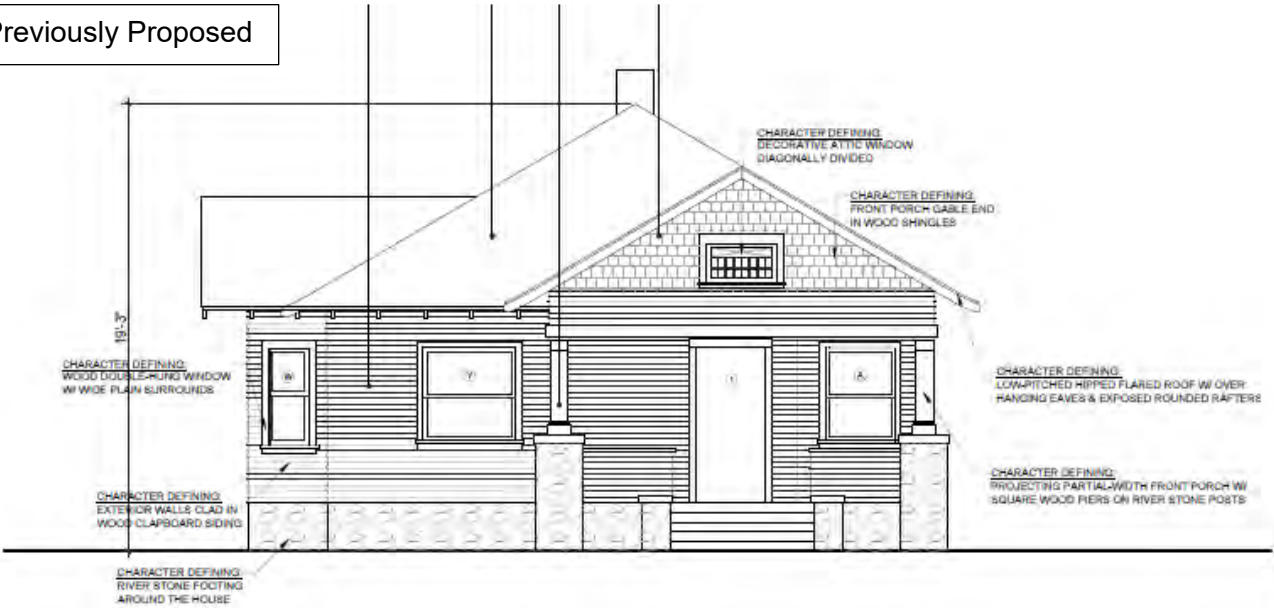


Figure 5: Previous Proposal and New Proposal East Elevation

Previously Proposed



New Proposal

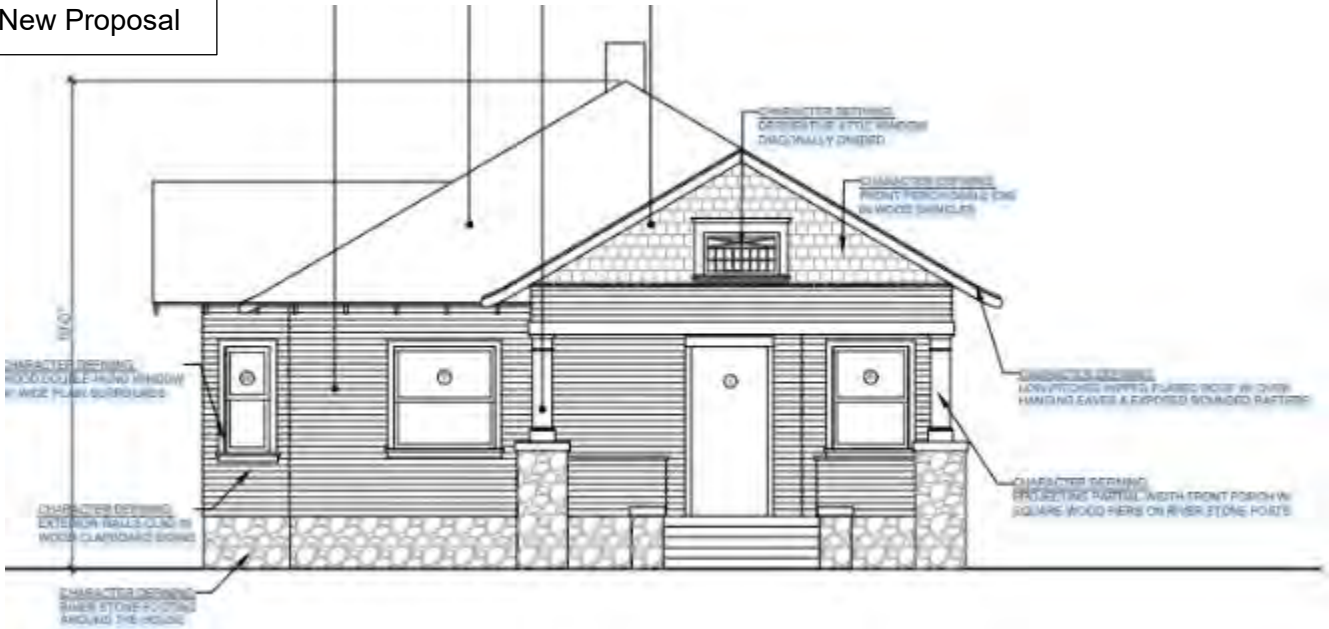


Figure 6: Previous Proposal and New Proposal West Elevation

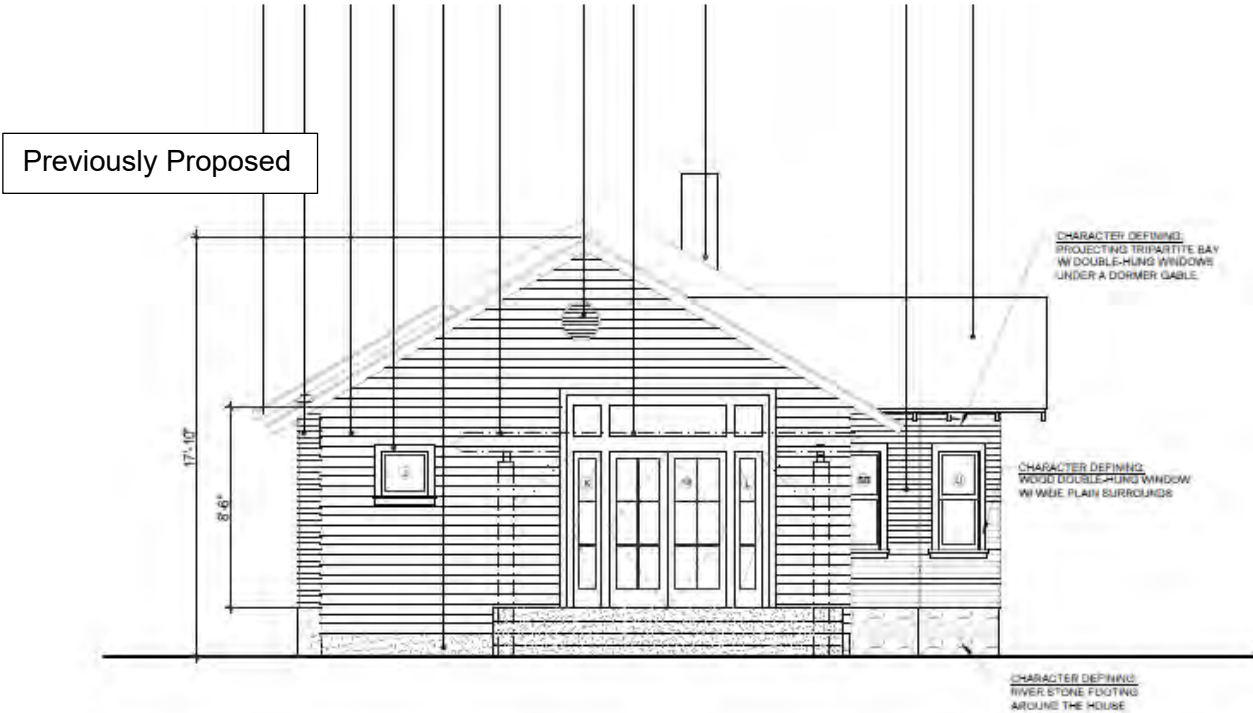


Figure 7: Renderings East Elevation
***original volume of historic house appears in green; addition appears in beige**



No major additions are planned for the front façade (east elevation) but the project does include repairs to an unstable front porch support.

Figure 8: Renderings of South Elevation
***original volume of historic house appears in green; addition appears in beige**



New Proposal



Figure 9: Renderings of North Elevation
***original volume of historic house appears in green; addition appears in beige**



Figure 10: Renderings of West Elevation
***original volume of historic house appears in green; addition appears in beige**



Alternatives to Consider

If the Commission does not agree with staff's recommendation, the following options are available:

1. The Cultural Heritage Commission can Approve the project as is or with additional condition(s) added; or
2. The Cultural Heritage Commission can continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.

Fiscal Impact

The cost associated with processing these applications are covered by the applicant.

Public Comment

At the time of writing this report, staff received no comments about this proposal.

Public Notification of Agenda Item

The public was made aware that this item was continued to a date certain at the January 21, 2021 CHC meeting and to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda and posting of the same agenda and reports on the City's website.

Attachments

1. Staff Report & Attachments from November 19, 2020 CHC Meeting
2. Revised Development Plans

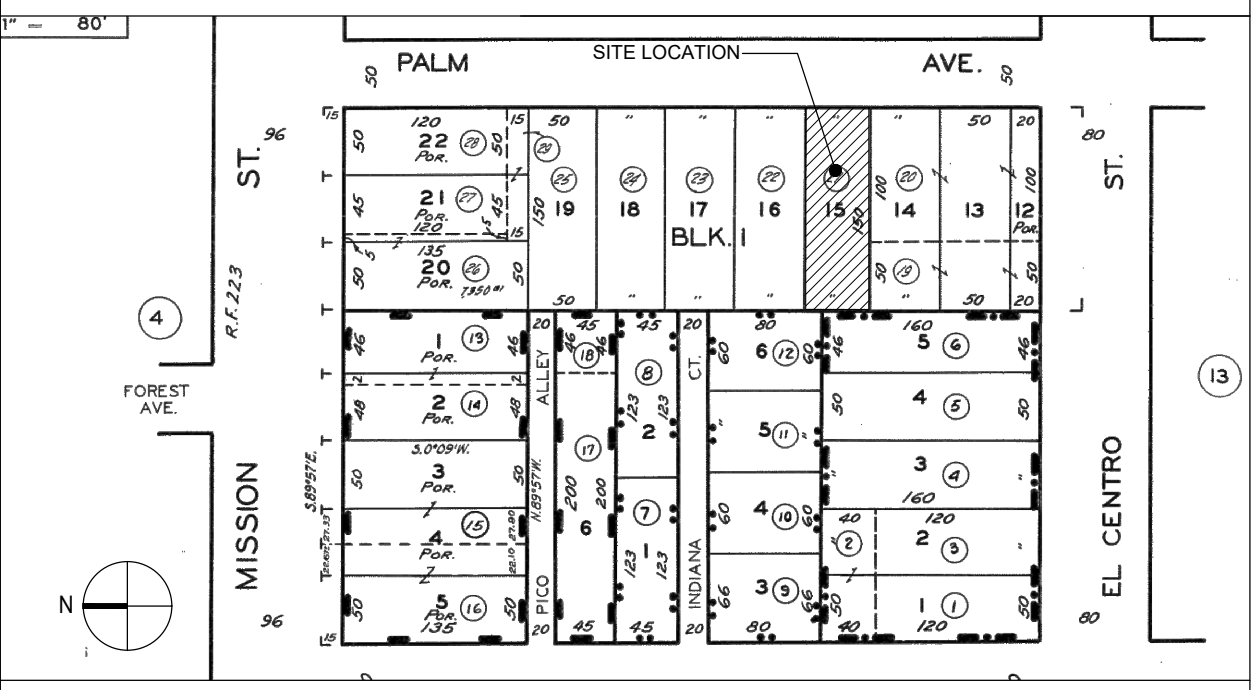
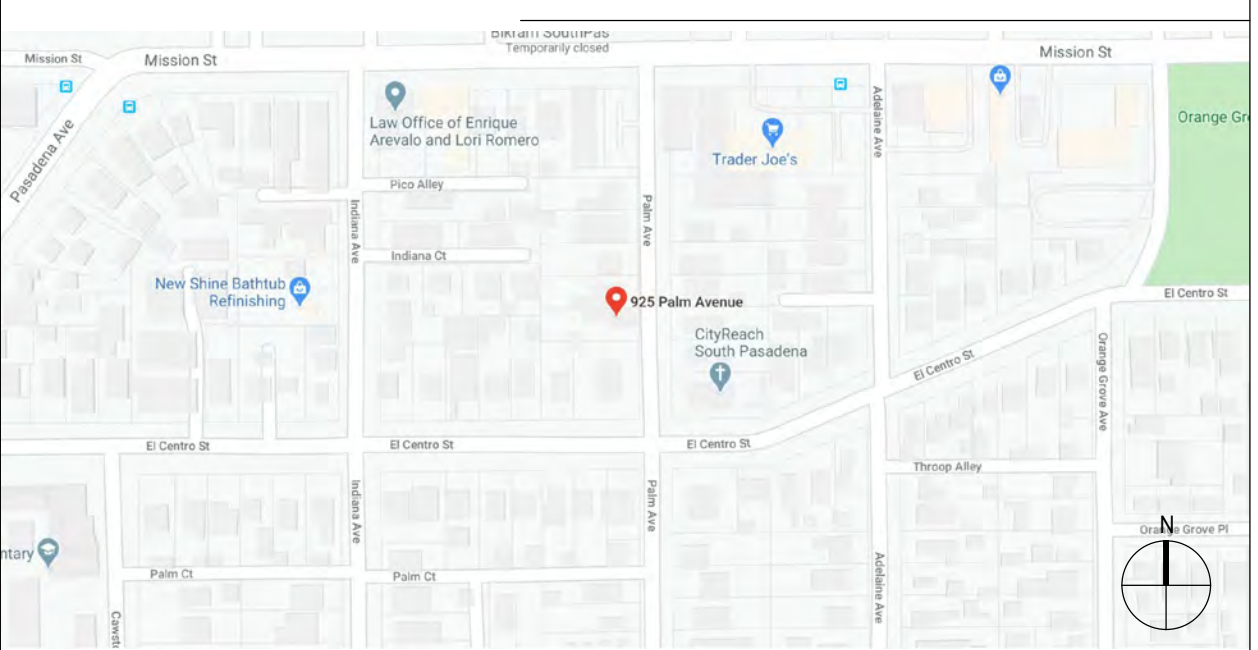
ATTACHMENT 1
November 19, 2020 CHC
Staff Report & Attachments
[\(Click Here\)](#)

ATTACHMENT 2
Revised Development Plans

VAUGHAN RESIDENCE

925 PALM AVE SOUTH PASADENA CA 91030
 CULTURAL HERITAGE COMMISSION PACKAGE

MITCHELL BARNBY ©1972

| PROJECT DATA | SHEET INDEX | PROJECT TEAM | MILLS ACT WORKPLAN | | | | | | | | | | | | |
|--|--|--|---|------------------|----------------------------|-------|---------------------------------|------------------------------------|--|------------------------------|--------------------|--|--|---|--|
| <p>ADDRESS: 925 PALM AVE SOUTH PASADENA CA 91030 AIN: 5313-008-021 EXISTING USE: SINGLE-FAMILY HOME: 3 BEDROOM / 1 BATH ZONING DISTRICT: RS- RESIDENTIAL LOW DENSITY HISTORIC DISTRICT: EL CENTRO - INDIANA - PALM DIST. LEGAL DESCRIPTION: MALABAR TRACT LOT 15 BLK 1 TYPE OF CONSTRUCTION: V B PROPOSED USE: SINGLE-FAMILY HOME: 4 BEDROOM / 2 BATH</p> <p>LAND: 7,500 SQ FT / PER ASSESSOR EXISTING FLOOR AREA: 1,145 SQ FT / PER ASSESSOR EXISTING LOT COVERAGE: 1,330 SQ FT INC GARAGE 17.7% PROPOSED ADDED HABITABLE AREA: 1,008 SQ FT</p> | <p>ARCHITECTURAL</p> <p>A-T.1 TITLE SHEET A-1.0 PROPOSED & EXISTING SITE PLAN A-1.1 PROPOSED & EXISTING FLOOR PLAN A-1.3 PROPOSED & EXISTING ROOF PLAN A-1.3 EXISTING LANDSCAPE PLAN A-2.0 EXISTING EXTERIOR PHOTOS A-2.1 EXISTING & PROPOSED NORTH EXTERIOR ELEVATION A-2.2 EXISTING & PROPOSED WEST / EAST EXTERIOR ELEVATIONS A-2.3 EXISTING & PROPOSED SOUTH EXTERIOR ELEVATION A-3.0 SECTIONS A-4.0 NEIGHBORHOOD PHOTOS & MAP</p> | <p>OWNER CHRISTINA & DEREK VAUGHAN 925 PALM SOUTH PASADENA CA, 91030 CONTACT: CHRISTINA VAUGHAN TEL: 626.399.3833 EMAIL: chezvaughan@gmail.com</p> <p>ARCHITECT SAWASY STUDIO 1510 OXLEY STREET SUITE I, SOUTH PASADENA, CA 91030 CONTACT: MITCHELL E. SAWASY TEL: 213.545.4248 EMAIL: msawasy@ssparch.com</p> | <p>MILLS ACT WORK-PLAN FOR 925 PALM AVENUE</p> <table border="1"> <thead> <tr> <th>PROJECT LOCATION</th> <th>CHARACTER-DEFINING FEATURE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td>HOUSE EXTERIOR (ALL ELEVATIONS)</td> <td>ORIGINAL HORIZONTAL WOOD SHEATHING</td> <td>ALL ELEVATIONS SHOW AREA OF FAILING PAINT AND WOOD DETERIORATION, WITH THE MOST SEVERE DETERIORATION LOCATED ALONG THE SOUTHERN ELEVATION; PEELING PAINT AND UNPROTECTED WOOD SHEATHING THROUGHOUT EXTERIOR.</td> </tr> <tr> <td>HOUSE EXTERIOR (ALL WINDOWS)</td> <td>WOOD FRAME WINDOWS</td> <td>AREAS OF DETERIORATION AND UNSTABLE WOOD-FRAMING, AS WELL AS SPALLING/FAILING PAINT; A NUMBER OF WINDOWS ARE INOPERABLE.</td> </tr> <tr> <td>OPTIONAL: GARAGE EXTERIOR (ALL ELEVATIONS)</td> <td>ORIGINAL HORIZONTAL WOOD SHEATHING AND FEATURES</td> <td>ALL ELEVATIONS SHOW AREAS OF FAILING PAINT AND WOOD DETERIORATION; PEELING PAINT AND UNPROTECTED WOOD SHEATHING THROUGHOUT EXTERIOR.</td> </tr> </tbody> </table> | PROJECT LOCATION | CHARACTER-DEFINING FEATURE | ISSUE | HOUSE EXTERIOR (ALL ELEVATIONS) | ORIGINAL HORIZONTAL WOOD SHEATHING | ALL ELEVATIONS SHOW AREA OF FAILING PAINT AND WOOD DETERIORATION, WITH THE MOST SEVERE DETERIORATION LOCATED ALONG THE SOUTHERN ELEVATION; PEELING PAINT AND UNPROTECTED WOOD SHEATHING THROUGHOUT EXTERIOR. | HOUSE EXTERIOR (ALL WINDOWS) | WOOD FRAME WINDOWS | AREAS OF DETERIORATION AND UNSTABLE WOOD-FRAMING, AS WELL AS SPALLING/FAILING PAINT; A NUMBER OF WINDOWS ARE INOPERABLE. | OPTIONAL: GARAGE EXTERIOR (ALL ELEVATIONS) | ORIGINAL HORIZONTAL WOOD SHEATHING AND FEATURES | ALL ELEVATIONS SHOW AREAS OF FAILING PAINT AND WOOD DETERIORATION; PEELING PAINT AND UNPROTECTED WOOD SHEATHING THROUGHOUT EXTERIOR. |
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| <p>MAX. FLOOR AREA RATION (FAR) 2,625 SQ FT MAX. ALLOWABLE LOT COVERAGE: 2,625 SQ FT PROPOSED FLOOR AREA: 2,153 SQ FT PROPOSED LOT COVERAGE: 2,338 SQ FT. INC GARAGE 29.2% MAX. ALLOWABLE BUILDING HEIGHT: 35' CODE JURISDICTION: SOUTH PASADENA, CA</p> | <p>SCOPE OF WORK</p> <p>SCOPE OF WORK</p> <ul style="list-style-type: none"> - INTERIOR REMODEL AND EXPANSION OF EXISTING SINGLE FAMILY HOME - ADDITIONS: MASTER BEDROOM, MASTER BATH, LAUNDRY ROOM, FAMILY ROOM, TOTAL : 1,008 SF - NEW WINDOWS: T.M. COBB (SEE SHEET A-1.1 FOR LOCATION) | <p>PARCEL MAP</p>  <p>SITE LOCATION MAP</p>  | <p>DESCRIPTION OF WORK PLAN :</p> <p>WORK EFFORTS DESCRIBED IN THESE PLANS WILL COMPLY WITH THE SECRETARY OF THE INTERIORS STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES.</p> <ol style="list-style-type: none"> HOUSE, EXTERIOR, ALL ELEVATION : <ul style="list-style-type: none"> - ORIGINAL WOOD-SIDING ON EACH ELEVATION IS IN NEED OF REPAIRS/REPAINTING. SOME JUNCTURES BETWEEN WOOD PLANKS, IN PARTICULAR AT HOUSE CORNERS, SHOW SIGNS OF DETERIORATION AND FAILURE. - IF NEEDED, UNSTABLE WOOD PLANKS WILL BE RE-FASTENED IN AN UNOBTUSIVE FASHION AND PATCHED TO MATCH EXISTING IN MATERIALS, APPEARANCE/PATTERNING, FINISHES/TEXTURE, AND SIZE/PROFILE. PAINT COLOR TO MATCH EXISTING. - TREATMENT APPROACH WILL INCLUDE THE GENTLEST METHODS POSSIBLE--CONTRACTORS WILL NOT USE POWER-WASHING OR MACHINE SANDING FOR ANY CHARACTER-DEFINING FEATURES. GENTLEST MEANS POSSIBLE, INCLUDING HAND-SANDING, WILL BE USED IN PREPPING FOR REPAINTING OF THE EXTERIOR. - REPAIR FRONT PORCH COLUMN. HOUSE, WOOD-FRAME WINDOWS <ul style="list-style-type: none"> - REPAIRS/ REHABILITATION AND REPAINTING OF WOOD-FRAME WINDOWS AND WOOD FRAMING. - SHOULD ANY NEW MATERIAL/FRAMING BE NEEDED, REPLACEMENT MATERIALS WILL MATCH EXISTING IN MATERIALS, APPEARANCE, FINISHES, THICKNESS AND PROFILE. - ALL PREP WORK WILL BE UNDERTAKEN WITH THE SECRETARY'S STANDARDS. - NO MACHINE-SANDING OR POWER WASHING WILL BE USED FOR EXTERIOR MATERIALS OR ANY CHARACTER-DEFINING FEATURES; HAND-SANDING AND GENTLEST MEANS POSSIBLE WILL BE USED TO PREP SURFACES FOR PAINTING, REFINISHING, CORD AND WEIGHT REPAIRS. | | | | | | | | | | | | |

| FILE | DATE | BY |
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| DRAWN | | |
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| ISSUE | | |
| CHC SUBMITTAL | .06/23/20 | |
| CHC RE-SUBMITTAL | .09/02/20 | |
| CHC RE-SUBMITTAL | .09/30/20 | |
| CHC RE-SUBMITTAL | .12/15/20 | |

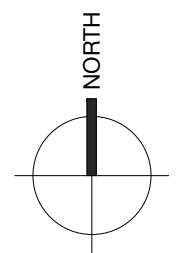
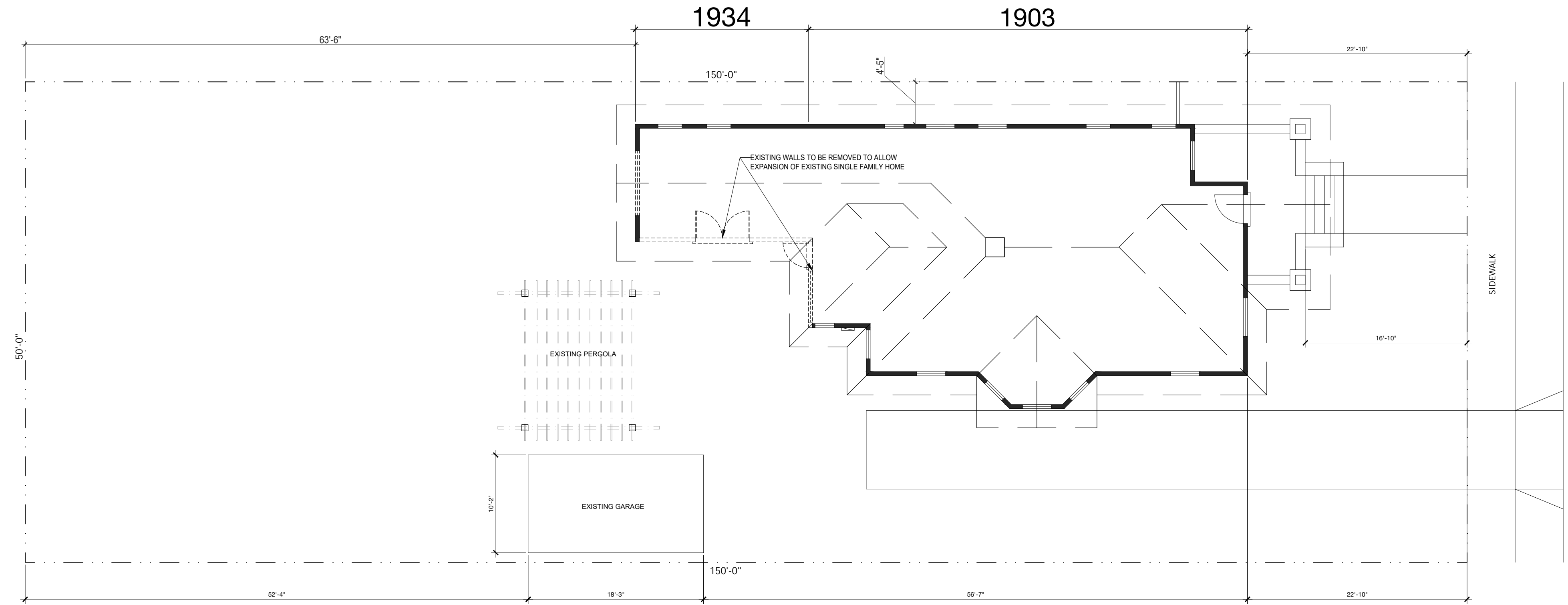
VAUGHAN RESIDENCE
 925 PALM AVE SOUTH
 PASADENA CA 91030

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| PROJECT NO. | 19.014.00 |
| SCALE | AS NOTED |
| PRINTED TITLE | |

TITLE SHEET

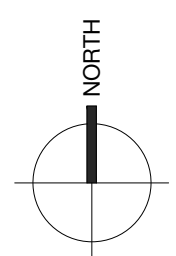
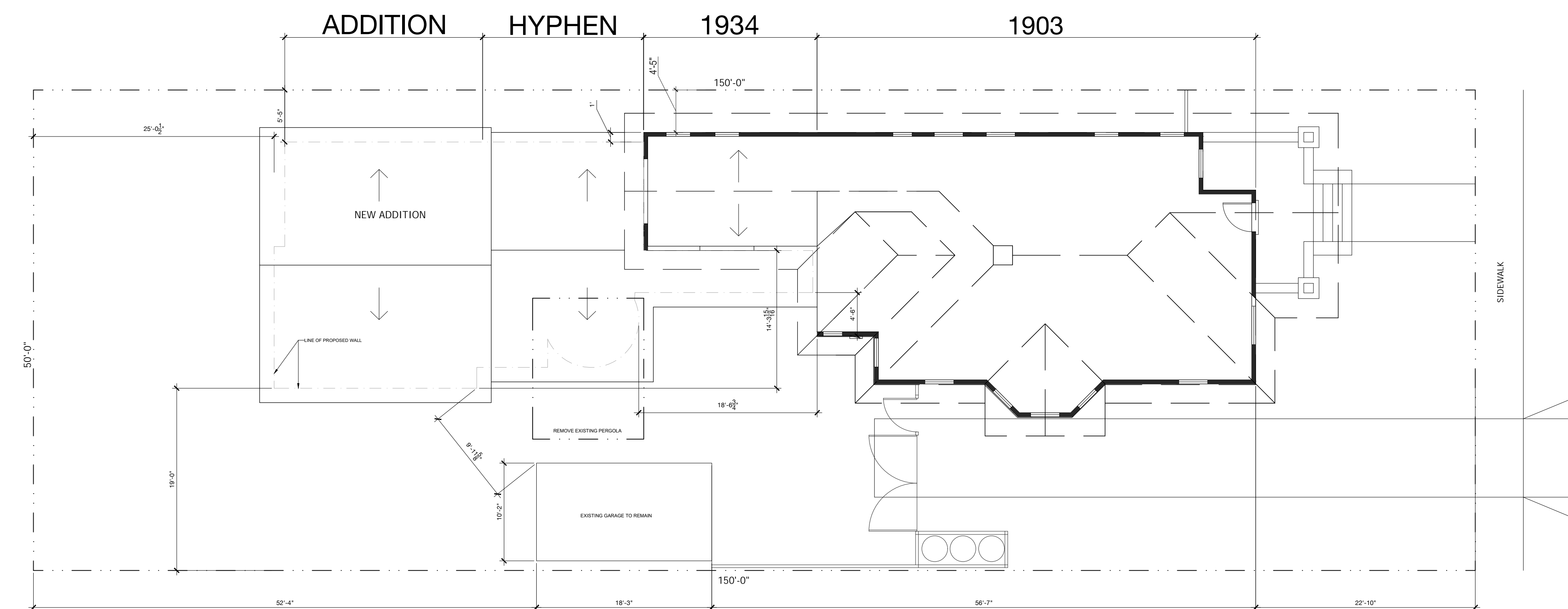
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| SHEET | A-1.0 |
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EXISTING SITE PLAN
 SCALE: 1/8" = 1'-0" **2**

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| CHC SUBMITTAL | ,06/23/20 | |
| CHC RE-SUBMITTAL | ,09/02/20 | |
| CHC RE-SUBMITTAL | ,09/30/20 | |
| CHC SETBACKS | ,10/27/20 | |
| CHC RE-SUBMITTAL | ,12/15/20 | |



MAX. FLOOR AREA RATION (FAR) 2,625 SQ FT
 MAX. ALLOWABLE LOT COVERAGE: 2,625 SQ FT
 PROPOSED FLOOR AREA: 2,153 SQ FT
 PROPOSED LOT COVERAGE: 2,338 SQ FT. INC GARAGE 29.2%

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0" **1**

VAUGHAN RESIDENCE
 925 PALM AVE SOUTH
 PASADENA CA 91030

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SITE PLANS
 EXISTING & PROPOSED

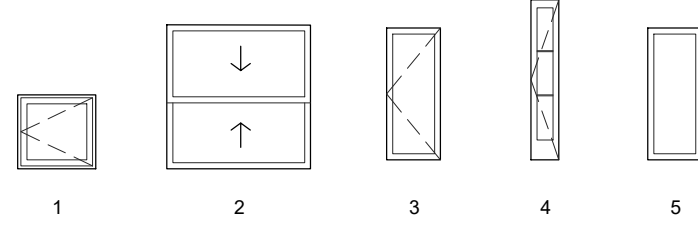
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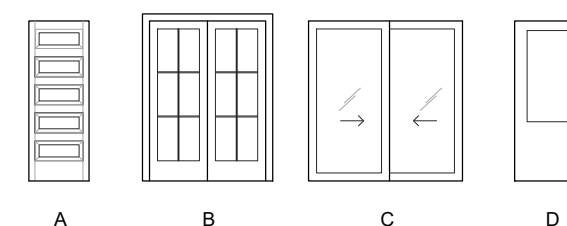
| WINDOW SCHEDULE | | | | |
|-----------------|---------------|------|---------|------------------|
| NO. | SIZE W x H | TYPE | SCREENS | NOTES |
| (A) | EXISTING | - | - | RE-CAULK & PAINT |
| (B) | EXISTING | - | - | RE-CAULK & PAINT |
| (C) | EXISTING | - | - | RE-CAULK & PAINT |
| (D) | EXISTING | - | - | RE-CAULK & PAINT |
| (E) | EXISTING | - | - | RE-CAULK & PAINT |
| (F) | EXISTING | - | - | RE-CAULK & PAINT |
| (G) | EXISTING | - | - | RE-CAULK & PAINT |
| (H) | EXISTING | - | - | RE-CAULK & PAINT |
| (I) | 4'-0" X 3'-0" | 2 | YES | |
| (J) | 2'-0" X 2'-0" | 1 | YES | |
| (K) | 1'-2" X 6'-8" | 4 | YES | |
| (L) | 2'-0" X 2'-0" | 1 | YES | |
| (M) | 3'-0" X 4'-0" | 2 | YES | |
| (N) | 3'-0" X 5'-2" | 2 | YES | |
| (O) | 3'-0" X 5'-2" | 2 | YES | STAINED GLASS |
| (P) | 2'-0" X 2'-0" | 1 | YES | STAINED GLASS |
| (Q) | 2'-6" X 4'-0" | 3 | YES | STAINED GLASS |
| (R) | 2'-6" X 4'-0" | 3 | YES | STAINED GLASS |
| (S) | 2'-6" X 4'-0" | 3 | YES | |
| (T) | 2'-6" X 4'-0" | 3 | YES | |
| (U) | 2'-6" X 7'-0" | 5 | - | |
| (V) | 2'-6" X 7'-0" | 5 | - | |
| (W) | 2'-6" X 7'-0" | 5 | - | |
| (X) | 2'-6" X 7'-0" | 5 | - | |
| (Y) | EXISTING | - | - | RE-CAULK & PAINT |
| (Z) | EXISTING | - | - | RE-CAULK & PAINT |
| (AA) | EXISTING | - | - | RE-CAULK & PAINT |

| DOOR SCHEDULE | | | | |
|---------------|------------------------------|------|--------|------------------------------------|
| NO. | SIZE W x H x T | TYPE | FINISH | NOTES |
| (1) | 3'-0" X 6'-8" X 1'-3/4" | D | OAK | SC W/ STAINED GLASS MATCH EXISTING |
| (2) | EXISTING | - | - | |
| (3) | EXISTING | - | - | |
| (4) | EXISTING | - | - | POCKET |
| (5) | EXISTING | - | - | |
| (6) | EXISTING | - | - | PAIR |
| (7) | EXISTING | - | - | |
| (8) | 2'-8" X 6'-8" X 1'-1/2" | A | | |
| (9) | (2) 2'-10" X 6'-8" X 1'-1/2" | B | | |
| (10) | 6'-8" X 6'-8" X 1'-1/2" | C | | POCKET |
| (11) | 2'-8" X 6'-8" X 1'-1/2" | A | | |
| (12) | 2'-8" X 6'-8" X 1'-1/2" | A | | |
| (13) | 2'-8" X 6'-8" X 1'-1/2" | A | | |
| (14) | 2'-8" X 6'-8" X 1'-1/2" | A | | |
| (15) | 2'-8" X 6'-8" X 1'-1/2" | A | | POCKET |
| (16) | (2) 2'-10" X 6'-8" X 1'-1/2" | B | | |

NEW INTERIOR DOORS TO MATCH EXISTING



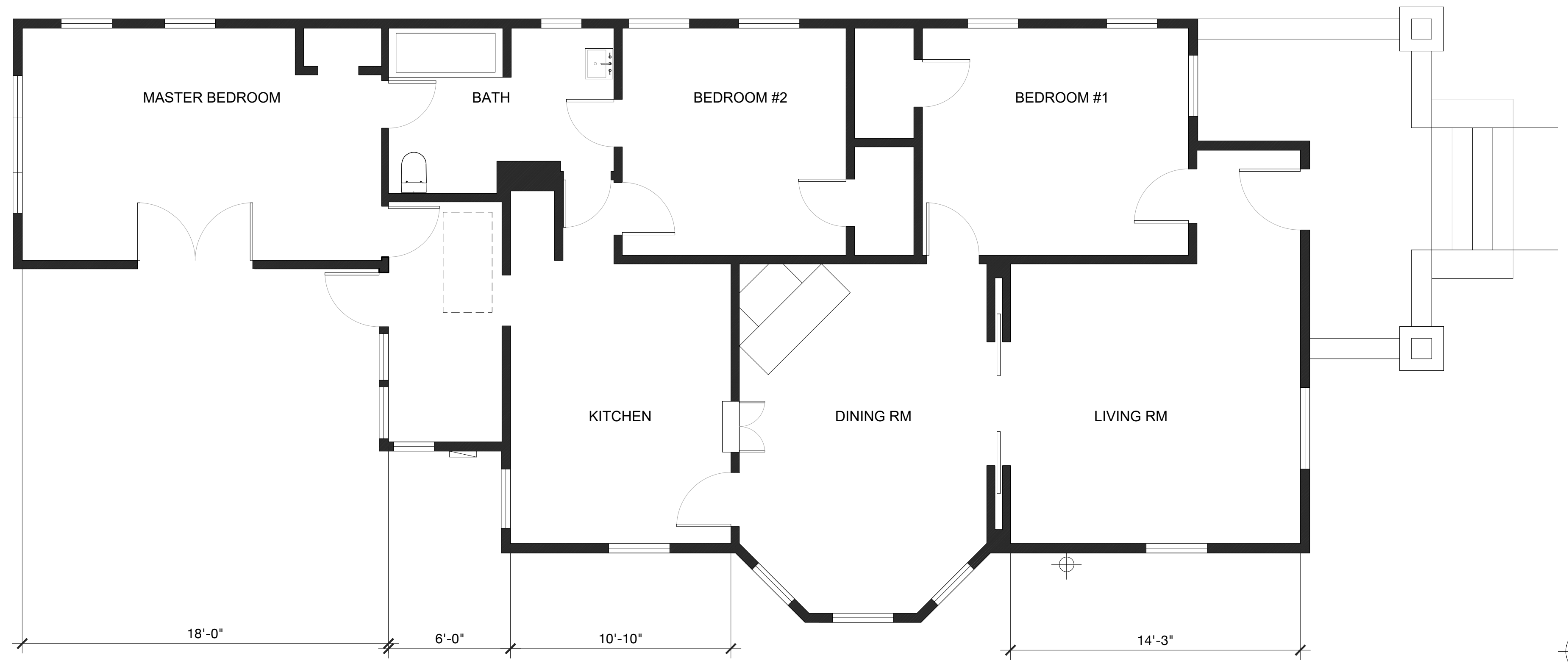
WINDOW MFG: TM COBB WOOD FRAMES, DUAL GLAZED.



NOTES:
 - ALL DOORS TO BE SOLID CORE UNO.
 - DOOR TYPE D TO HAVE STAINED GLASS

WINDOW / DOOR SCHEDULE

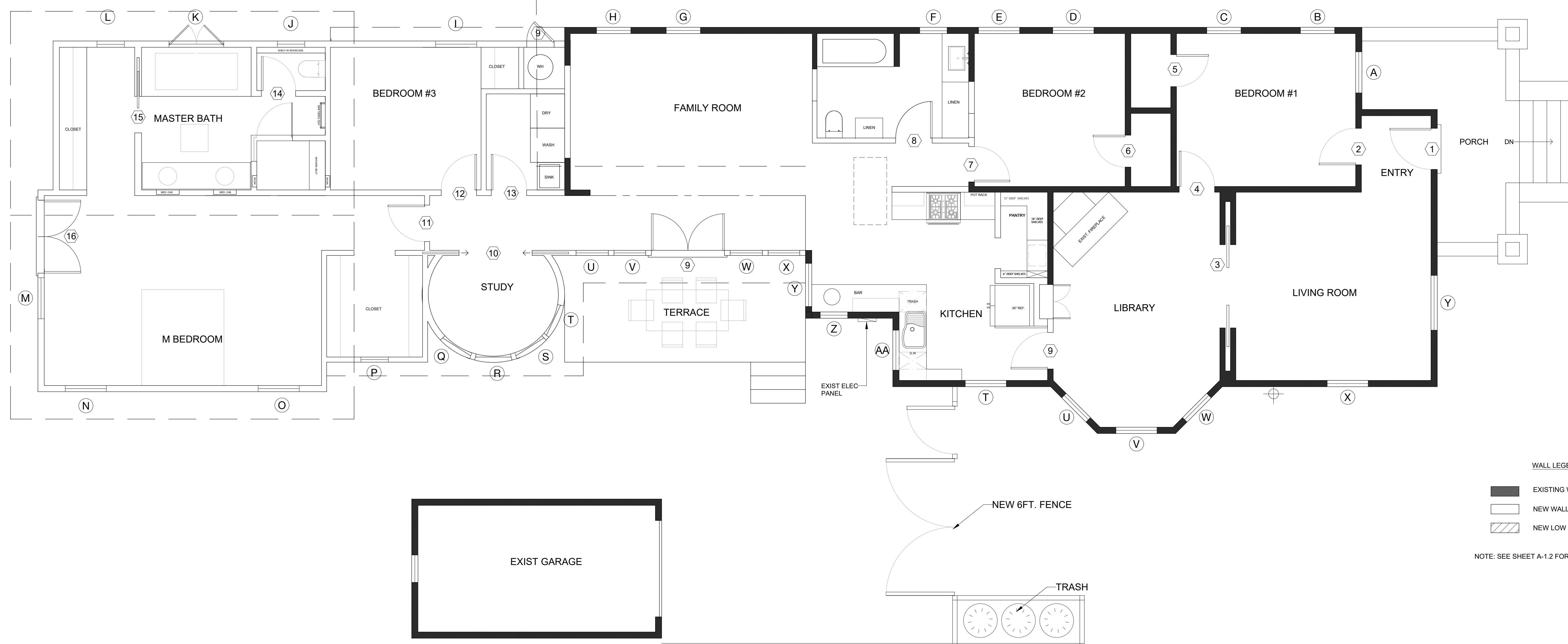
3



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW LOW WALL

NOTE: SEE SHEET A-1.2 FOR CUPOLA FLOOR PLAN

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VAUGHAN RESIDENCE
 925 PALM AVE SOUTH
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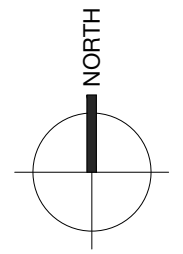
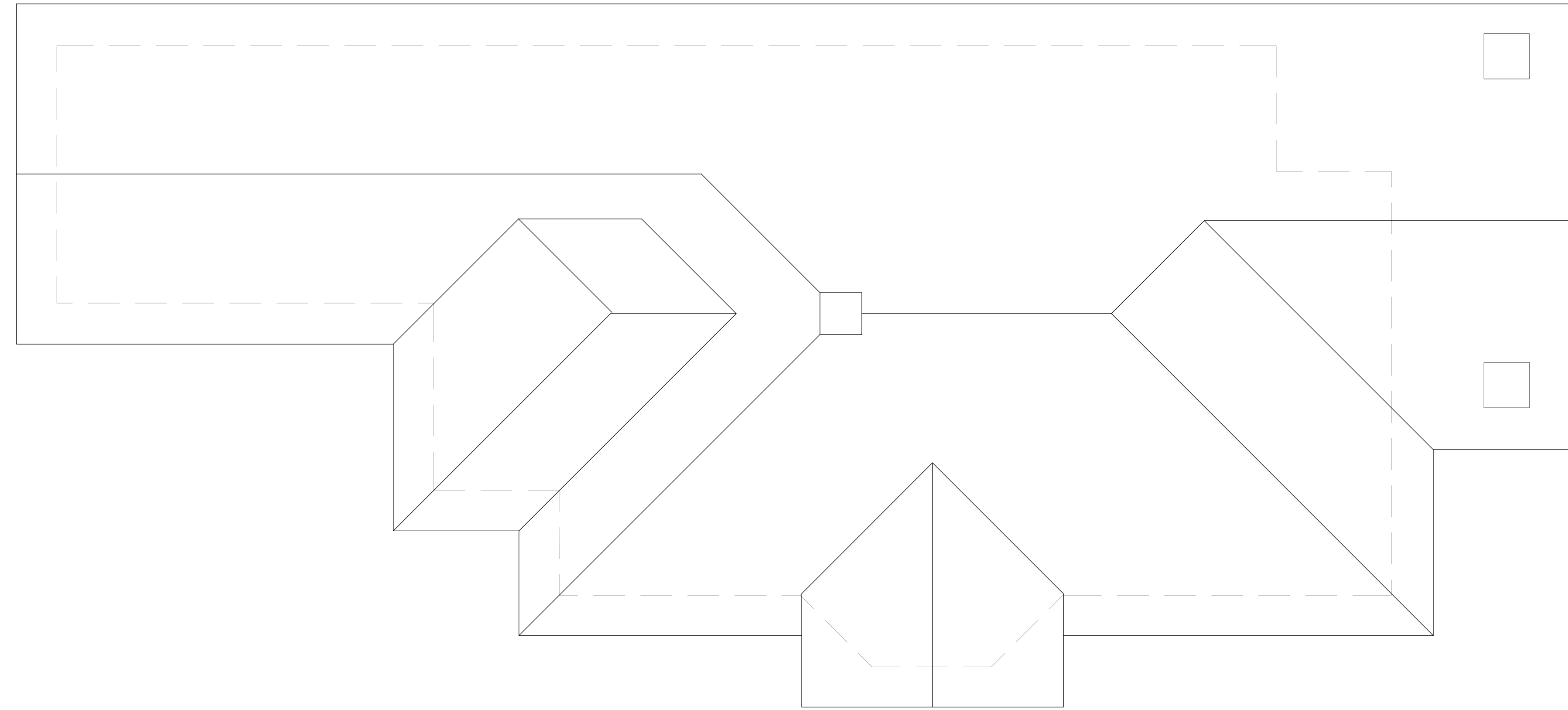
FLOOR PLAN
 EXISTING & PROPOSED

SHEET
 A-1.1

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"

1



EXISTING ROOF PLAN
 SCALE: 1/4" = 1'-0"

2

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| CHC RE-SUBMITTAL | ,12/15/20 | |

VAUGHAN RESIDENCE
 925 PALM AVE SOUTH
 PASADENA CA 91030

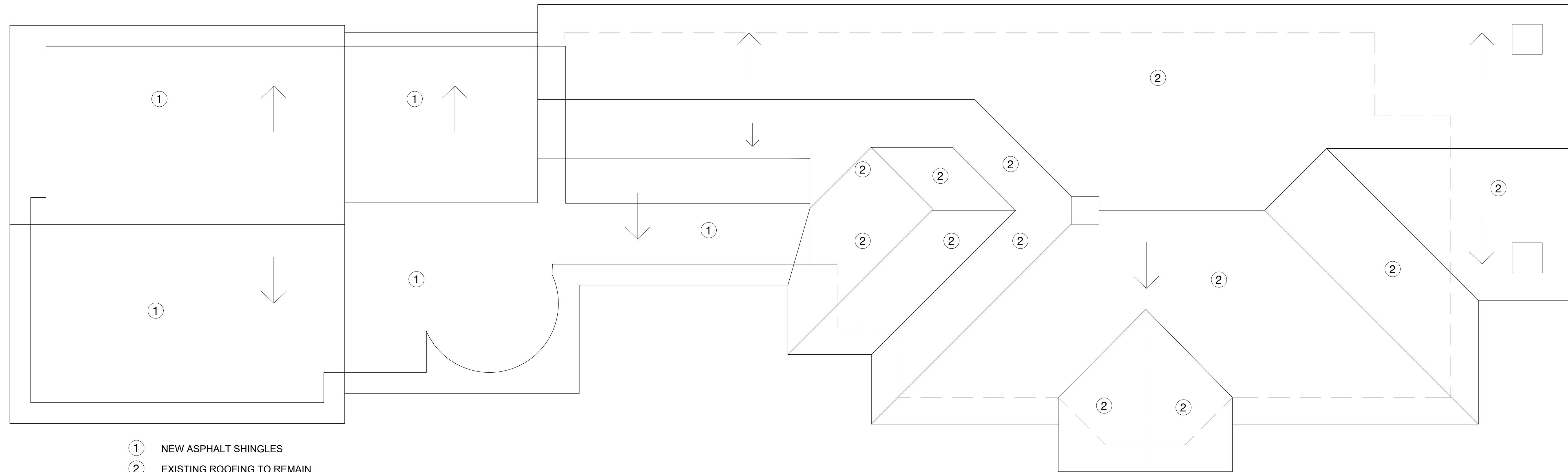
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EXISTING & PROPOSED ROOF PLAN

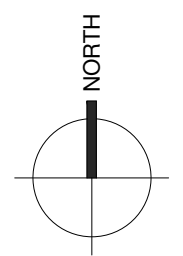
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A-1.2

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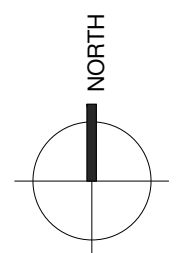
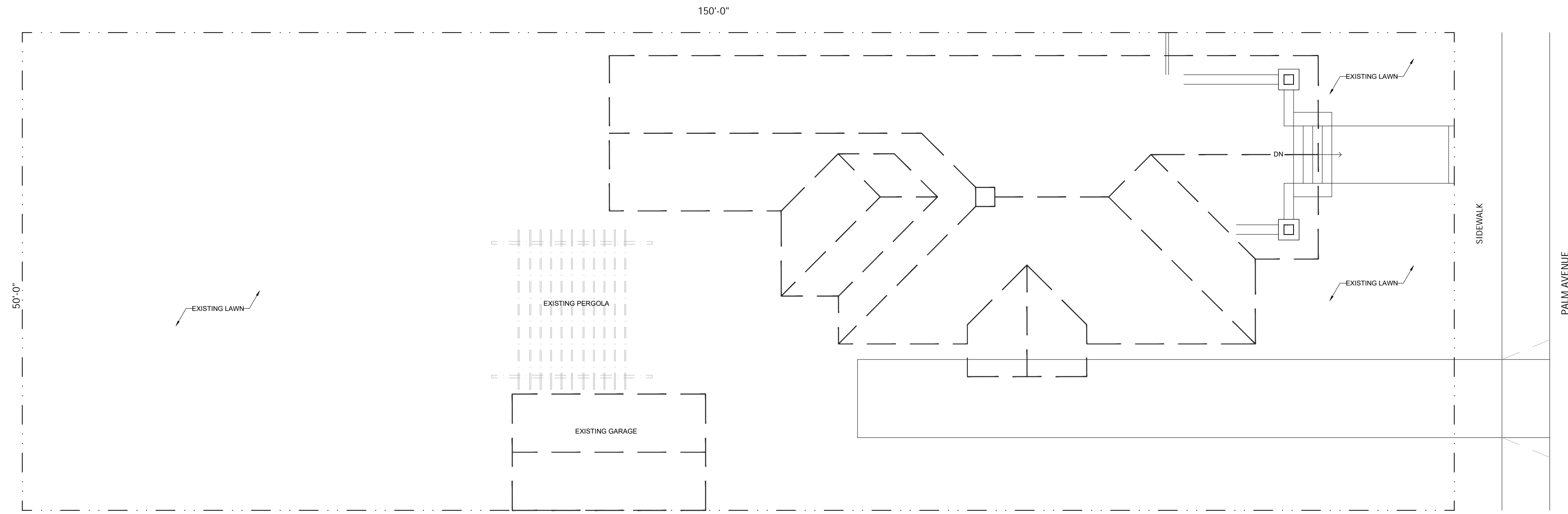


- ① NEW ASPHALT SHINGLES
- ② EXISTING ROOFING TO REMAIN



PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

1



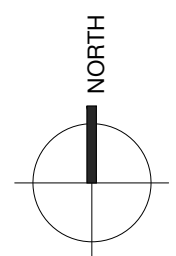
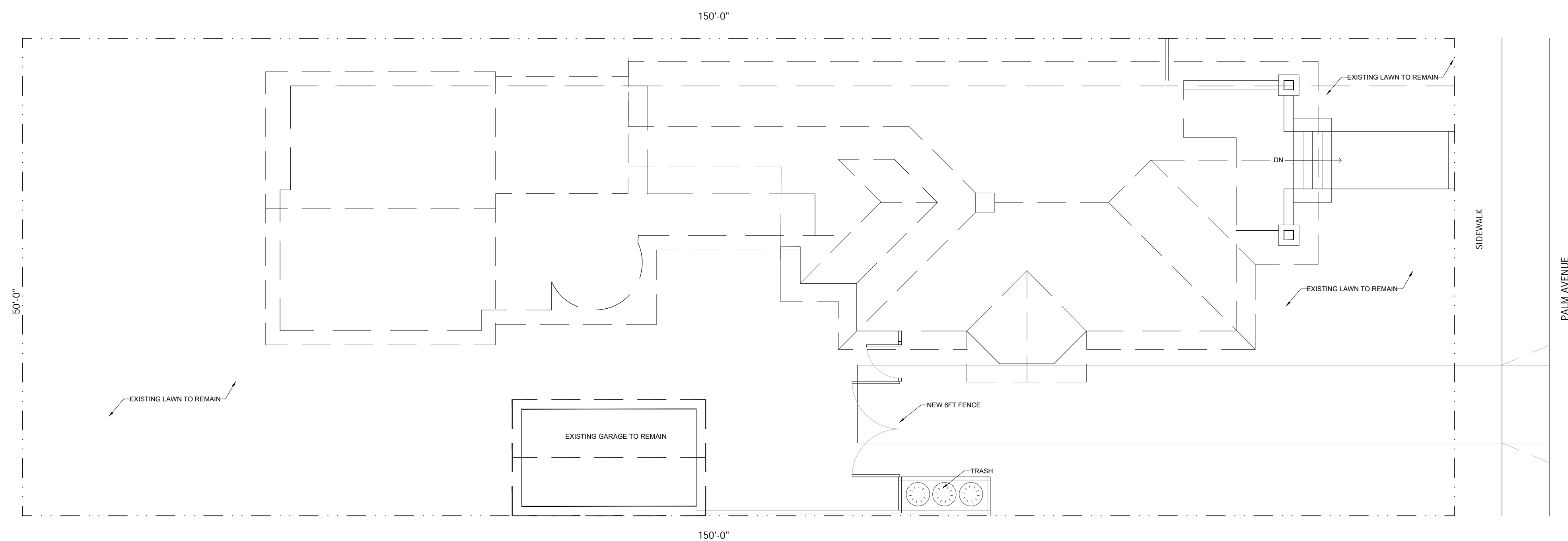
EXISTING LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

2

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| REVIEWED | |

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|-----------------|----------|----|
| CHC RESUBMITTAL | 09/02/20 | |
| CHC RESUBMITTAL | 12/15/20 | |



PROPOSED LANDSCAPING PLAN

SCALE: 1/8" = 1'-0"

1

NOTE:
 The proposed project doesn't include any landscaping work or irrigation. No existing trees or significant historic landscaping features will be affected by the proposed addition. The proposed site plan alterations include the relocation of the existing pergola to the rear of the new addition, and building a new gate across the driveway with an adjacent fence screening the trash bins. The detailed landscaping plan, potentially including the restoration of the front river stone retaining wall, will be developed after the completion of this project.

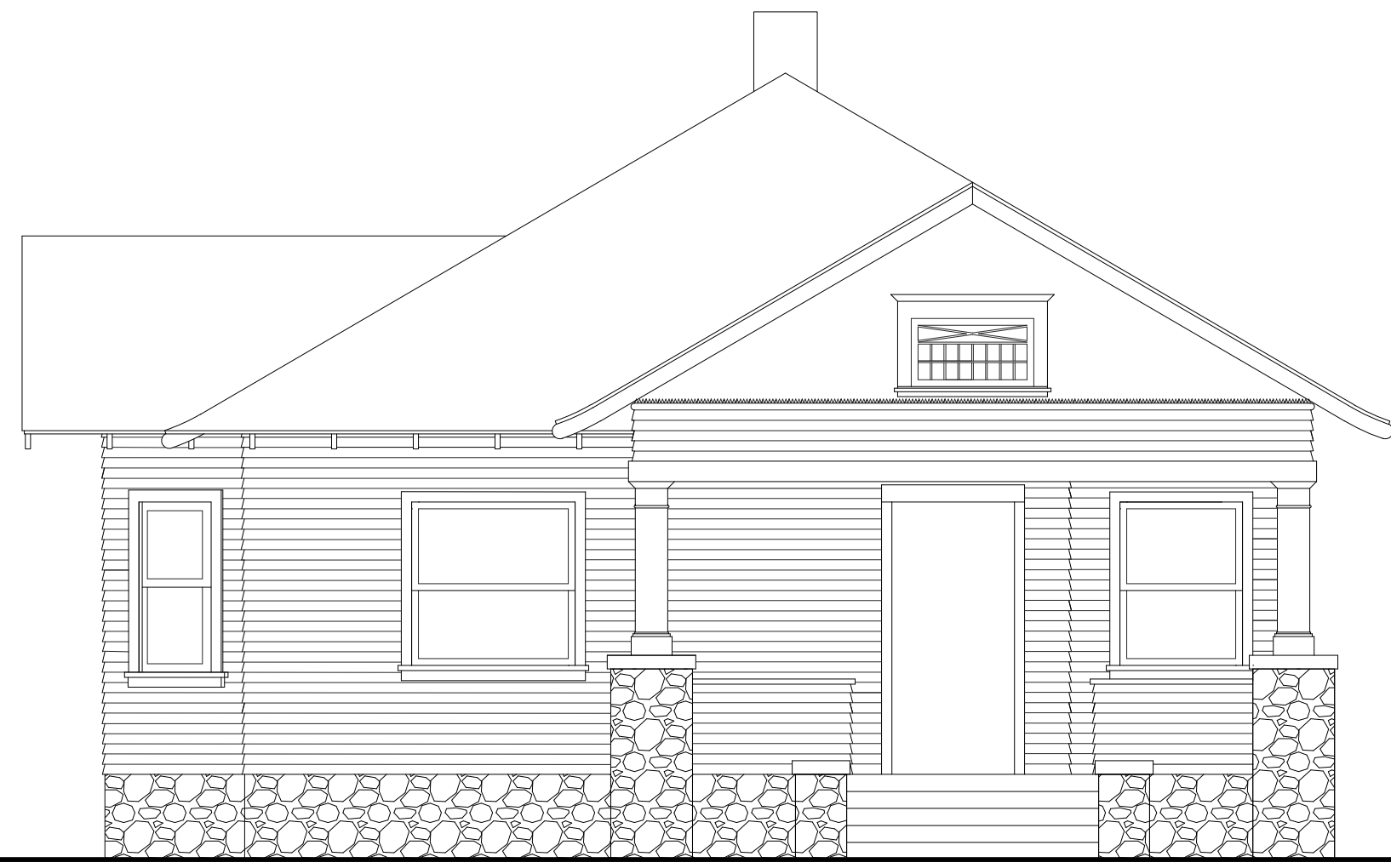
VAUGHAN RESIDENCE
 925 PALM AVE SOUTH
 PASADENA CA 91030

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LANDSCAPE PLAN
 EXISTING & PROPOSED

SHEET
A-1.3

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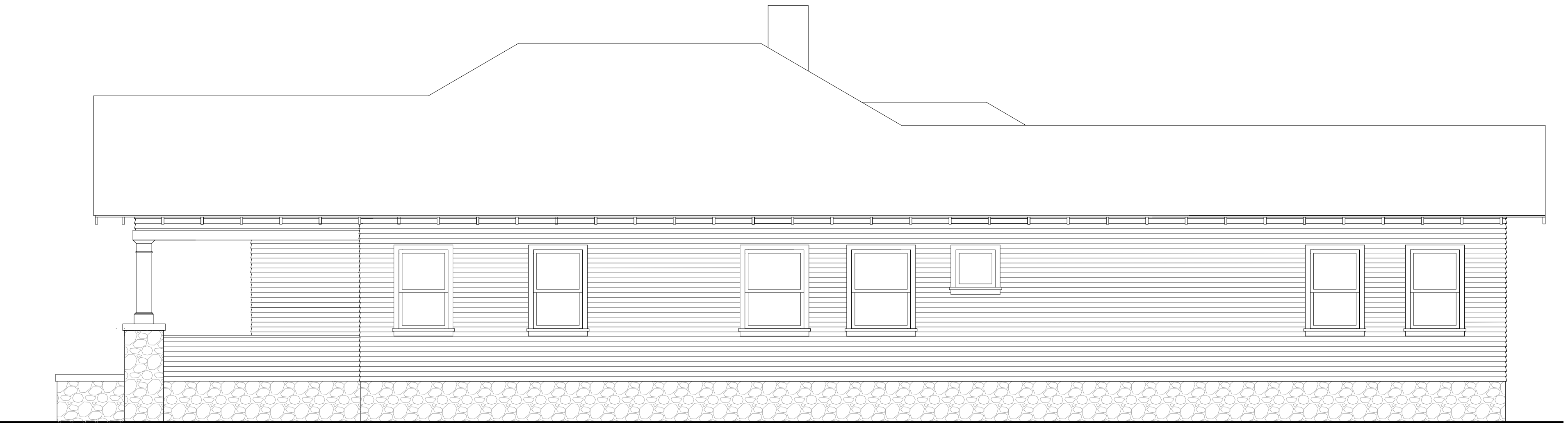


EAST ELEVATION
 SCALE: 1/4" = 1'-0"

4

SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

2



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

3

NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

1



- The character-defining features of this property include:
- irregular rectangular plan
 - low-pitched hipped flared roof with overhanging eaves and exposed rounded rafters
 - exterior walls clad in wood clapboard siding, and the front porch gable end clad in wood shingles
 - projecting partial-width front porch with square wood piers on river stone posts
 - river stone footing around the house
 - wide entry door with a large undivided light
 - wood double-hung window with wide plain surrounds
 - decorative attic window with diagonally divided and square lights in the porch gable end
 - projecting tripartite bay with double-hung windows under a dormer gable on the south (side) elevation
 - a detached one-car garage with swinging barn-style doors.

MITCHELLE BARNBY C1902

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| CHC RE-SUBMITTAL | 09/02/20 | |
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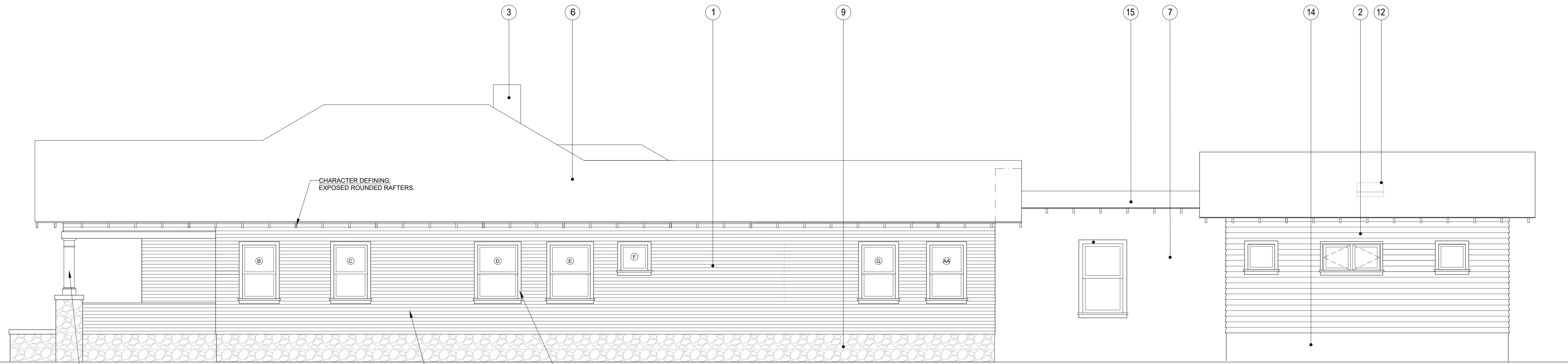
VAUGHAN RESIDENCE
 925 PALM AVE
 SOUTH PASADENA, CA

| | |
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EXISTING
 EXTERIOR
 PHOTOS

| | |
|-------|-------|
| SHEET | A-2.0 |
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CHARACTER DEFINING:
PROJECTING PARTIAL-WIDTH FRONT PORCH
W/ SQUARE WOOD PIERS ON RIVER STONE POSTS

CHARACTER DEFINING:
EXPOSED ROUNDED RAFTERS.

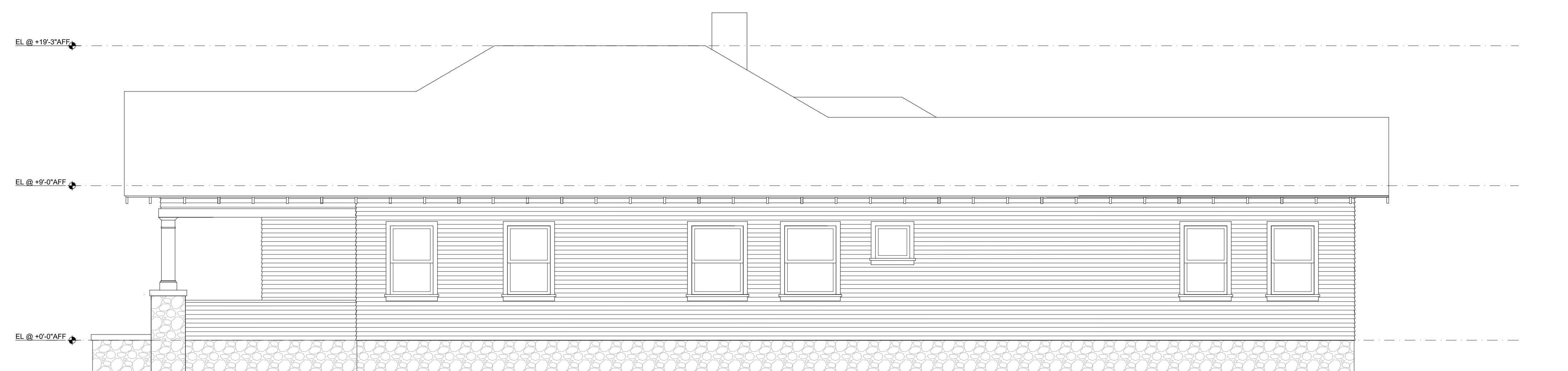
CHARACTER DEFINING:
EXTERIOR WALLS CLAD IN
WOOD CLAPBOARD SIDING

CHARACTER DEFINING:
WOOD DOUBLE-HUNG WINDOW
W/ WIDE PLAIN SURROUNDS

NOTES:
 The 1934 rear addition doesn't represent significant character-defining features of the house for three reasons:
 - It is not visible from the street and doesn't add character to the El Centro / Indiana / Palm Residential Historic District.
 - It was built outside of the period of significance of the El Centro / Indiana / Palm Residential Historic District (Early 20th Century Development, 1900-1919).
 - Although some changes to historic properties acquire historic significance in their own right, this particular addition is not a distinctive or outstanding example of any architectural style and is not associated with a master architect.

- MATERIALS:**
- ① EXISTING SIDING TO BE PATCHED AND PAINTED
 - ② J HARDIE: SHIP LAP SIDING 5" EXPOSURE, SMOOTH FINISH, PAINT
 - ③ EXISTING CHIMNEY TO REMAIN
 - ④ TM COBB WOOD WINDOWS PAINT EXTERIOR STAIN GRADE INTERIOR
 - ⑤ TM COBB WOOD DOORS PAINT EXTERIOR STAIN GRADE INTERIOR
 - ⑥ EXIST. ASPHALT SHINGLES
 - ⑦ NEW SMOOTH PLASTER
 - ⑧ EXPOSED EAVES WITH 1 X 4 V GROOVE T&G
 - ⑨ EXISTING TO REMAIN
 - ⑩ PAINTED ATTIC VENT
 - ⑪ REALIGN EXISTING COLUMN
 - ⑫ NEW SKYLIGHT
 - ⑬ NEW CONCRETE STEPS
 - ⑭ EXPOSED BOARD FORMED CONCRETE FOOTING
 - ⑮ NEW SHINGLES DARK GRAY

PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0" **2**



EXISTING NORTH ELEVATION
 SCALE: 1/4" = 1'-0" **1**

MITCHELLE BARNAY C1802

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| CHC RE-SUBMITTAL | 12/15/20 | |

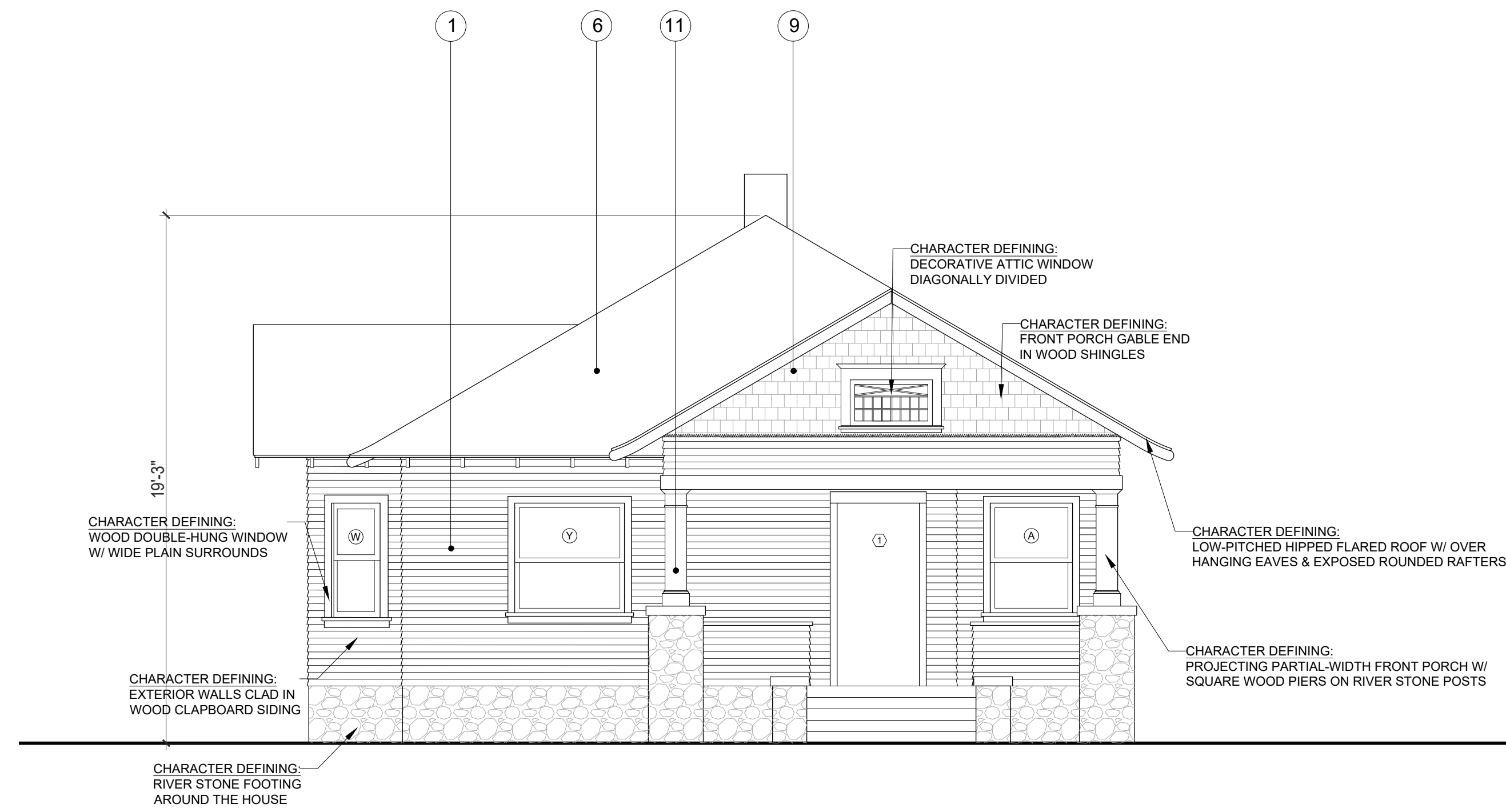
VAUGHAN RESIDENCE
 925 PALM AVE
 SOUTH PASADENA, CA

PROJECT NO. 19.014.00
 SCALE AS NOTED
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 TITLE

EXISTING & PROPOSED
 EXTERIOR NORTH
 ELEVATION

SHEET
A-2.1

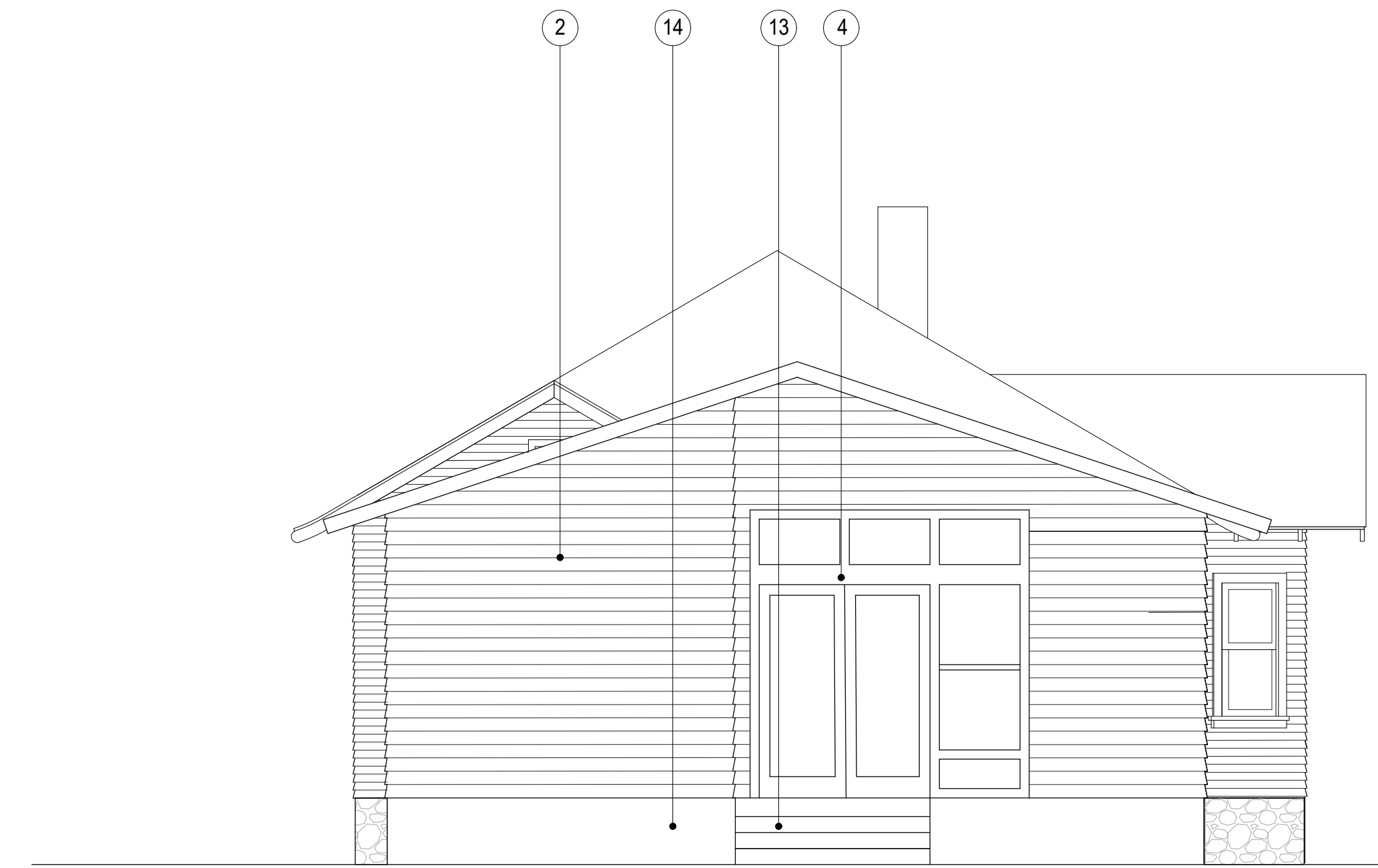
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| ② J HARDIE: SHIP LAP SIDING 5" EXPOSURE, SMOOTH FINISH, PAINT | ⑩ PAINTED ATTIC VENT |
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| ⑦ NEW SMOOTH PLASTER | ⑮ NEW SHINGLES DARK GRAY |
| ⑧ EXPOSED EAVES WITH 1 X 4 V GROOVE T&G | |

PROPOSED EAST ELEVATION
 SCALE: 1/4" = 1'-0"

4



- MATERIALS:**
- | | |
|---|---|
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| ⑤ TM COBB WOOD DOORS PAINT EXTERIOR STAIN GRADE INTERIOR | ⑬ NEW CONCRETE STEPS |
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| ⑦ NEW SMOOTH PLASTER | ⑮ NEW SHINGLES DARK GRAY |
| ⑧ EXPOSED EAVES WITH 1 X 4 V GROOVE T&G | |

PROPOSED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

2



EXISTING EAST ELEVATION
 SCALE: 1/4" = 1'-0"

3



EXISTING WEST ELEVATION
 SCALE: 1/4" = 1'-0"

1

MITCHELLE BARNAY C1902

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| CHC RE-SUBMITTAL | 09/30/20 | |
| CHC RE-SUBMITTAL | 12/15/20 | |

VAUGHAN RESIDENCE
 925 PALM AVE
 SOUTH PASADENA, CA

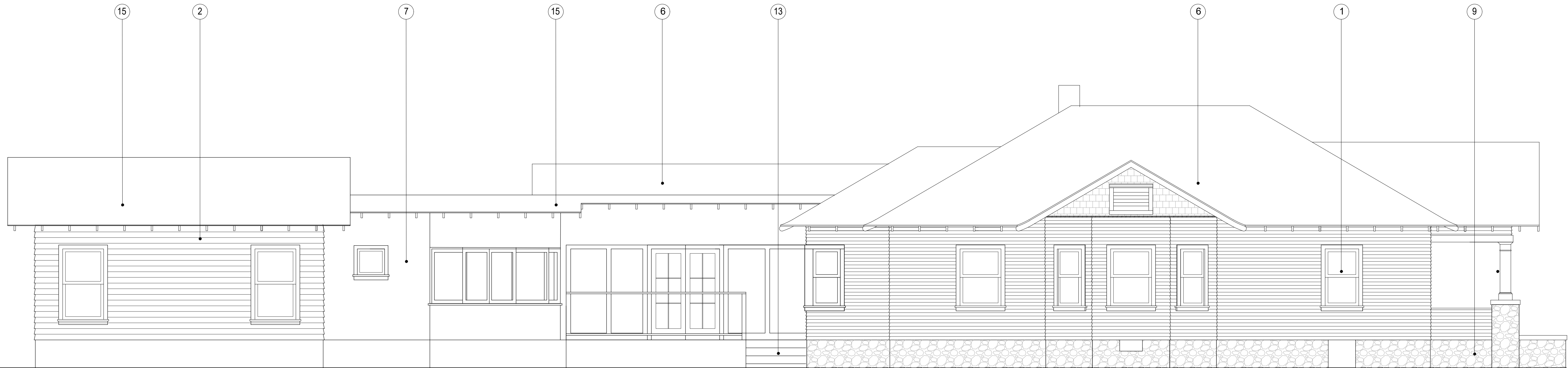
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EXISTING & PROPOSED
 EXTERIOR WEST/ EAST
 ELEVATION

SHEET

A-2.2

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NOTES:

- The 1934 rear addition doesn't represent significant character-defining features of the house for three reasons:
- It is not visible from the street and doesn't add character to the El Centro / Indiana / Palm Residential Historic District
 - It was built outside of the period of significance of the El Centro / Indiana / Palm Residential Historic District (Early 20th Century Development, 1900-1919).
 - Although some changes to historic properties acquire historic significance in their own right, this particular addition is not a distinctive or outstanding example of any architectural style and is not associated with a master architect.

MATERIALS:

- | | |
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| ① EXISTING SIDING TO BE PATCHED AND PAINTED | ⑨ EXISTING TO REMAIN |
| ② J HARDIE SHIP LAP SIDING 5" EXPOSURE, SMOOTH FINISH, PAINT | ⑩ PAINTED ATTIC VENT |
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| ⑦ NEW SMOOTH PLASTER | ⑮ NEW SHINGLES DARK GRAY |
| ⑧ EXPOSED EAVES WITH 1 X 4 V GROOVE T&G | |

MICHELLE BARNY C1972

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| CHC RE-SUBMITTAL | 09/02/20 | |
| CHC RE-SUBMITTAL | 09/30/20 | |
| CHC RE-SUBMITTAL | 12/15/20 | |

PROPOSED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

2



EXISTING SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

1

VAUGHAN RESIDENCE
 925 PALM AVE
 SOUTH PASADENA, CA

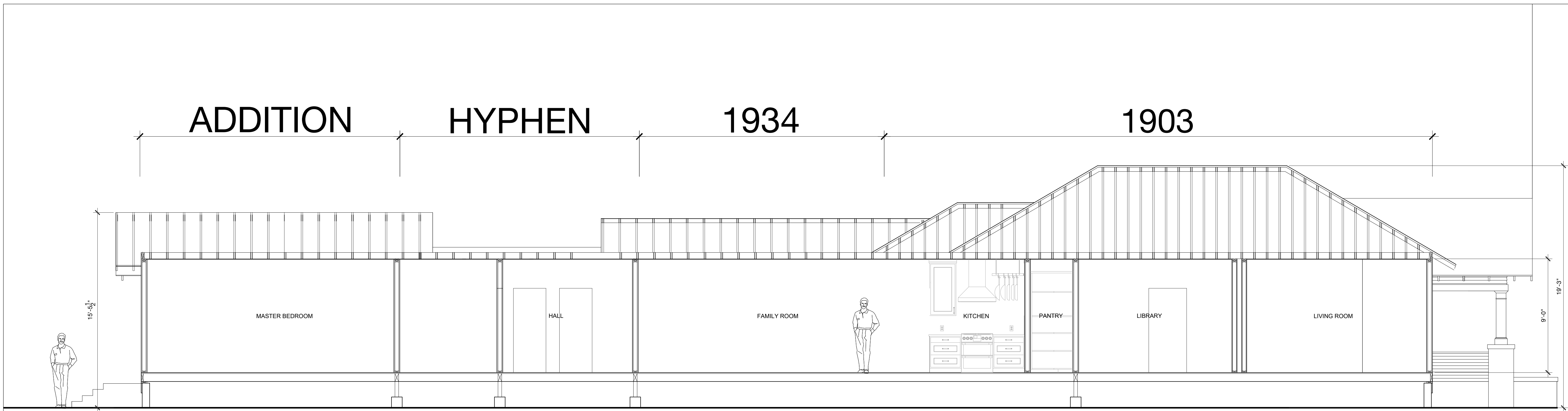
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EXISTING & PROPOSED
 EXTERIOR SOUTH
 ELEVATION

SHEET

A-2.3

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SECTION LOOKING NORTH
 SCALE: 1/4" = 1'-0"

2

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| CHC RESUBMITTAL | ,09/30/20 | |
| CHC RESUBMITTAL | ,12/15/20 | |

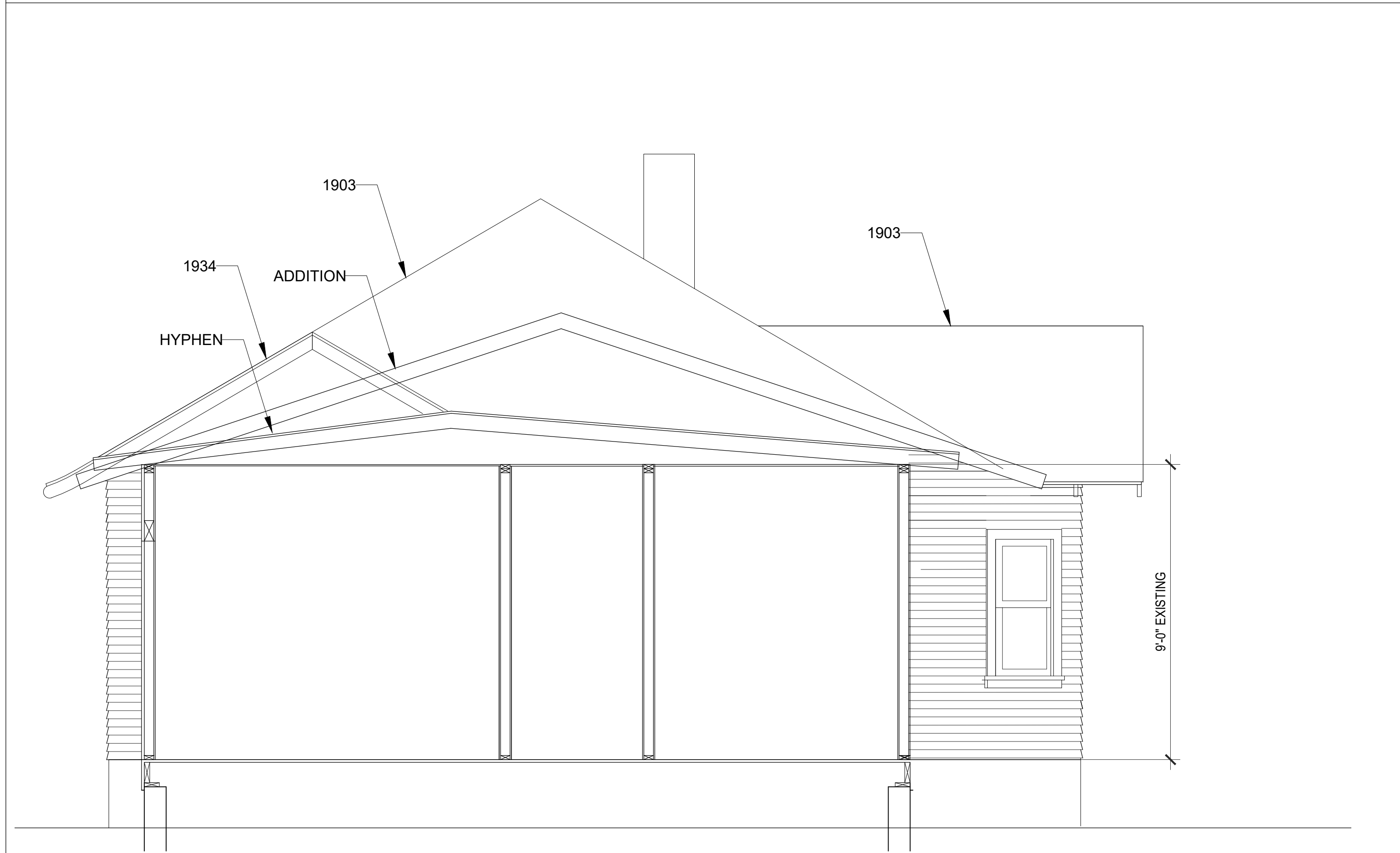
VAUGHAN RESIDENCE
 925 PALM AVE
 SOUTH PASADENA, CA

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SECTIONS

SHEET

A-3.0



ROOF SLOPE DIAGRAM SECTION LOOKING EAST
 SCALE: 3/8" = 1'-0"

3

1

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528 EL CENTRO



529 EL CENTRO



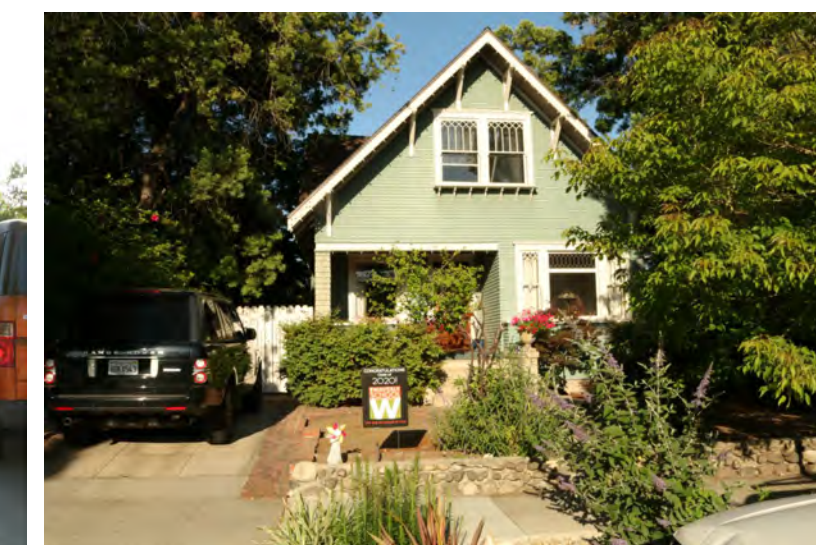
601 EL CENTRO



606 EL CENTRO



915 PALM



916 PALM



917 PALM



918 PALM



919 PALM



923 PALM



924 PALM



925 PALM



928 PALM



930 PALM



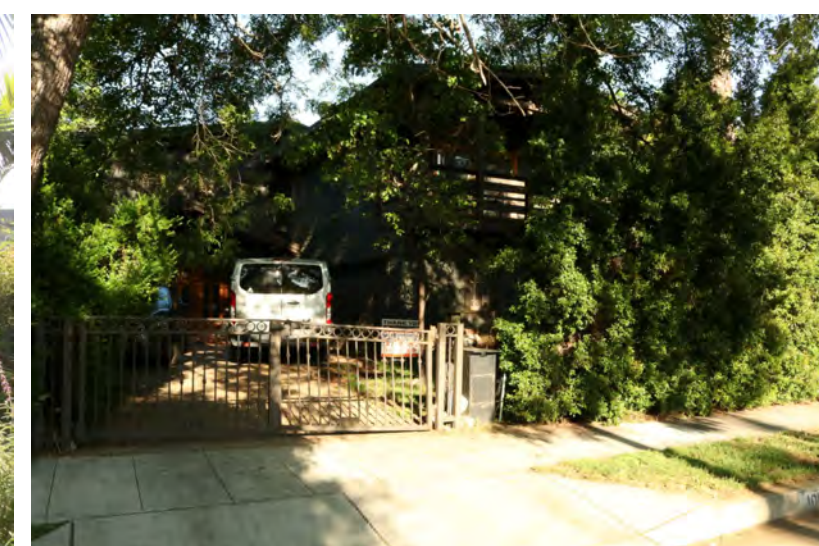
1002 PALM



1005 PALM



1013 PALM



1014 PALM



1016 PALM



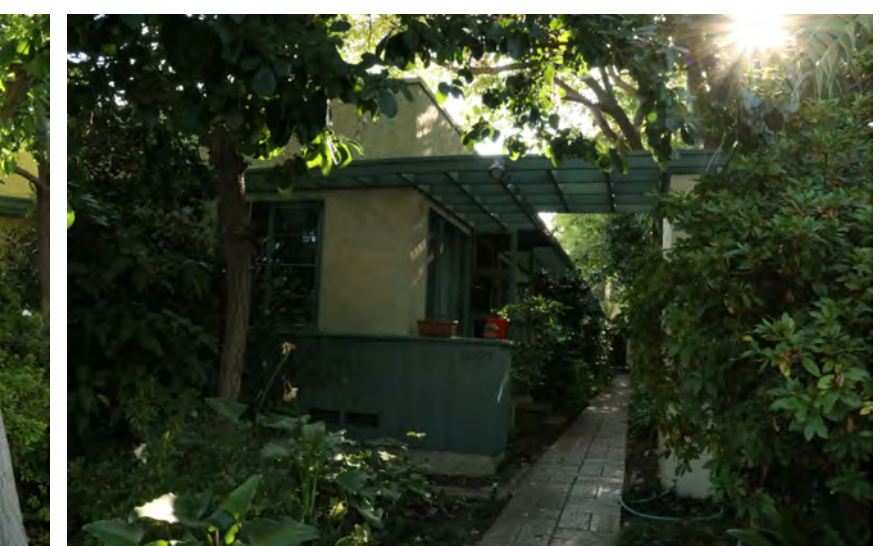
1017 PALM



1020 PALM



1023 PALM



1027 PALM



1029 PALM



1030 PALM



1032 PALM



1033 PALM



1034 PALM



1037 PALM



1038 PALM

MITCHELLE BARNBY ©1972

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| CHC CORRECTIONS | _09/30/20 | |
| CHC RESUBMITTAL | _12/15/20 | |

VAUGHAN RESIDENCE
 925 PALM AVE
 SOUTH PASADENA, CA

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NEIGHBORHOOD
 PHOTOS & MAP

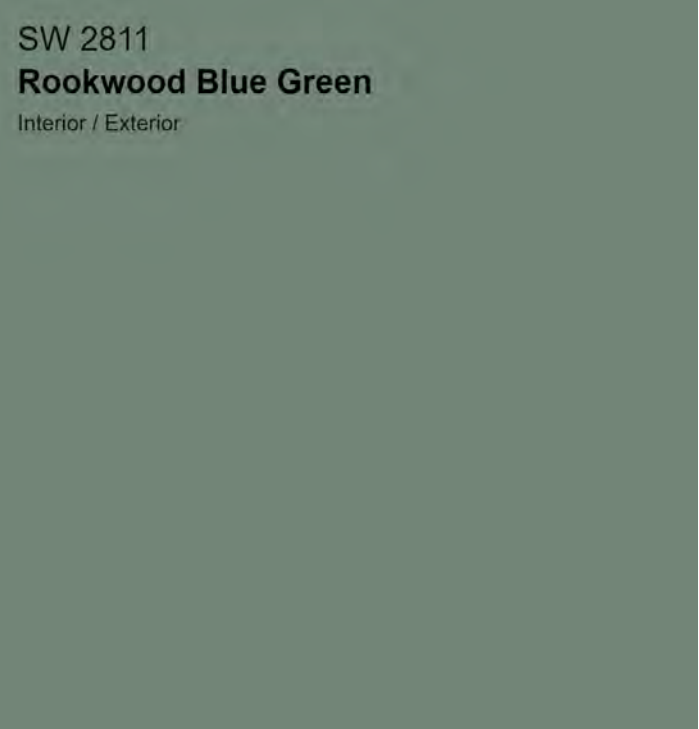
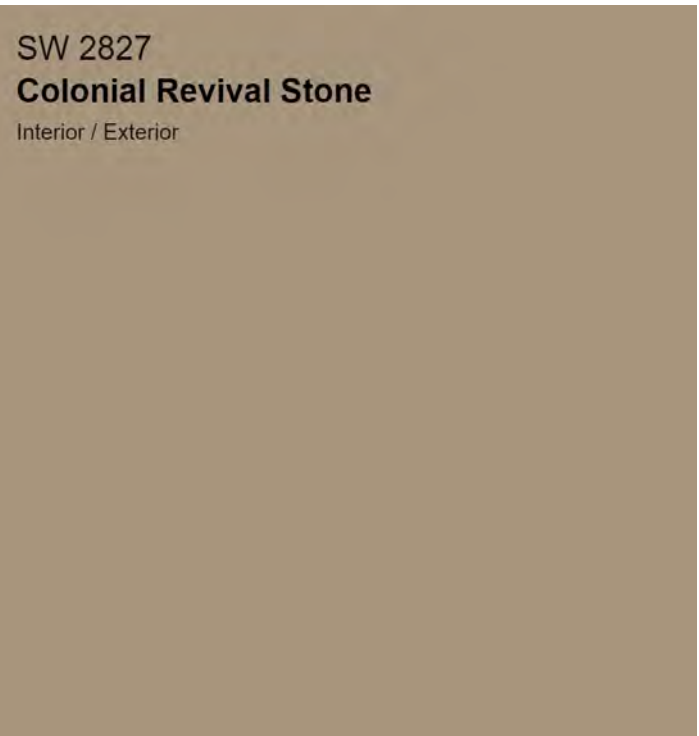
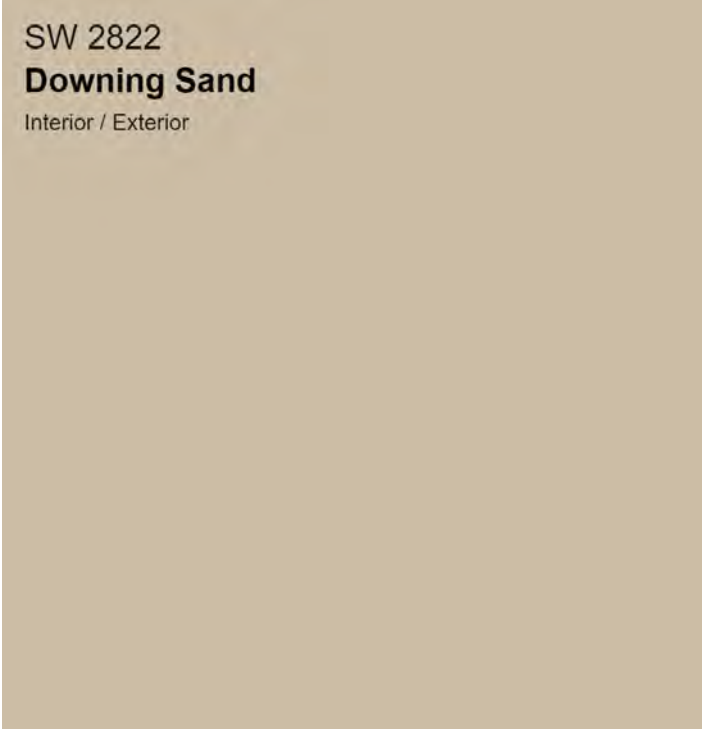
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A-4.0

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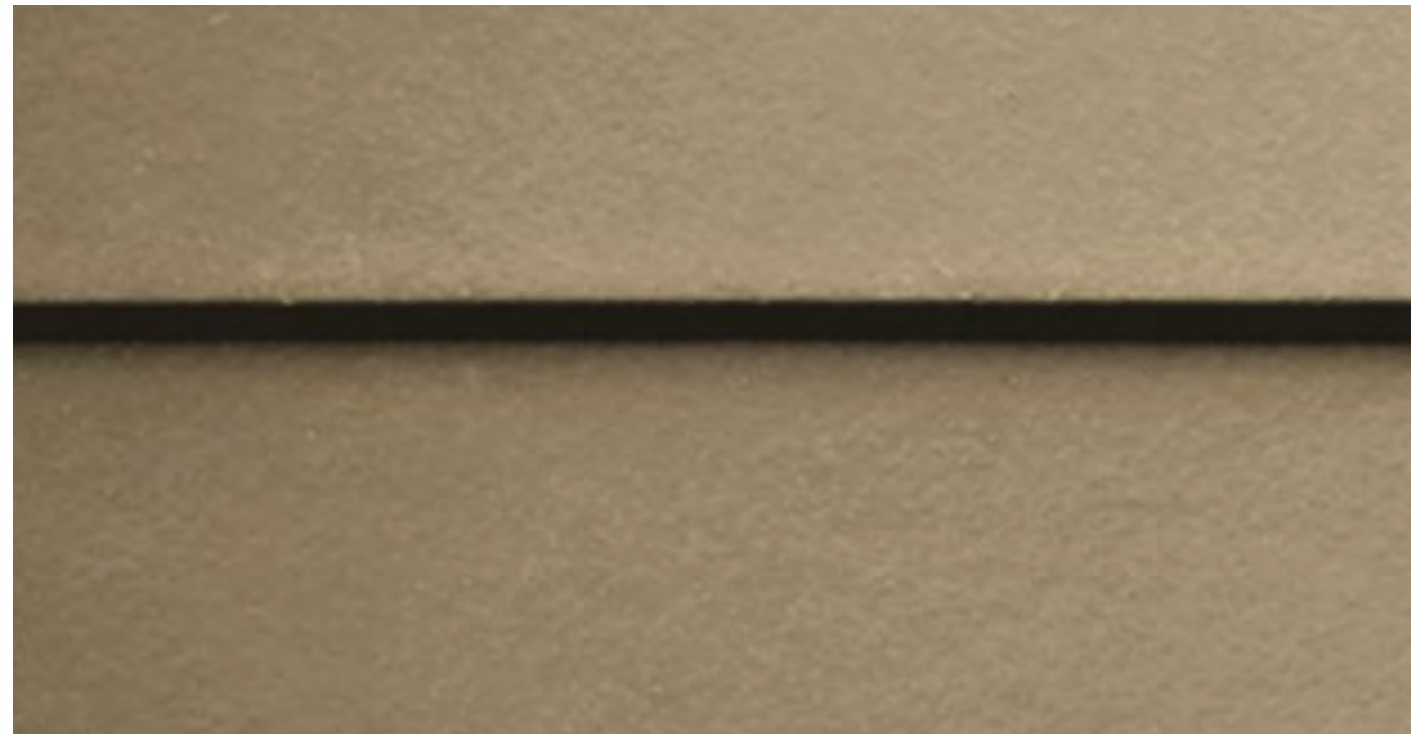
Exterior Paint:

Sherwin Williams
Historic Collection
Colors:



Siding Material:

JamesHardie
HardiePlank Lap Siding
Finish: Smooth
Color: Khaki Brown



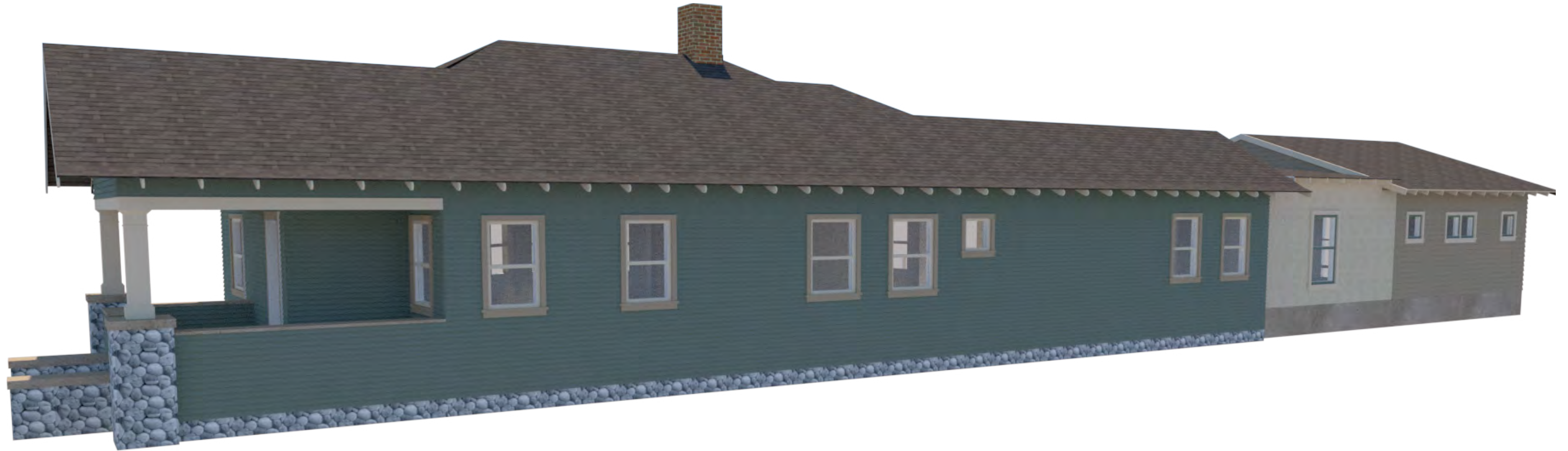
Roof Material:

CertainTeed Saint-Gobain
Presidential Shake TL Shingles
Color: Charcoal Black





East View



North View



West View



South View



South View



Cultural Heritage Commission
Agenda Report

ITEM NO. 4

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Kanika Kith, Planning Manager

PREPARED BY: Alexandra Madsen, Preservation Planner
Lisa Krause, Contract Planner

SUBJECT: **Project No. 2371-COA – Certificate of Appropriateness for two-story 1,177-square-foot addition and alterations to an existing single-story, 1,660 square-foot single-family residence located at 1020 Milan Avenue (Assessor’s Parcel Number: 5318-010-027).**

Recommendation

Staff recommends that the Cultural Heritage Commission form a subcommittee to work with the applicant to refine the design of the proposed addition for 1020 Milan Avenue.

Background

Constructed in 1905, the 1,660-square-foot single-family residence with a 578 square-foot detached garage on an 8,485 square-foot lot has a highly intact Craftsman-style residence and is a contributor to the Southeast Mission Craftsman District (see **Figures 1-2**). The property is one of the district’s oldest and most intact examples of the Craftsman style. A key contributor to the Southeast Mission Craftsman District, 1020 Milan Avenue retains the key character-defining features of the Craftsman architectural style.

Over the years, alterations and improvements have been made to the property which included a kitchen remodeling and an addition in 1988 at the rear and other service and repairs, such as but not limited to service to the electrical system, a new roof, and chimney repair.

The historic property information is provided in **Table 1**.

Figure 1: Project Location

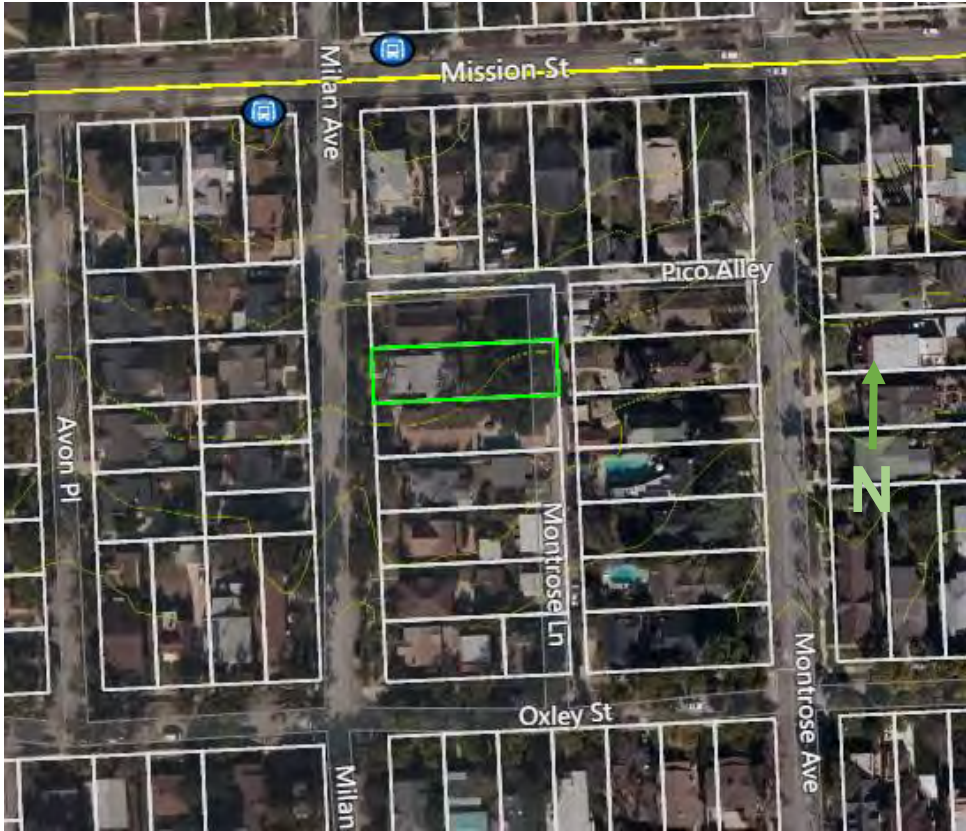


Figure 2: Street Elevation



Table 1: Historic Property Information

| | |
|--|--|
| Year Built: 1905 Residence | |
| Historic Name: N/A | |
| Architectural Style: Arts and Crafts bungalow | |
| National Register Status Code: 5S1* | |
| * Contributor to a historic district, the Southeast Mission Craftsman District | |

Project Description

The applicant is requesting approval of a Certificate of Appropriateness to add 1,177 square-feet of habitable space to the 1905 residence. The existing home is single-story and the proposed addition would be two-stories in height. The historic home is capped with a prominent side-gable roof with a centrally-located shed dormer. The addition is proposed for the rear of the residence, would remove the non-original 1988 addition, and will be comprised of a new laundry room, two bathrooms, and three bedrooms. The addition would project approximately 5 feet in height above the existing building and would nearly double the existing footprint of the historic house with an increase of 72 percent. The building plans also call for the demolition of what appears to be a potentially contributing 1939 garage. As part of the Southeast Mission Craftsman District, the property fits within the citywide context of Early 20th Century Development, 1900-1919/Residential Development.

No major additions are planned for the front façade (west elevation), although the new addition will be visible above the historic gable from this elevation.

The changes proposed to accommodate the addition are as follows:

1. Demolition of approximately 961 square feet of existing house and part of original gable roof, non-character-defining concrete rear addition and patio; and portions of the walls; and
2. Alteration to the north, east, and south elevations with two-story addition including rear porch and balcony; and
3. Demolition of the 1939 garage (which will require an HRE report prior to CHC taking action).

The new addition is designed to include the following materials and architectural features:

1. Sheathed 8” wood siding with “belly band;” and

2. New wood windows and doors; and
3. Capped with a prominent, two-story cross-gable roof with rafter tails and eave supports; and
4. Second-story balcony with wood balustrade; and
5. Charcoal Presidential TL roofing on the roof.

Additional project details are included on the architectural plans in **Attachment 4**. A narrative describing the proposed modifications was provided by the Applicant and included in this report as **Attachment 2**.

General Plan and Zoning Consistency

General Plan Consistency

The General Plan land use designation of the project site is Low Density Residential, which allows for detached single-family units at a density of 3.51 to 6.0 units per acre. The proposed project does not involve the subdivision of the existing lot or any additional dwellings on the site and is therefore consistent with the General Plan land use designation.

With implementation of the recommendation to reduce the height of the addition and providing more compatibility in design, the project will more closely align with the following goals and policies of the General Plan as follows:

- Goal 8: “To harmonize physical change to preserve South Pasadena’s historic character, scale, and “small town atmosphere”.
- Policy 8.1: “Encourage new development to respect South Pasadena’s heritage by requiring that it “respond to context” – distinctiveness of the locality and region as well as the scale and special circumstances of the fabric of the site’s immediate surroundings; require that it be compatible with the traditions and character of the City, and minimize adverse impacts on the privacy and access to light and air of its neighbors”.
- Policy 8.5: “Promote a greater public awareness of the architectural, urban design and cultural heritage of the City”.
- Goal 10: “Preserve the scale, architectural character, infrastructure, and landscape assets of South Pasadena’s established residential neighborhoods by preventing “mansionization” of dwellings in residential neighborhoods.
- Policy 10.1: To “ensure that remodeling or infill development in established residential neighborhoods is harmonious in scale and building form with its context and that “mansionization” is both avoided and prevented”.

Zoning Code and Design Review Compliance

The subject property is zoned Residential Single Family (RS), which is intended for the development of detached single-family homes. The existing land use and density of the project site complies with the South Pasadena Municipal Code (SPMC) Division 36.220. The purpose of the Residential Design Review process is to ensure that the proposed site layout and building design are suitable and compatible with the City’s design standards and guidelines. Pursuant to Section 36.220.050 Development of Small

ITEM NO. 4

CHC Agenda
March 18, 2021

1020 Milan Avenue
Project No. 2371-COA

Nonconforming Residential Parcels, the subject lot is deemed nonconforming, because it is less than 10,000 square-feet in size. Residential Development Standards from SPMC Sections 36.220.040 and 36.220.050 apply to the proposed project.

Residential Single Family (RS Zone) Development Standards Compliance

| Standard | Allowed | Existing | Proposed |
|--|---|---|---|
| Lot Coverage (Section 36.220.050 (F)) | 50% of 8,485 (4,243 sq. ft. max allowed) | 2,215 sq. ft. (26%) | 2,801 sq. ft. (33%) |
| Floor Area Ratio (FAR) | 35% (2,969 sq. ft. max. allowed) | 15% 1,660 sq. ft. | 34% 2915 sq. ft. |
| Building Height | 35 ft. | 20ft. 8in | 25ft. 2in |
| On Site Parking for Dwellings with a Detached Garage (36.220.050 (G)) | 2-covered Spaces | 1-covered Space | 2-covered spaces |
| Front Setback (Section 36.220.050 (B)) | 15ft. for houses with a front porch | 27ft. to the wall of the porch | Unchanged |
| Side Setbacks (House) | 10% of lot width, with 4ft. minimum | 11 ft. on south side and 9ft. on north side | 5ft. on south side 5ft. on north side |
| Second Story Setbacks | 5 feet from front of house, 3 feet from side of house (Unless architectural style requires 0) | 1 story house | 2nd story 0-feet – north elevation (see 0-foot setback discussion) 5-feet – south elevation |
| Rear Setback (House) | 20ft. | 83ft. (house) | 82ft. |
| Distance Between Structures (Garage & House) | 10ft. minimum | 48ft. 8in. | 46ft. 6in. |
| Garage Side & Rear Setbacks | 5ft. minimum from both side and rear property lines (see parking discussion) | 5ft. north side setback, 6ft., 3in. rear setback | 2ft. north side setback, 6ft., 3in. rear setback |

The design and size of the proposed home conforms to SPMC Section 36.220.040 Residential Zoning District General Development Standards and Section 36.220.050 Development of Small Nonconforming Residential with additional requirements needed for the detached garage location in the side yard setback (see parking discussion below). As for the 0-foot setback for the second story on the north elevation, the second story setback is required to be at least three (feet) on both sides (which may be accommodated within a sloping roof), unless the architectural style requires a zero front or side second story setback, as determined by the CHC (SPMC 36.220.050.B.2).

Parking

As shown in **Table 1** above, the parking required for properties with a single-family home is two covered spaces in accordance with Section 36.220.050(G) of the South Pasadena Municipal Code (SPMC). The subject site has an existing detached single-car garage that is 5-feet from the side property line. Adding square footage to accommodate an additional vehicle would result in the garage encroaching into the dripline of a large oak tree and the applicant proposes to accommodate two vehicles within a 20x20 interior garage space by encroaching into the side setback within 2-feet of the side property line. As a residential accessory structure, a detached garage must comply with the setback requirement established by Article 2 (Zoning Districts, Allowable Land Uses and Permit Requirements), except that a detached garage can be located at least two feet from a side and/or rear property line provided that such structure (if less than five feet from a property line) meets the following requirements:

- 1.) A detached garage has no openings in the exterior walls abutting the property lines,
- 2.) The structure is constructed of one-hour fire resistant materials, and
- 3.) A provision is made for all water runoff to drain onto the subject property.

Under these conditions, the encroachment into the standard 5-foot setback could potentially be permitted.

Landscaping

In accordance with landscaping standards in Section 36.330.30 (A)(1) and (2) of the SPMC, a landscaping plan is required for new development, or significant expansion or redevelopment of an existing use. Significant expansion is defined in Section 36.330.30 (A)(1) as an increase of 25% or more in the ground floor footprint of a single-family dwelling. Section 36.330.30 (A)(2) requires a landscape plan for all areas visible from public streets.

Sheet A1.01 and A1.02 of **Attachment 4** shows existing lawn area in the front and backyard. There are also three (3) existing trees and side yard hedges on the property. The applicant is not proposing to alter the landscaping in the front or back. A portion of the rear yard area that is concrete will be enveloped by the addition.

Design Review

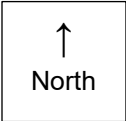
Project Design Elements

The subject property is a 1905 Craftsman bungalow that is a highly intact contributor to the historic district. From an initial inspection, the character-defining features of 1020 Milan appear to include:

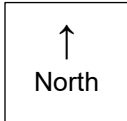
- An irregular rectangular floorplan and one-story mass and volume
- Gable roof with overhanging eaves and exposed rafters
- Centrally located dormer with shed roof, exposed rafters, and vent
- Exterior walls clad in wood clapboard siding
- Projecting full-width front porch with river stone posts
- Centrally-located entry door with divided lights
- Wood double-hung windows with plain surrounds
- Tripartite windows flanking central entrance
- A detached one-car garage

The following provides an overview of the architectural drawings and plans for the project.

Figure 3: Existing and Proposed Site Plans



Existing



Proposed

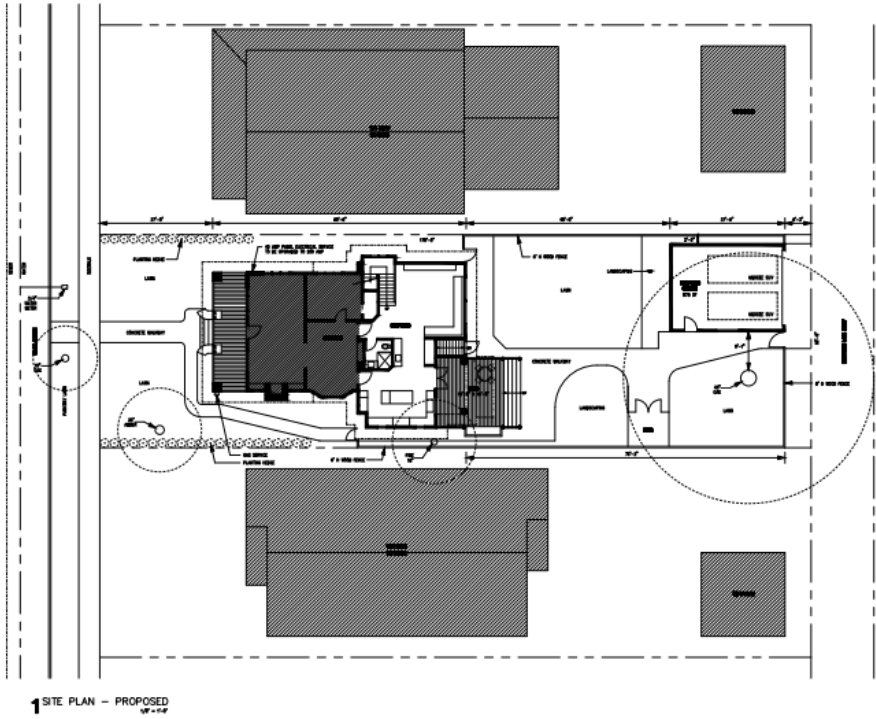
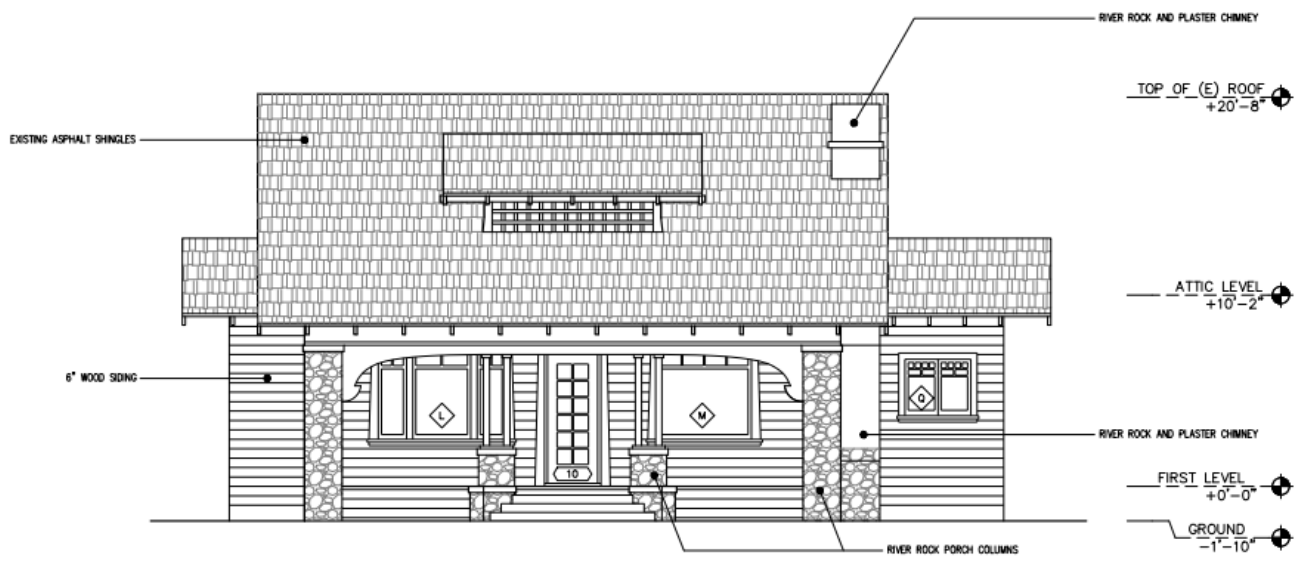
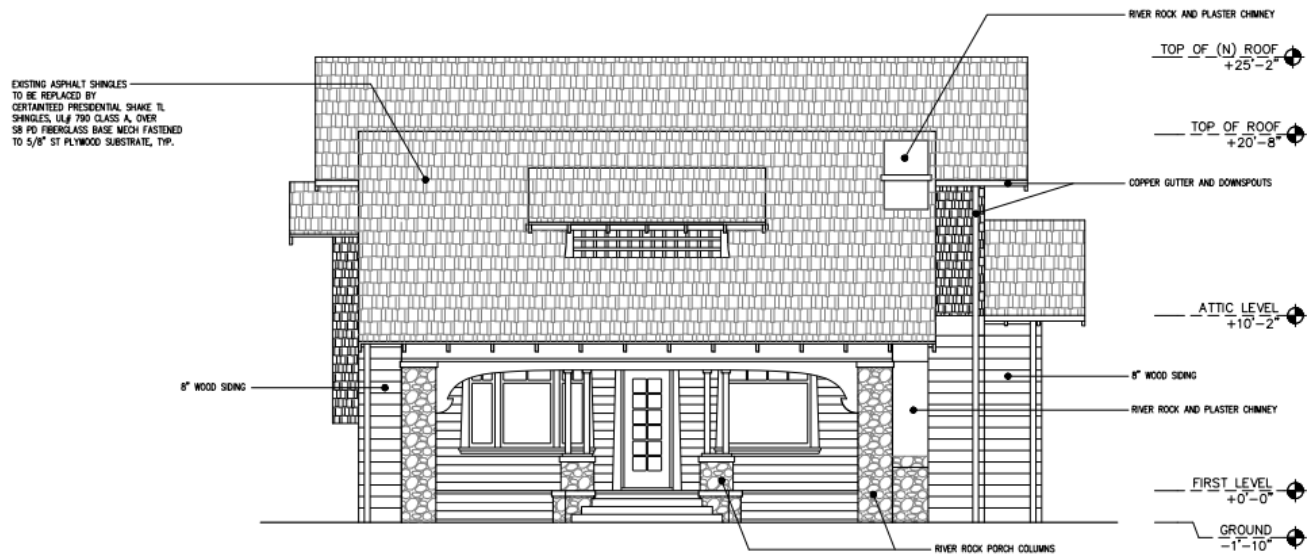


Figure 4: Existing and Proposed West Elevation



1 WEST ELEVATION - EXISTING
1/4"=1'-0"



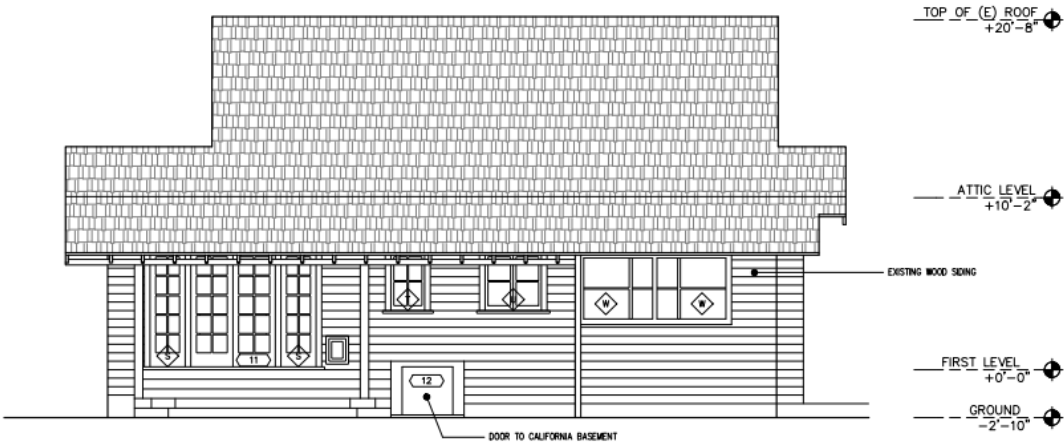
2 WEST ELEVATION - PROPOSED
1/4"=1'-0"

ITEM NO. 4

CHC Agenda
 March 18, 2021

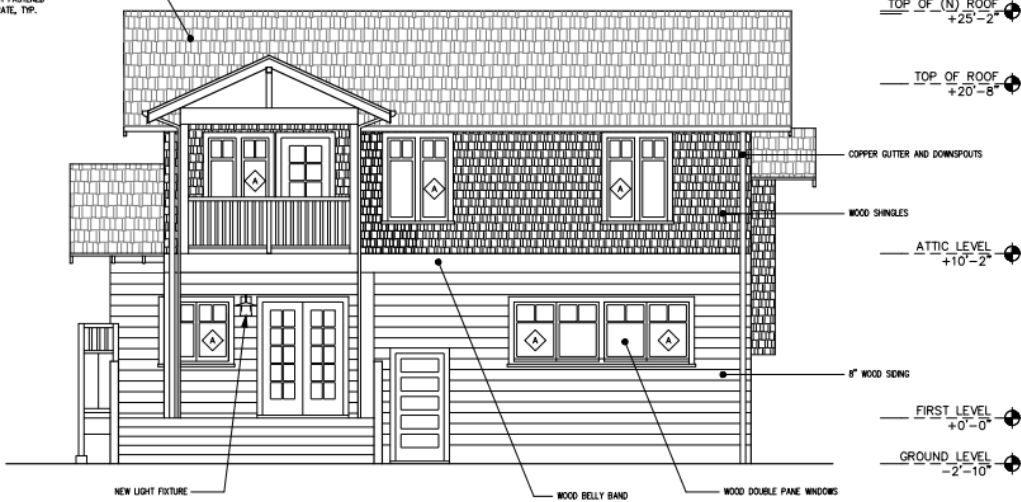
1020 Milan Avenue
 Project No. 2371-COA

Figure 5: Existing and Proposed East Elevation



1 EAST ELEVATION - EXISTING
 1/4"=1'-0"

NEW ASPHALT SHINGLES
 CERTAINTED PRESIDENTIAL SHAKE TL
 SHINGLES, UL7 790 CLASS A, OVER
 58 PD FIBERGLASS BASE MESH FASTENED
 TO 5/8" ST PLYWOOD SUBSTRATE, THP.



2 EAST ELEVATION - PROPOSED
 1/4"=1'-0"

ITEM NO. 4

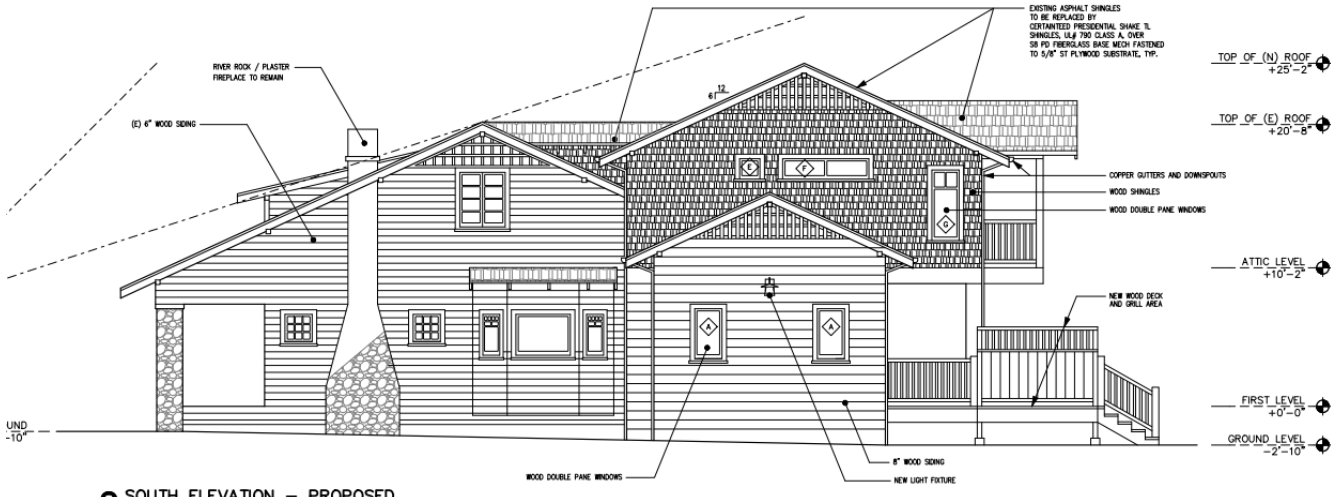
CHC Agenda
March 18, 2021

1020 Milan Avenue
Project No. 2371-COA

Figure 6: Existing and Proposed South Elevation

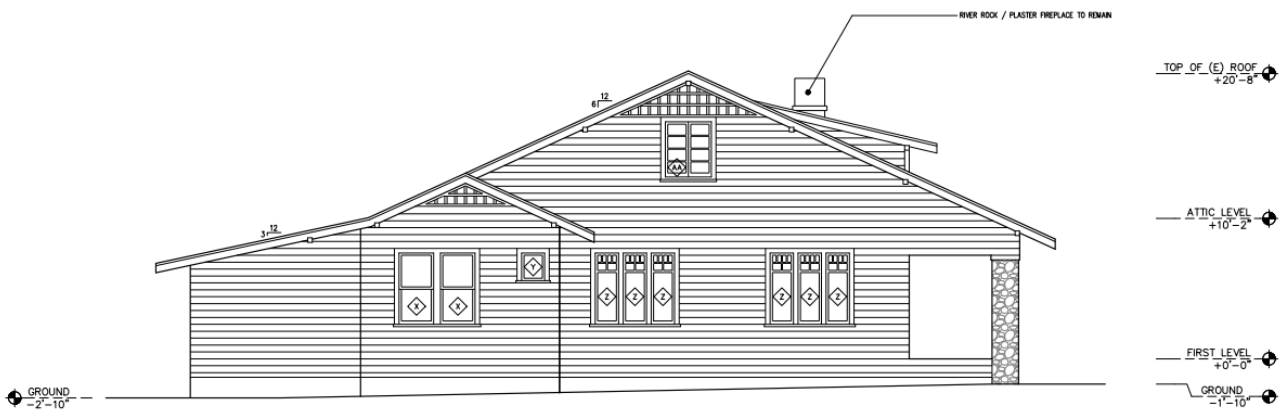


1 SOUTH ELEVATION - EXISTING
1/4"=1'-0"

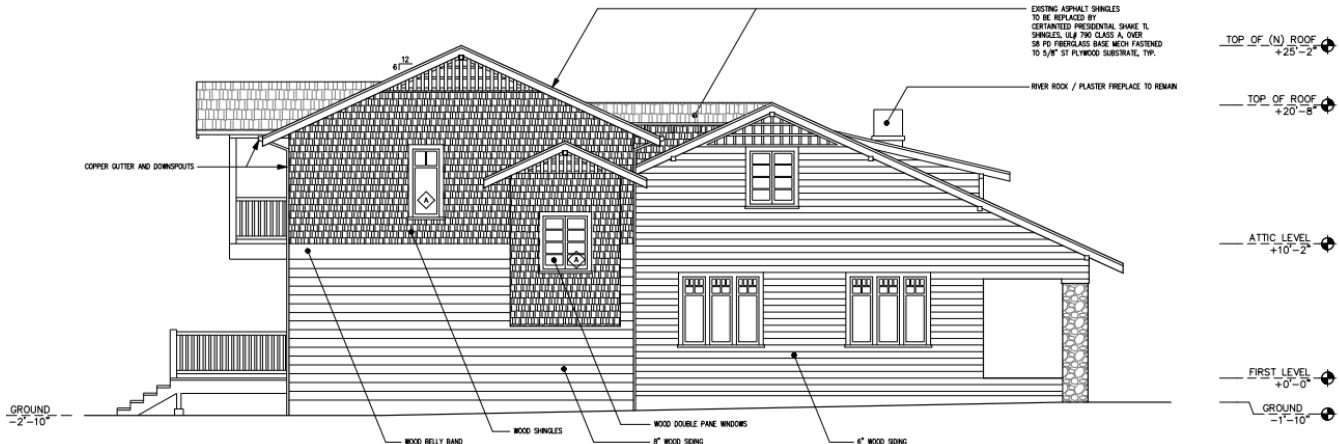


2 SOUTH ELEVATION - PROPOSED
1/4"=1'-0"

Figure 7: Existing and Proposed North Elevation



1 NORTH ELEVATION - EXISTING
1/4"=1'-0"



2 NORTH ELEVATION - PROPOSED
1/4"=1'-0"

Figure 8: Garage

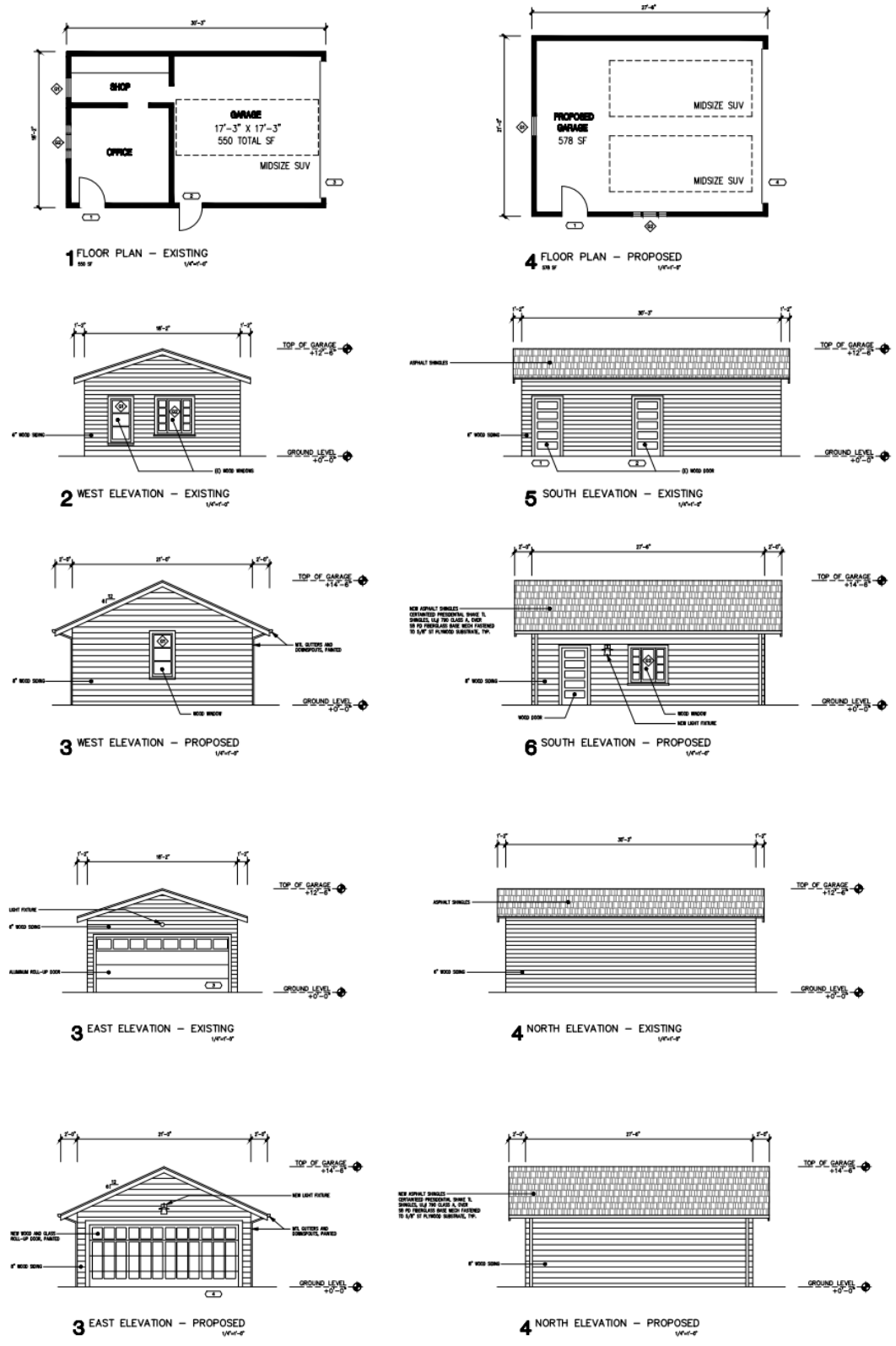


Figure 9: Renderings of Proposed Project



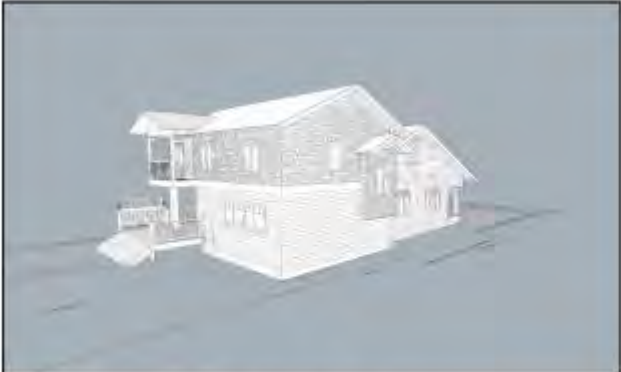
PROPOSED HOUSE - SOUTHWEST VIEW



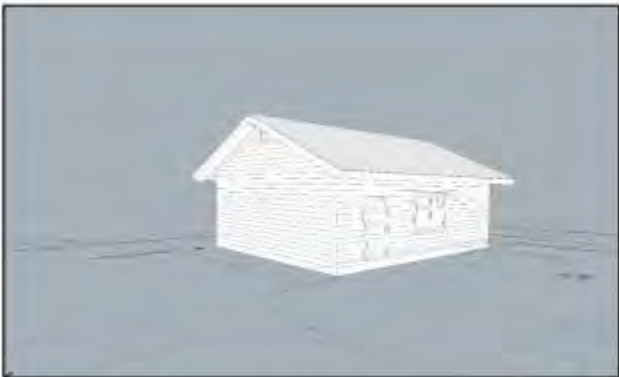
PROPOSED HOUSE - SOUTHEAST VIEW



PROPOSED HOUSE - NORTHWEST VIEW



PROPOSED HOUSE - NORTHEAST VIEW



PROPOSED GARAGE - SOUTHWEST VIEW



PROPOSED HOUSE + GARAGE - SOUTHEAST VIEW

City of South Pasadena Design Guidelines for Historic Properties

As codified in Municipal Code Section 2.65, the City of South Pasadena *Design Guidelines for Alteration & Additions to Historic Residences* are to be considered in the issuance of all Certificates of Appropriateness. As stated on page 9, of the Design Guidelines for historic resources, the guidelines are based on the *Secretary of the Interior's Standards for Treatment of Historic Properties*. They are intended to foster the preservation and rehabilitation of the character-defining features. The standard procedure for historic buildings is to identify, retain, and preserve the form and detailing of the architectural materials and features that are important in defining the historic character of the structure. Additions or alterations are encouraged to be compatible with these historic features.”¹

The Design Guidelines include sections focused on changes to Craftsman Bungalows and additions to historic properties. The following guidelines are most relevant to the modifications and additions to Craftsman bungalows:

1. “Alterations or replacements to Craftsman homes, for example, should include wood windows rather than aluminum windows, broad eaves with extended rafter tails rather than not, and wood shingles rather than stucco siding” (p. 25).
2. “Roofs are the most significant features that define the massing and proportions of historic residences in South Pasadena. Roof forms, pitch, overhangs at eaves, and roofing materials vary widely by architectural style. ...The **original roof form should be preserved**. Any replacement of deteriorated features, or addition of small features should be done in the style of the original building, considering the original roof form and slopes” (p. 26).
3. “Existing windows and doors should be repaired rather than replaced whenever possible. Re-caulking and installing weather stripping is encouraged to improve thermal efficiency. New windows and doors should be of the same material as those original to the structure, typically wood in South Pasadena, occasionally steel” (p. 30).
4. Additions should be located at the rear or secondary sides of a historic building, set back from the primary facades, and **should be limited in size and scale** in relation to the existing structure. Additions should have limited visibility from the street” (p. 36).
5. “The mass of a structure is related to its floor area, height, relationship to the site and design of its architectural forms. Articulated architectural forms and traditional details consistent with the historic styles are encouraged in additions to historic residences. Existing structures in the historic neighborhoods vary in size, but are predominantly small in size and scale. Most are single story bungalows. This smaller scale is a significant part of the charm and appeal of these neighborhoods” (page 37).
6. The exterior of a structure, its composition of materials, textures and colors, contribute to its overall character. The original exterior building materials of historic residences should be retained and preserved. Most residences in South Pasadena have one or two exterior cladding or siding materials as well as a roofing material. **Any new additions should have matching wood siding, cladding**

¹ City of South Pasadena, Planning and Building Department. January 2009. *Part II: Design Guidelines for Alteration & Additions to Historic Residences*, p 9. Prepared by Architectural Resources Group, Pasadena, California.

ITEM NO. 4

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1020 Milan Avenue
Project No. 2371-COA

or stucco in a matching profile and texture and should be acceptable according to the general guidelines maintained by the City of South Pasadena Planning and Building Department (p. 44).

7. Secondary structures and outbuildings include garages, sheds and accessory units as permitted by zoning. **Rehabilitation of existing secondary structures is encouraged when feasible.** A detached garage is the most common type of outbuilding in South Pasadena's historic neighborhoods. Any new secondary structures should respect the patterns set by these existing outbuildings and be compatible with the historic style of the main residence on the property. A new garage should not be designed to look old; it should appear as a new addition to the streetscape (p. 47).

Some elements of the project comply with the City of South Pasadena's Design Guidelines as noted above. However, staff recommends the formation of a subcommittee to work with the applicant to identify ways to refine the design for the proposed addition to comply more closely with the City's Design Guidelines as follows.

- (1) The second story addition departs from item #2 (roof form) and part of item #4 (size of the addition). Staff recommends refining addition's roof to be more appropriate with the original roof.
- (2) The incorporation of wood shingle cladding departs from item #6 that encourages matching additions' siding to the original cladding, which in this case is wood siding. Staff recommends using wood siding as the exterior cladding for the addition; and
- (3) The demolition of the original garage is in disagreement with item #7 because it demolishes a secondary structure rather than rehabilitating it. Additionally, an HRE is required prior to CHC action and demolition to ensure the garage is not a contributing feature to the property.

Secretary's Standards

Overall, the project would retain some its historic features and materials, with *Secretary's Standards*-compliant approaches for repair or, where needed, in-kind replacement. These repairs include patching and repainting of historic wood siding and rehabilitation of the historic windows. A porch support on the front façade would also be stabilized and repaired. The approaches described in the plans comply with the *Secretary's Standards for Rehabilitation*.

Moreover, the proposed addition does not appear to comply with all relevant *Secretary's Standards for Rehabilitation*; particularly, the addition does not appear to comply with Standard Nos. 3, 5, 9, and 10.

Standards 3 and 5

The property at 1020 Milan is a single-story residence located in a primarily single-story historic district. One of the property's main character-defining features is the roof and roofline. The original mass, roof form, and shape of the building are distinctive character-defining features that would be altered with the proposed addition. This is not in compliance with Standard Nos. 3 and 5 below; the proposed mass and scale of the roof could be refined to comply with Standards Nos. 3 and 5.

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1020 Milan Avenue
Project No. 2371-COA

- **Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a **false sense of historical development, such as adding conjectural features** or elements from other historic properties, will not be undertaken.
- **Standard 5:** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be **preserved**.

Standard 9

As stated in Standard No. 9, the addition should be “compatible” in size, scale, and massing. The proposed addition is a significant expansion of the original house and its footprint, and the proposed mass and scale could be refined to comply with Standard No. 9 below.

- **Standard 9:** New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The **new work will be differentiated from the old and will be compatible with the** historic materials, features, **size, scale and proportion, and massing** to protect the integrity of the property and its environment.

Standard 10

Additionally, the addition is not reversible – a large portion of the back roof gable would be demolished and replaced with a two-story roof line, detracting from the mass and scale of the historic home. This is not in compliance with Standard No. 10 below. Staff recommends refining the design such that the proposed addition does not overwhelm or detracting from the existing mass and scale of the existing historic home.

- **Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that **if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired**.

In order to facilitate compliance with the *Standards*, staff recommends that the Commission form a subcommittee to work with the applicant to identify ways to scale-back the 2-story addition so that it has an appropriate size, scale and proportion, and massing to the original house.

Alternatives to Consider

If the Commission does not agree with staff’s recommendation, the following options are available:

1. The Cultural Heritage Commission can Approve the project as is or with additional condition(s) added; or
2. The Cultural Heritage Commission can continue the project, providing the applicant with clear recommendations to revise the proposal; or
3. The Cultural Heritage Commission can Deny the project.

Fiscal Impact

The costs associated with processing this application is covered by the applicant.

ITEM NO. 4

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March 18, 2021

1020 Milan Avenue
Project No. 2371-COA

Public Comment

At the time of writing this report, staff received no comments about this proposal.

Public Notification of Agenda Item

The public was made aware that this item was to be considered this evening by virtue of its inclusion on the legally publicly noticed agenda, and posting of the same agenda and reports on the City's website. A public hearing was published in the *South Pasadena Review* newspaper, and individual property mailings to those within 300 feet of the project site.

Attachments

1. Project Narrative
2. Building Records
3. Development Plans

ITEM NO. 4

ATTACHMENT 1
Written Narrative

2_L Studio LLC

1128 Garfield Avenue, South Pasadena, CA 91030

phone: 626-278-0699

e-mail: twoLstudio@aol.com

web: www.2Lstudio.com

Design Narrative - 1020 Milan Addition / Renovation - UPDATED

20 January, 2021

Re: 1020 Milan Avenue Addition / Renovation
To: South Pasadena CHC

The Haralambos Family, Paige and Michl, bought the small 1,660 s.f. Craftsman Bungalow in the Marengo area of South Pasadena with the intention of it becoming their long time home. With a newborn girl, Paige, who grew up in South Pasadena, wanted her family to be a part of such great community and for her daughter to attend Marengo Elementary the way she did. It is with this level of attention and care that they wanted the design of the addition / renovation to be approached.

The project scope is divided in three parts. First they would like to remodel about 1/3 of the first floor including the kitchen, great room and a powder room. This concentrates the work in areas of the house that have been already altered by previous additions and maintains original rooms like living room, dining room and office. Second, a new stair will take you to a new second floor with three bedrooms and two bathrooms. The third and last part of the scope involves expanding the existing non conforming garage so that two cars could be parked inside.

The proposed design is composed of four main strategies:

1. Minimize impact on the neighborhood's character by locating the two story addition on the back 1/3 of the structure. The roof peak of the new addition is set back 22'-0" from the original peak (see 5/A0.25) and although is 5'-0" higher than the original, its impact from the front view is minimal (see page A0.21, Sightline Study / Perspectives). The massing / volume of the addition is certainly compatible with its neighbors (see drawings 1 and 2/A0.25). The layout of the second floor took advantage of an existing attic space to create the third bedroom without adding any extra volume or massing (see A2.02). The ceiling of bedroom 3 is sloped and should make for an interesting kids room (see 1/A3.11). The use of articulating volumes like the kitchen volume on the South, the stair volume on the North and the balcony on the East further break down the massing.
2. Respect the character-defining features of the existing structure by keeping (on the exterior) the ornate front porch, the dominant 6:12 roof line, River rock and plaster firebox / chimney, the dining room pop-out on the south elevation and on the interior Living Room, Fireplace, Dining room beam ceiling and built-in butlers cabinet.
3. Change awkward, non original previous additions (see A3.02). The back third of the structure is clearly not original as the cumbersome change in roof slope and the asymmetrical window layout seem to indicate.
4. Materials and finishes compatible but differentiated from the original. The exterior finish of the first floor will use 8" wood siding (instead of 6" on the original) and we will add a "belly band" and change to wood shingles on the second floor. This is a very typical Craftsman detail that helps further articulate the massing of the addition. New wood windows and doors will be compatible yet simplified in design. New roof ridge attic vents will follow the original with a subtle change in size. Rafter tails and eave supports match existing. Copper gutters and downspouts will finish the addition. New Charcoal Presidential TL roofing will be used in both new and existing.

ITEM NO. 4

In terms of the garage, the original structure is not wide enough to accommodate two cars side by side and a tandem structure would be too big and use too much of the site. The strategy is to keep the South and East walls in the same location (protecting the integrity of the fantastic 45" Oak tree) and build new North and West walls in a design that retains the original's structure understated style and massing (see A3.05 and A3.06). Materials and finishes will be compatible but differentiated from the original with 8" wood siding. Existing wood doors and windows will be re-used together with an updated wood garage door that replaces the existing metal door. Comparing the existing and proposed East elevations should show a minimal impact to the neighborhood, if any.

In closing, the Haralambos family are very excited to present this design to you and are looking forward to many years of happiness as members of the South Pasadena community.

ITEM NO. 4

ATTACHMENT 2
Building Records

1020 HILLMAN AVENUE

ITEM NO. 4

Lot 9, Montrose Tract



4-22

CITY OF SOUTH PASADENA ITEM NO. 4 ELECTRICAL PERMIT

1414 Mission Street • South Pasadena • California 91030 • 799-9101
PLANNING & BUILDING DIVISION

PUBLIC WORKS DEPARTMENT

APPLICATION FOR AN
ELECTRICAL PERMIT
 BUILDING DIVISION • CITY OF SOUTH PASADENA, CALIFORNIA
 TELEPHONE 799-9101 • DATE:

| | | | |
|---|--|---------------------------------------|--|
| Building Address: 1020 MILAN AVE | | | |
| Owner: JOHN HOPE | | | |
| Mailing Address: 1020 MILAN AVE | | | |
| City: SO PASA | | Zip: 91030 Tel: 7997371 | |
| Contractor: RANDALL WIENKE | | | |
| Address: 835 MILAN AVE | | | |
| City: SO PASA | | Zip: 91030 Tel: 441485 | |
| State Lic. & Classif.: A-10 379338 | | City Lic. No.: 3477 | |

| NEW BUILDING | EXISTING BUILDING | NO SERV. CHANGE | RECONNECT OR RESEAL |
|--------------|-------------------|-----------------|---------------------|
| ✓ | / | | |

| FEE COMPUTATION | | | |
|------------------------------|---------------------------------|-------------|---|
| PICTURES | RECEPTACLES | SWITCHES | First 10 @ 60c ea. Es. Additional @ 30c ea. \$ |
| RANGED | OVENS | GARB. DISP. | } @ 3.00 ea. \$ |
| WATER HTR. | FAN OUTLET | DISH WHRR. | |
| Wall Heaters Up to 1650 W | Ceiling Heaters Up to 1650 W | | |
| WASHING MACHINES | @ 2.00 ea. \$ | | |
| 220 VOLT OUTLETS | @ 5.00 ea. \$ | | |
| SIGN FIXTURES | @ 4.00 ea. \$ | | |
| AIR HEATERS OVER 1650 W | @ 5.00 ea. \$ | | |
| TEMPORARY POWER POLE | 4.00 (NO ADD'L FEE) \$ | | |

| | | |
|----------------------------|------|---------|
| NEW SERVICE UP TO 100 AMPS | 4.00 | \$ 4.00 |
| " " 200 AMPS | 5.00 | \$ |
| " " 400 AMPS | 6.00 | \$ |
| " " Over 400 AMPS | 7.00 | \$ |

| | | | |
|--------------------------------|----|---------------------------------|----|
| Meters under 2 hp @ \$3.00 ea. | \$ | Meters 60-100 hp @ 10.00 ea. | \$ |
| Meters 2-8 hp @ 4.00 ea. | \$ | Meters 100-500 hp @ 20.00 ea. | \$ |
| Meters 8-15 hp @ 5.00 ea. | \$ | Meters 500-1000 hp @ 30.00 ea. | \$ |
| Meters 15-50 hp @ 6.00 ea. | \$ | Meters over 1000 hp @ 40.00 ea. | \$ |
| COLLECTOR TOTAL | | \$ | |

| | |
|-------------------|--------------|
| INVESTIGATION FEE | \$ |
| OTHER | \$ |
| BLANKET PERMIT | 6.00 \$ |
| ELECTRICAL PERMIT | 5.00 \$ 5.00 |
| TOTAL | \$ |

VALUATION OF ABOVE WORK \$ _____
 P. C. FEE AND VALIDATION : \$ 164.00 + 009.00A - :

PERMIT FEE \$ _____

INVESTIGATION FEE \$ _____ TOTAL FEE \$ **9.00**

PROCESSED BY: *ER* SPEC. COND. _____

PERMIT NO. **164** VALIDATION _____ DATE **5/10/82**

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code, and my license is in full force and effect.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.
- I am exempt under Sec. _____ B. & P. C. for the reason: _____

Date: _____ Owner: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 8300, Labor Code.)

Policy No. _____ Company _____

- Copy is filed with the city.
- Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (100.00) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant: *Randall Wienke* Date: **5-10-82**

Mailing Address: **835 MILAN AVE**

City, State, Zip: **SO PASA, CA 91030**

INSPECTOR COPY CONST. HRS. 8 AM - 5 PM
 ORD. NO. 1582

WHEN PROPERLY VALIDATED, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

department of PUBLIC WORKS

4-23

INSPECTION RECORD

| | DATE | APPROVED |
|------------------------------|---------|----------|
| T.P.P. | | |
| GROUND WORK | | |
| ROUGH WIRING | | |
| FINISH | | |
| FIXTURES | | |
| EDISON NOTIFIED | 5/27/82 | JJ |
| PARTIAL OR MISC. INSPECTIONS | | |
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| FINAL ELECTRICAL INSPECTION | 5/27/82 | JJ |

ITEM NO 4

INSPECTOR NOTES

Water ground (to sprinklers) not
 approved 5/27/82 JJ

Underground electrical conduit diagram

CITY OF SOUTH PASADENA MECHANICAL/PLUMBING COMBINATION PERMIT

1414 Mission Street • South Pasadena • California 91030 • (818) 799-6101

BUILDING AND SAFETY

| | | |
|--|-------------------------------------|---------------------------|
| PERMIT NO.: 005544 | WORKERS COMP. EXP. Exempt | PROCESSED BY GC |
| Proposed Construction KIT REMODEL + ADD. | | Date 1-26-88 |

OWNER
JOHN W. + MARTHA A. HOPE

| | No. | Description (Additions, Commercial, Industrial) | Fee |
|------------------------------|-----|---|--------------|
| ELECTRICAL SYSTEM | 1 | Services (Size) | |
| | 15 | Outlets (Receptacles, Lights, Switches) | 6.50 |
| | 3 | Fixtures | |
| | | Motors (HP no. D.W./G.D./Mushers) | 9.00 |
| | | Other (Specify) | |
| | | POOL | SPA |
| VALUATION: \$ | | | |
| Plan Chk. Fee | | Issuance Fee | |
| TOTAL ELECTRICAL FEES | | | 15.50 |

| | No. | Description | Fee |
|------------------------------|-----|------------------------------|-----|
| MECHANICAL SYSTEM | | FINAL | |
| | | BUILDING & SAFETY | |
| | | DEC DATE: 1/14/88 | |
| | | POOL | SPA |
| VALUATION: \$ | | | |
| Plan Cl. Fee | | Issuance Fee | |
| TOTAL MECHANICAL FEES | | | |

| | No. | Description | No. | Description | Fee |
|----------------------------|---------------|-------------------|----------|--------------------------|--------------|
| PLUMBING SYSTEM | | Water Closets | 1 | Gas System (No. Outlets) | 10.00 |
| | 2 | Lavatories/Sinks | | Water Heaters | 12.00 |
| | | Bathtubs, Showers | | Private Sew. Sower Conn. | |
| | | POOL | | SPA | |
| | VALUATION: \$ | | | | |
| Plan Chk. Fee | | Issuance Fee | | | 10.00 |
| TOTAL PLUMBING FEES | | | | | 32.00 |

TOTAL ELEC., MECH., PLMBG. FEES **47.50**

..... 12 47.50
 4102A00 47.50
 CASHIER USE

department of BUILDING & SAFETY

Building Address 1020 MILAN AVE

Lot Tract Tract

No.

Owner
JOHN W. + MARTHA A. HOPE

Mailing Address 1020 MILAN AVE

City SOUTH PASADENA **Zip** 91030 **Tel.** 799-7371

Contractor
JOHN W HOPE

Address 1020 MILAN AVE

City SOUTH PASADENA **Zip** 91030 **Tel.** 799-7371

State Lic. No. 313984 **City** SA **Lic. No.** 26171

& Classif. B1

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab.C.).

Policy No. _____ Company _____

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.

Date 11-16-87 Applicant John W. Hope

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____

Lender's Address _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Exp. Date 11-30-89 Signature of Contractor John W. Hope

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 7031.5, Business and Professions Codes)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business & Professions Codes).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code.)

I am exempt under Sec. _____, B.&P.C. for this reason.

Date _____ Owner _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant John Hope Date 11-16-87

Mailing Address 1020 MILAN AVE

City, State, Zip SO. PAS. CAL. 91030

INSPECTION RECORD

INSPECTOR NOTES

ITEM NO. 4

| T.P.P. | DATE | APPROVED |
|------------------------------|----------|----------|
| GROUND WORK | | |
| ROUGH WIRING | 5/17/88 | QSC |
| FINISH | | |
| FIXTURES | | |
| EDISON NOTIFIED | | |
| PARTIAL OR MISC. INSPECTIONS | | |
| Rough plumbing | 5/17/88 | QSC |
| Water lines | 5/17/88 | QSC |
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| FINAL ELECTRICAL INSPECTION | 11/14/88 | QSC |

Underground electrical conduit diagram

CITY OF SOUTH PASADENA ITEM NO. 4 BUILDING PERMIT

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101
PLANNING & BUILDING DIVISION

department of PUBLIC WORKS

| | | | | | | |
|---|--|--|---|----------------------------------|-------------------------|-----------------------|
| Building Address 1070 W. LAW AVE | | | U.B.C. Edition 85 | Type Const. | Occ. Load | Occ. Group R-3 |
| Lot No. | Tract | Tract | USE ZONE R-1 | Variance Required | | Appr. |
| Owner John + MARBETH HOPE | | | Lot Size 50 x 170 | | | |
| Mailing Address 1070 W. LAW AVE | | | VALUATION: \$ 6000.00 | | | |
| City So. PAS. | Zip 91030 | Tel. 799-7371 | BUILDING FEE | 72⁰⁰ | | |
| Contractor John HOPE | | | S.M.I. FEE | 50 | | |
| Address 1070 W. LAW AVE. | | | F PLAN. CHRG. SOUTH PASADENA | 0 | | |
| City So. PAS. | Zip 91030 | Tel. 799-7371 | E Energy Comp. FINAL | | | |
| State Lic. & Classif. 313984 B1 | City Lic. No. 26171 | | S Panel FINAL | | | |
| Arch. Engr. Designer DON GOLDEN | | | SPECIAL INS. SAFETY | | | |
| Address 1304 OAKHILL PL | | | BY: WJC DATE 1/16/84 | # 72⁵⁰ | | |
| City So PAS | Zip 91030 | State Lic. No. | PERMIT NO.: 005545 | WORKERS COMP. EXP. Exempt | PROCESSED BY WJC | |
| Proposed Construction KIT, REMODEL + ADDITIONS | | | | | Date: 1-26-88 | |
| Sq. Ft. Size 150 | No. Stories 1 | No. Units | LICENSED CONTRACTOR'S DECLARATION | | | |
| New <input type="checkbox"/> | Add. <input checked="" type="checkbox"/> | Alter. <input checked="" type="checkbox"/> | I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. | | | |
| | | | Exp. Date 4-30-87 Signature of Contractor John M. Hope | | | |
| | | | OWNER-BUILDER DECLARATION | | | |
| | | | I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).) | | | |
| | | | <input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.) | | | |
| | | | <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.) | | | |
| | | | <input type="checkbox"/> I am exempt under Sec., B.&P.C. for this reason: 12 | | | |
| | | | Date: 1-25-88 | | | |

| | | |
|--|---------|----|
| FOUNDATION: (Gr. Certif. Comp. Tests, Setbacks, Forms, Reinf. Steel, Excavation. | 3/2/88 | DR |
| FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Blkg., Spans, Access, Vents, Tr. Lmbr. | | |
| MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts. | | |
| ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains. | | |
| FRAMING: Walls, Raft., Jsts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops. | 5/17/88 | DR |
| INSULATION: Thickness, R-Values, Piping, Sound Caulking. | | |
| FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links. | | |
| INTERIOR LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf. | 6/10/88 | DR |
| EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing. | | |
| FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Cord Posted, Ptg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear. | 6/19/88 | DR |

SWIMMING POOL/SPA

| | | |
|--|--|--|
| EXCAV. REINF. SETBACKS: Radius Stl., Bonding, Exp. Soil, Ramp Loc., Surcharge. | | |
| FENCE/GATES: Height, Closers, Accessibility, Latches, Stability. | | |
| FINAL INSPECTION | | |

SETBACKS:

FRONT SIDE SIDE FRONT

PLOT PLAN

MISCELLANEOUS

| | | |
|-------------------------|--|--|
| SPRAY PAINT BOOTH: | | |
| RETAINING WALL: | | |
| DUST COLLECTION SYSTEM: | | |
| VENEER: | | |
| RE-ROOF: | | |
| SIGN(S): | | |
| | | |
| | | |

INSPECTION DATE INSP. SIGN.

STREET

PLEASE PLAN A 1" SQ. SCALE

SMOKE DETECTORS REQUIRED

CITY OF SOUTH PASADENA PERMITS NO. 1 BUILDING PERMIT

1414 Mission Street • South Pasadena • California 91030 • (818) 799-9101
PLANNING & BUILDING

| | | | | | | |
|--|------------------|--------------------------|---|----------------------------------|---|-----------------------|
| Building Address 1020 Milan | | | U.B.C. Edition 94 | Type Const. V N | Occ. Load | Occ. Group R-3 |
| Lot No. | Tract | Tract | USE ZONE | Variance Required | | Appr. |
| Owner Mr John Hope | | | Lot Size | | | |
| Mailing Address 1020 Milan | | | | | | |
| City 5 Pasadena | Zip 91030 | Tel. 799-5633 | VALUATION: \$ 6,900⁰⁰ | | | |
| Contractor Leif S. Petersen & Sons Inc | | | BUILDING FEE 101-5200-004 | 157 | 75 | |
| Address 201 Beckus Ave | | | S.M.I. FEE | | 70 | |
| City Pasadena | Zip 91107 | Tel. 818-798-9765 | PLAN CHECKING FEE | | | |
| State Lic. & Classif. 496177 C29 | City Lic. No. | | Energy Compl. Fee | | | |
| Arch., Engr., Designer None | | | Penalty | | | |
| Address | Tel. | | SPECIAL INSP. | | | |
| City | State Lic. No. | | | 15845 | | |
| Proposed Construction Rebuilding of earthquake damaged fire place for u.b.c. by | | | PERMIT NO.: 18992 | WORKERS COMP. EXP. 1-1-91 | PROCESSED BY [Signature] Date 12-17-96 | |

| | | |
|--|-------------|-----------|
| Sq. Ft. Size | No. Stories | No. Units |
| | | |
| New <input type="checkbox"/> Add. <input type="checkbox"/> Alter. <input type="checkbox"/> Repairs <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> | | |

WORKER'S COMPENSATION DECLARATION
I hereby affirm that I have a certificate of consent to self-insure or a certificate of Worker's Compensation Insurance or a certified copy thereof (Sec. 3800, Lab. C.).
Policy No. **PWC 501-0166** Company **Paula Ins.**

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation Laws of California.
Date _____ Applicant _____
NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Worker's Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)
Lender's Name _____
Lender's Address _____
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
Signature of Applicant **[Signature]** Date **12-17-96**
Mailing Address **201 Beckus Ave**
City, State, Zip **Pasadena, CA 91107**

LICENSED CONTRACTOR'S DECLARATION
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
Exp. Date **8-31-98** Signature of Contractor **[Signature]**

OWNER-BUILDER DECLARATION
I hereby affirm that I am exempt from the Contractor's License Law for the following reasons: (Sec. 7031.5, Business and Professions Code) Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does not work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)
 I am exempt under Sec. _____, B. & P. C. for this reason _____
Date _____ Owner _____

| | | | |
|--|----------|----|-----------------------------------|
| FOUNDATION: (Gr. Certif. Comp. Test, Setbacks, Firms, Reinf. Steel, Excavation. | 12-18-96 | LL | |
| FLOOR SLAB/JSTS., GIRDERS: Mesh, Vap. Barrier, Bltg., Spans, Access, Vents, Tr. Lmbr. | | | Steel 12-23-96 RK |
| MASONRY: Reinf., Mortar Jts., Grout Lifts, Clean-Outs, Bolts. | | | |
| ROOF SHTG: Nailing, Diaph. Blocking, Material Grade and Thickness, Roof Drains. | | | |
| FRAMING: Walls, Raft., Jts., Blocking, Bracing, Nailing, Backing, Diaphr. Draft Stops. | | | |
| INSULATION: Thickness, R-Values, Piping, Sound Caulking. | | | |
| FIREWALLS: Material, Thickness, Dampers, Doors, Closers, Fusible Links. | | | |
| INTERIOR LATH/DRY WALL: Nailing, Supports, Laps, Joint Reinf. | | | |
| EXTERIOR LATH/SIDING: Mesh, Fasteners, Laps, Paper, Thickness, Backing. | | | |
| FINAL INSPECTION: Finish Grading Certif., Slope Plant., Energy Compl. Card Posted, Pkg. Access, Fire Doors, Exits, Locking Devices, Landings, House Numbers, Weather Stripping, Pl./Engr. Clear. | 3-15-97 | LL | DESIGN REVIEW COMPLIANCE REQUIRED |

SWIMMING POOL/SPA

| | | | |
|--|--|--|--|
| EXCAV. REINF. SETBACKS: Radius Sit., Bonding, Exp. Soil, Ramp Loc., Surcharge. | | | |
| FENCE/GATES: Height, Closers, Accessibility, Latches, Stability. | | | |
| FINAL INSPECTION | | | |

SETBACKS:

FRONT SIDE SIDE FRONT

PLOT PLAN

MISCELLANEOUS

| | | |
|-------------------------|------|-------------|
| SPRAY PAINT BOOTH: | | |
| RETAINING WALL: | | |
| DUST COLLECTION SYSTEM: | | |
| VENEER: | | |
| RE-ROOF: | | |
| SIGN(S): | | |
| | | |
| | | |
| | | |
| INSPECTION | DATE | INSP. SIGN. |

STREET

PLEASE PLAN A 1" SQ. SCALE

ITEM NO. 4
DEPARTMENT

Address: 1020 Milan

Date: Nov 10, 1959

Owner: L.P.W. Des Brisay

Contractor: Monarch Roofing

Permit Number: 42720 Value:

Fee: 5⁰⁰

Job: Reroof single family residence

Rough Inspection

Final Inspection 11-12-59

Inspector

4-31

JK
Inspector

ITEM NO. 4
C A D

Address: 1020 Wilson Ave

Date: Jan 17, 1955

Owner: L. P. H. Des Brisay

Contractor:

California Appliance Installers, Inc

Permit Number: 32611 Value:

Fee: 2.⁰⁰

Job:

1 gas line

Rough Inspection

Final Inspection

Inspector

4-32

Inspector

1/19/55 - no one home 14:05

CITY OF SOUTH PASADENA
 BUILDING AND ALLIED PERMITS
ITEM NO. 4

LOCATION

1020 MILAN

LOT

BLOCK

TRACT

OWNER

Eric Kampenborg
 Erect Double Garage

TRENCH

FRAME

WIRING

RGH. PLMB.

SEWER

FIN. PLMB.

FIN. BLDG.

ELEC. FIX.

DATE

NUMBER

CLASSIFICATION

CONTRACTOR

ESTIMATED
 COST

2-23-39

7056

BUILDING

OWNER

100⁰⁰

ELEC. WIRING

ELEC. FIXTURES

PLUMBING

SEWER

HOUSE CONN.

4-33

NUMBER

STREET

ITEM NO. 4

APPLICATION FOR
PLUMBING PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

| | | |
|---------------------------------------|--|--------------------------|
| CONTRACTOR <i>Owner</i> | | ST. LIC. NO. |
| MAIL ADDRESS | | CITY LIC. NO. |
| | | PHONE |
| OWNER <i>Robert DesBrisay</i> | | PHONE <i>799-5579</i> |
| MAIL ADDRESS <i>1020 MILAN AVE</i> | | |

| PROPOSED USE | | USE ZONE | |
|------------------|------------------------|----------|--------------------|
| NO. EACH FIXTURE | NO. EACH FIXTURE | | NO. EACH FIXTURE |
| BATHTUBS | ACC. SINKS | | WASHING MACHINES |
| STALL SHOWERS | FLOOR SINKS AND DRAINS | | WATER HEATERS |
| LAVATORYS | "P" TRAPS | | VENTS |
| WATER CLOSETS | GARBAGE DISPOSALS | | WATER PIPE |
| URINALS | DISHWASHERS | | SPRINKLER SYSTEM |
| KITCHEN SINKS | LAUNDRY TRAYS | | DRINKING FOUNTAINS |

| | | |
|--|-----------|------------------------|
| TOTAL FOR ABOVE FIXTURES | @2.00 ea. | \$ _____ |
| SAND OR GREASE TRAPS | @2.50 | \$ _____ |
| GAS PIPE SYSTEM, 1 - 5 OUTLETS <i>for pool light</i> | 2.50 | \$ <i>2.50</i> |
| + EACH ADDITIONAL OUTLET | .50 | \$ _____ |
| SOIL OR VENT PIPE ALTER OR REPAIR | 2.00 | \$ _____ |
| DILUTING TANK OR WATER SOFTENER | 3.50 | \$ _____ |
| BUILDING DRAIN, ALTER OR REPAIR | 4.00 | \$ _____ |
| SEWERS, CESSPOOLS, SEPTIC TANKS | @6.00 ea. | \$ _____ |
| SWIM POOL | 10.00 | \$ _____ |
| ADDITIONAL INSPECTION | @5.00 hr. | \$ _____ |
| INVESTIGATION FEE | | \$ _____ |
| OTHER | | \$ _____ |
| BLANKET PERMIT | 3.00 | \$ _____ |
| PLUMBING PERMIT | 2.50 | \$ <i>2.50</i> |
| TOTAL FEE \$ | | <i>5.00</i> |
| WHEN PROPERLY VALIDATED, HERE, THIS FORM CONSTITUTES A PERMIT FOR THE WORK DESCRIBED HEREON. | | <i>1407210 M -5.00</i> |

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

Kestock P. W. DesBrisay

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

JOB PROGRESS FILE

INSPECTION RECORD

ITEM NO. 4

GROUND WORK

DATE

APPROVED

WATER LINES

ROUGH PLUMBING

SHOWER PAN

SEWER, SEPTIC TANK

HEATER VENTS

GAS TEST

GAS CO. NOTIFIED

PARTIAL OR MISC. INSPECTIONS

FINAL PLUMBING INSPECTION

4-35

4-2-67

Lang

NUMBER

3281 ET

1020 MILAN
ITEM NO. 4

APPLICATION FOR A
**HEATING, VENTILATING, AIR-
 CONDITIONING OR REFRIGERATION
 PERMIT**

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
 TELEPHONE 799-9101 • 682-2175

| | |
|-----------------------------------|-------------------------------|
| CONTRACTOR <i>OWNER</i> | STATE LIC. NO. |
| MAIL ADDRESS | PHONE |
| OWNER <i>JOHN W HOPE</i> | CITY BUS. LIC. |
| MAIL ADDRESS <i>1020 MILAN</i> | OWNER PHONE <i>7997371</i> |

DESCRIPTION OF WORK

| | |
|---|---|
| <input checked="" type="checkbox"/> HEATING | <input type="checkbox"/> AIR CONDITIONING |
| <input type="checkbox"/> REFRIGERATION | <input type="checkbox"/> VENTILATION |

DESCRIBE WORK TO BE DONE *INSTALL FURNACE & AIR HEATING IN UNDERFLOOR*

NO. OF HEATING APPLIANCES (INCL. VENTS) INSTALLED, ALTERED, REPLACED, REPAIRED OR RELOCATED

| TYPE | B. T. U. |
|-----------------------|--------------|
| <i>HORIZONTAL FAN</i> | <i>100 M</i> |

NO. OF REFRIGERANT COMPRESSORS INSTALLED OR REPLACED

| QUANTITY | OVER | INCL. | ACTUAL H.P. |
|----------|------|-------|-------------|
| | 0 | 20 | |
| | 20 | 50 | |
| | 50 | UP | |

VALUATION OF ABOVE WORK \$ *550.00*

P. C. FEE AND VALIDATION \$ _____

PERMIT FEE \$ _____

INVESTIGATION FEE \$ _____

TOTAL FEE \$ *6.00*

WHEN PROPERLY VALIDATED, BELOW, THIS FORM CONSTITUTES A PERMIT TO DO THE WORK DESCRIBED HEREON.

4564526 E -6.00

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

John W Hope
 SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT

INSPECTION RECORD

ITEM NO. 4

ROUGH HEATING

DATE

5-7-73

APPROVED

[Signature]

ROUGH REFRIG. OR AIR COND.

DUCTS

PARTIAL OR MISC. INSPECTIONS

FINAL HEATING

2-1-73

[Signature]

FINAL REFRIG. OR AIR COND.

4-37

NUMBER
STREET

ITEM NO. 4

APPLICATION FOR AN
ELECTRICAL PERMIT

BUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

| | |
|-----------------------------------|----------------|
| CONTRACTOR <i>MILAN</i> | STATE LIC. NO. |
| MAIL ADDRESS | PHONE |
| OWNER <i>John W Hope</i> | CITY LIC. NO. |
| MAIL ADDRESS <i>1020 Milan</i> | OWNER PHONE |

DESCRIPTION OF WORK

| | | | |
|--------------|-------------------|----------------|--------------------|
| NEW BUILDING | EXISTING BUILDING | NO SERV CHANGE | RECONNECT OR RESAL |
|--------------|-------------------|----------------|--------------------|

FEE COMPUTATION

| | | | | |
|---|----------------|---------------------------------|--|----------------|
| FIXTURES | RECEPTACLES | SWITCHES | First 10 @ 25¢ ea. Ea. Additional @ 15¢ ea. | \$ |
| RANGES | OVENS | GARB. DISP. | } @ 1.50 ea. | \$ |
| WATER HTR. | FAN OUTLET | DISH WSHR. | | |
| Wall Heaters Up to 1650 W | | Ceiling Heaters Up to 1650 W | | |
| WASHING MACHINES | | | @ 1.00 ea. | \$ |
| 220 VOLT OUTLETS | | | @ 25¢ ea. | \$ |
| SIGN FIXTURES | | | @ 2.00 ea. | \$ |
| AIR HEATERS OVER 1650 W | | | @ 2.50 ea. | \$ |
| TEMPORARY POWER POLE | | | 2.00 (NO ADD'L FEE) | \$ |
| NEW SERVICE UP TO 100 AMPS | | | 2.00 | \$ |
| " " 200 AMPS | | | 2.50 | \$ |
| " " 400 AMPS | | | 3.00 | \$ |
| " OVER 400 AMPS | | | 3.50 | \$ |
| <i>1/3</i> Motors under 2 hp @ 1.50 ea. | \$ <i>1.50</i> | | Motors 50-100 hp @ 5.00 ea. | \$ |
| Motors 2-8 hp @ 2.00 ea. | \$ | | Motors 100-500 hp @ 10.00 ea. | \$ |
| Motors 8-15 hp @ 2.50 ea. | \$ | | Motors 500-1000 hp @ 15.00 ea. | \$ |
| Motors 15-50 hp @ 3.00 ea. | \$ | | Motors over 1000 hp @ 20.00 ea. | \$ |
| | | | COLUMN TOTAL | \$ <i>1.50</i> |
| INVESTIGATION FEE | | | | \$ |
| OTHER | | | | \$ |
| BLANKET PERMIT | | | 3.00 | \$ |
| ELECTRICAL PERMIT | | | 2.50 | \$ <i>2.50</i> |
| TOTAL | | | | \$ <i>4.00</i> |

WHEN PROPERLY VALIDATED
HERE, THIS FORM CONSTITUTES
A PERMIT FOR THE WORK
DESCRIBED HEREON.

4565326 E -4.00 E

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

John W Hope
4-38
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT
PERMANENT

INSPECTION RECORD

ITEM NO. 4

DATE

APPROVED

I. P. F.

GROUND WORK

ROUGH WIRING

2-1-73

Draco

FINISH

FIXTURES

EDISON NOTIFIED

PARTIAL OR MISC. INSPECTIONS

FINAL ELECTRICAL INSPECTION

4-39

2-1-73

Draco

NUMBER

STREET

APPLICATION FOR
PLUMBING PERMITBUILDING DEPARTMENT • CITY OF SOUTH PASADENA, CALIFORNIA
TELEPHONE 799-9101 • 682-2175

| | | |
|---------------------------------------|--|--------------------------|
| CONTRACTOR <i>Owner</i> | | ST. LIC. NO. |
| MAIL ADDRESS | | CITY LIC. NO. |
| | | PHONE |
| OWNER <i>H.P.W. Des Brisay</i> | | PHONE <i>799-5579</i> |
| MAIL ADDRESS <i>1070 Milan Ave</i> | | |

| PROPOSED USE | USE ZONE | |
|------------------|------------------------|--------------------|
| NO. EACH FIXTURE | NO. EACH FIXTURE | NO. EACH FIXTURE |
| BATHTUBS | ACC. SINKS | WASHING MACHINES |
| STALL SHOWERS | FLOOR SINKS AND DRAINS | WATER HEATERS |
| LAVATORYS | "P" TRAPS | VENTS |
| WATER CLOSETS | GARBAGE DISPOSALS | WATER PIPE |
| URINALS | DISHWASHERS | SPRINKLER SYSTEM |
| KITCHEN SINKS | LAUNDRY TRAYS | DRINKING FOUNTAINS |

| | | |
|-----------------------------------|--------------|----------------|
| TOTAL FOR ABOVE FIXTURES | @2.00 ea. | \$ _____ |
| SAND OR GREASE TRAPS | @2.50 | \$ _____ |
| GAS PIPE SYSTEM, 1 - 5 OUTLETS | 2.50 | \$ <u>2.50</u> |
| + EACH ADDITIONAL OUTLET | .50 | \$ _____ |
| SOIL OR VENT PIPE ALTER OR REPAIR | 2.00 | \$ _____ |
| DILUTING TANK OR WATER SOFTENER | 3.50 | \$ _____ |
| BUILDING DRAIN, ALTER OR REPAIR | 4.00 | \$ _____ |
| SEWERS, CESSPOOLS, SEPTIC TANKS | @6.00 ea. | \$ _____ |
| SWIM POOL | 10.00 | \$ _____ |
| ADDITIONAL INSPECTION | @5.00 hr. | \$ _____ |
| INVESTIGATION FEE | | \$ _____ |
| OTHER | | \$ _____ |
| BLANKET PERMIT | 3.00 | \$ _____ |
| PLUMBING PERMIT | 2.50 | \$ <u>2.50</u> |
| | TOTAL FEE \$ | <u>5.00</u> |

WHEN PROPERLY VALIDATED, HERE,
THIS FORM CONSTITUTES A PERMIT
FOR THE WORK DESCRIBED HEREON.

1407214 M

-5.00 PH

I have carefully read and examined the above application and find the same to be true and correct. All provisions of the Laws and Ordinances governing building construction will be complied with whether specified herein or not. No person shall be employed in violation of the Labor Code of the State of California. I agree not to occupy or allow occupancy of any building authorized by this permit until final inspection has been received.

Stock P. W. Des Brisay

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

PERMANENT

INSPECTION RECORD

ITEM NO. 4

DATE

APPROVED

GROUND WORK

WATER LINES

ROUGH PLUMBING

SHOWER PAN

SEWER, SEPTIC TANK

HEATER VENTS

GAS TEST

GAS CO. NOTIFIED

PARTIAL OR MISC. INSPECTIONS

Light on Post on
front porch —

AG Approved Device -

FINAL PLUMBING INSPECTION

4-4-1 4-3-67

D. M.



City of South Pasadena
 1414 Mission Street
 South Pasadena, CA 91030
 Office Hrs: 7:30 am to 5:00 pm, M-Th
 7:30 am to 4:00 Friday
 Phone Number (626) 403-7220
 Insp. Request (626) 403-7226

PLUMBING PERMIT APPLICATION ITEM NO. 4

FEF

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Section 7031.5 of the Business and Professions Code):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Section 7044 of the Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Section 7044 of the Business and Professions Code).

I am exempt under Section _____, Business and Professions Code for the following reason: _____

Signature: _____ Date: _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature: JFK Date: 4/3/07

WORKERS' COMPENSATION DECLARATION

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are listed in the left column of this application.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: JFK Date: 4/3/07

CONSTRUCTION LENDING AGENCY

See the back of this form for required statement

AUTHORIZATION OF ENTRY

I certify that I have read this application and state that the information given is correct. I agree to comply with all federal and state laws and city ordinances relating to building construction, and I authorize a representative of this City to enter upon the property for which I have applied for this permit for the purpose of making inspections.

Name: JOHNNY MIRANDA **4-42**

Signature: JFK Date: 4/3/07

| | | | | |
|---|---------------|-------|-------|-------|
| Plumbing fixtures: | water closets | _____ | _____ | _____ |
| lavatories | sinks | _____ | _____ | _____ |
| floor sinks | showers | _____ | _____ | _____ |
| clothes washers | dishwashers | _____ | _____ | _____ |
| Repair or alteration of drainage and/or vent piping per fixture | _____ | _____ | _____ | _____ |
| Interceptor(s), clarifier(s) and grease trap(s) | _____ | _____ | _____ | _____ |
| Water pressure regulator(s) | _____ | _____ | _____ | _____ |
| Water heater(s) including vent | _____ | _____ | _____ | _____ |
| Water treatment equipment | _____ | _____ | _____ | _____ |
| Gas piping system(s) with 5 or less outlets | _____ | _____ | _____ | _____ |
| Additional gas outlet(s) per system | _____ | _____ | _____ | _____ |
| Drains in a rain water system | _____ | _____ | _____ | _____ |
| Lawn sprinkler system(s) | _____ | _____ | _____ | _____ |
| Hose bibs (first 5) | _____ | _____ | _____ | _____ |
| Backflow / sewer backwater valve(s) | _____ | _____ | _____ | _____ |
| Water services 1 1/2 inch and smaller | _____ | _____ | _____ | _____ |
| 2 inch to 3 inch | _____ | _____ | _____ | _____ |
| Over 3 inches | _____ | _____ | _____ | _____ |
| Repair or alteration of water piping per fixture, or per water-using or water-dispensing device | _____ | _____ | _____ | _____ |
| Solar water heating system | _____ | _____ | _____ | _____ |
| Connection of new sewer to existing sewer | _____ | _____ | _____ | _____ |
| Disconnection, abandonment or repair of sewer | _____ | _____ | _____ | _____ |
| Installation of grey water system | _____ | _____ | _____ | _____ |
| Public or private spa | _____ | _____ | _____ | _____ |
| Public or private swimming pool | _____ | _____ | _____ | _____ |
| Subtotal | _____ | _____ | _____ | _____ |
| Plan Checking Fee | _____ | _____ | _____ | _____ |
| Additional Plan Checking Fee | _____ | _____ | _____ | _____ |
| Plan Maintenance Fee | _____ | _____ | _____ | _____ |
| Permit Issuance Fee | _____ | _____ | _____ | _____ |
| Total Permit Fee | _____ | _____ | _____ | _____ |

| | | |
|---|----------------------------------|-----------------------------------|
| SITE ADDRESS <u>1020 MILAN AVE</u> | | |
| ASSESSOR PARCEL NUMBER | | |
| BOOK | PAGE | PARCEL |
| ADDITIONAL INFORMATION / LEGAL DESCRIPTION | | |
| OWNER'S NAME <u>Eileen Hutto</u> | | |
| STREET ADDRESS <u>1020 MILAN AVE</u> | | |
| CITY <u>S.O. PASADENA</u> | STATE <u>CA</u> | ZIP CODE <u>91030</u> |
| PHONE NUMBER <u>626-755-4758</u> | | |
| PRINCIPAL DESIGNER'S NAME | | LICENSE NO. |
| STREET ADDRESS | | |
| CITY | STATE | ZIP CODE |
| PHONE NUMBER | | |
| CONTACT PERSON <u>Johnny Miranda</u> | | |
| PHONE NUMBER <u>818 591 8100</u> | | |
| CONTRACTOR'S NAME <u>MIRANDA PLUMBING</u> | | |
| STREET ADDRESS <u>5956 Woodlake Ave</u> | | |
| CITY <u>WOODLAKE HILLS</u> | STATE <u>CA</u> | ZIP CODE <u>91367</u> |
| LICENSE CLASS <u>L-36</u> | LICENSE NUMBER <u>831136</u> | EXPIRATION DATE <u>1/31/08</u> |
| PHONE NUMBER <u>818 591 8100</u> | | |
| WORKER'S COMPENSATION INSURANCE COMPANY NAME <u>SURETY</u> | | |
| WORKER'S COMP. INSURANCE POLICY NUMBER <u>010644012-1000-976</u> | EXPIRATION DATE <u>4-1-08</u> | |

| | | |
|------------------------------------|--------------------------------|-----------------------|
| PLAN CHECK NUMBER | INITIALS | DATE |
| FINAL | | |
| ADDIT. PLAN | REVISION | DATE |
| REC# <u>146050</u> | | |
| BUILDING AND SAFETY | | |
| PERMITS AND SAFETY 20505 | DATE <u>MIR</u> | DATE <u>4-3-07</u> |
| DATE OF FINAL <u>4/11/07</u> | FINAL BY <u>[Signature]</u> | |

| NO. | INSPECTION | DATE | INSPECTOR |
|-----|------------|------|-----------|
|-----|------------|------|-----------|

REQUIRED PLUMBING INSPECTIONS AND APPROVALS

| | | | |
|-----|---|---------|--------------------|
| P1 | Underground/Floor Plumbing | 4/24/07 | <i>[Signature]</i> |
| P2 | Water Service <input type="checkbox"/> Plastic <input checked="" type="checkbox"/> Metal | 4/24/07 | |
| P3 | Rough Plumbing/Topout | 4/24/07 | |
| P4 | Rough Gas System | | |
| P5 | Sewer | | |
| P6 | Private Sewage Disposal System | | |
| P7 | Water Heater | | |
| P8 | Lawn Sprinklers | | |
| P9 | Gas Test | | |
| P10 | Gas Final | | |
| P11 | Final Plumbing Inspection | 4/24/07 | |
| | Utility Released | | |

INSPECTION NOTES

ITEM NO. 4

INCLUDE NORTH ARROW, DISTANCE TO TWO PROPERTY LINES, AND DEPTH OF CONNECTION

SEWER MAP

4-43

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097 of the Civil Code).

Lender's Name: _____

Lender's Address: _____

ITEM NO. 4

ATTACHMENT 3
Development Plans

2_L Studio LLC | 1128 Garfield Avenue
South Pasadena, CA 91030
626.278.0699 tel



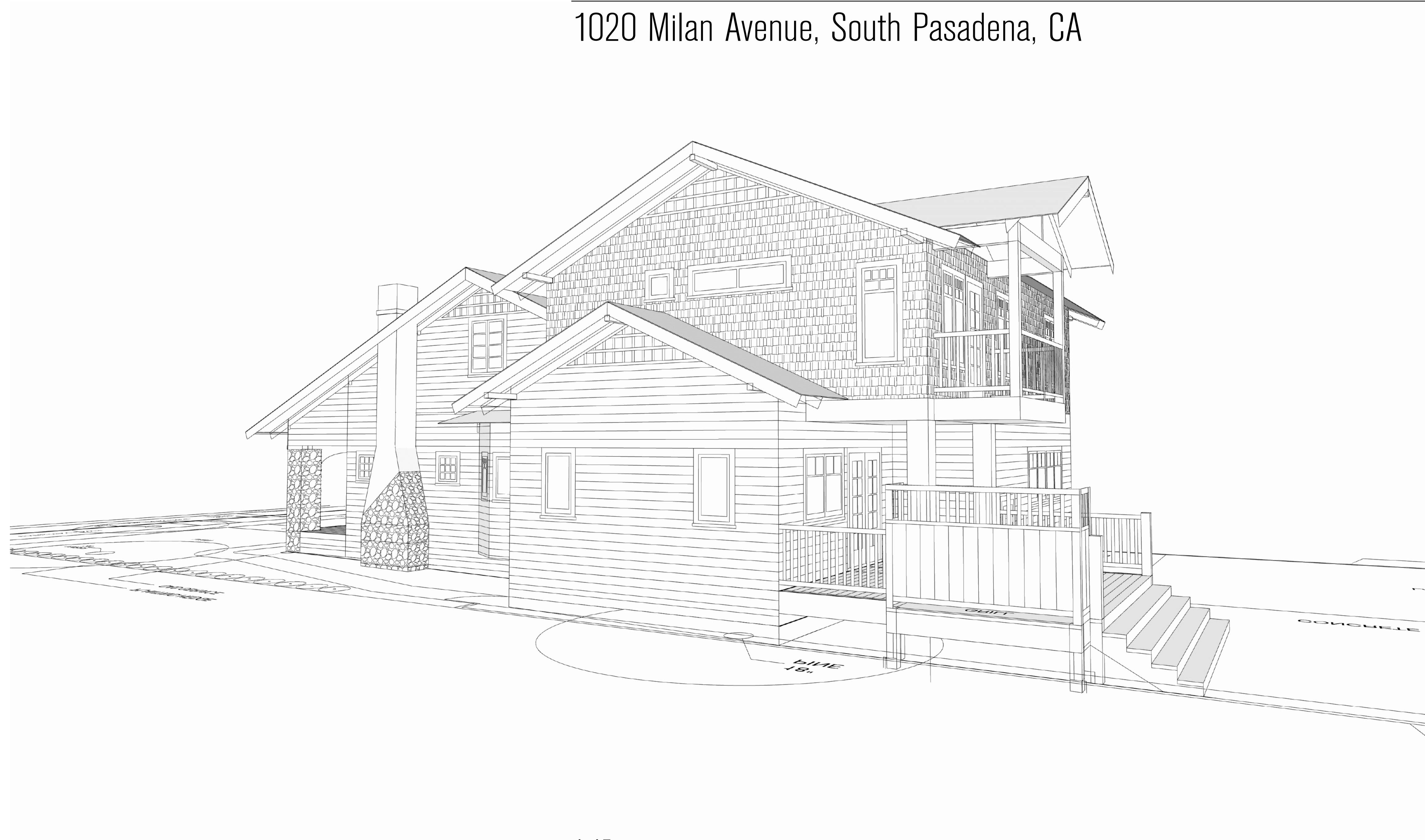
ENGINEER OF RECORD / STRUCTURAL ENGINEER
JEFFREY C. VAN DAM ENGINEERING
P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



Milan House Remodel

1020 Milan Avenue, South Pasadena, CA

CHC + PLANNING REVIEW



LIST OF DRAWINGS

COVER

- 1 LIST OF DRAWINGS
- A0.01 PROJECT INFORMATION
- A0.10 EXISTING PHOTOS
- A0.21 PROPOSED 3D RENDERINGS
- A0.25 PROPOSED 3D RENDERINGS
- A0.31 PROPOSED 3D RENDERINGS

ARCHITECTURAL

- A1.01 SITE PLAN - EXISTING
- A1.02 SITE PLAN - PROPOSED
- A2.01 FIRST FLOOR - EXISTING + PROPOSED
- A2.02 SECOND FLOOR - EXISTING + PROPOSED
- A2.03 ROOF - EXISTING + PROPOSED
- A2.10 DEMOLITION PLAN
- A3.01 WEST ELEVATIONS - EXISTING + PROPOSED
- A3.02 SOUTH ELEVATIONS - EXISTING + PROPOSED
- A3.03 EAST ELEVATIONS - EXISTING + PROPOSED
- A3.04 NORTH ELEVATIONS - EXISTING + PROPOSED
- A3.05 PROPOSED GARAGE ELEVATIONS
- A3.06 PROPOSED GARAGE ELEVATIONS
- A3.11 SECTIONS
- A3.12 SECTIONS
- A3.13 SECTIONS
- A8.01 EXTERIOR DETAILS



GENERAL NOTES

CITY REQUIREMENTS:

1) SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY OF SOUTH PASADENA PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.

STATE REQUIREMENTS:

- AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
- ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21885 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD TO START OF WORK.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- ALL NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURE PRIOR TO FINAL INSPECTION.
- DUE TO THE POSSIBLE PRESENCE OF LEAD-BASED PAINT, LEAD-SAFE WORK PRACTICES ARE REQUIRED FOR ALL REPAIRS THAT DISTURB PAINT IN PRE-1979 BUILDINGS. FAILURE TO DO SO COULD CREATE LEAD HAZARDS THAT VIOLATE CALIFORNIA HEALTH & SAFETY CODE, SECTIONS 17920.10 AND 105256 WITH POTENTIAL FINES FOR VIOLATIONS UP TO \$5,000 (SECTION (D) AMENDED) OR IMPRISONMENT FOR NOT MORE THAN 6 MONTHS IN THE COUNTY JAIL OR BOTH.

ADMINISTRATIVE REQUIREMENTS:

- THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
- THE PROJECT SITE SHALL BE KEPT CONTINUOUSLY FENCED IN ACCORDANCE WITH THE CITY OF SOUTH PASADENA MUNICIPAL CODE AND/OR THE PLANNING DIVISION CONDITIONS OF APPROVAL UNTIL THE PROJECT IS FINALED OR APPROVAL TO REMOVE THE FENCE HAS BEEN OBTAINED FROM THE CITY BUILDING DIVISION. 24 HOUR SECURITY SHALL BE PROVIDED ANY TIME THE FENCE CANNOT BE MAINTAINED INTACT.

GENERAL CONSTRUCTION:

- ALL EXISTING UTILITIES TO BE RELOCATED PER OWNER AND LOCAL AGENCY REQUIREMENTS.
- ALL PERMITS FEES AND APPROVALS OF PLANS ARE BY OWNERS. THESE STRUCTURAL PLANS ARE ONLY FOR THE NEW ADDITION.
- ALL ELECTRICAL AND MECHANICAL UNITS TO BE PER OWNERS SPECIFICATIONS AND REQUIREMENTS.
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT CODES AND LOCAL AGENCY REQUIREMENTS.

LUMBER NOTES:

- ALL STRUCTURAL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE "GRADING AND DRESSING RULES NO. 16 OF THE WEST COAST LUMBERMAN'S ASSOCIATION."
- ALL WOOD BEARING ON CONCRETE MASONRY WITHIN 4'-0" FROM GRADE SHALL BE PRESSURE TREATED DOUGLAS FIR.
- HOLES FOR BOLTS SHALL BE BORED WITH A BIT (1/32" TO 1/16") LARGER THAN THE NOMINAL BOLT DIAMETER.
- STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ECT. UNLESS SPECIFICALLY NOTED OR DETAILED.
- PROVIDE 2X SOLID BLOCKING OR CROSS-BEARING BETWEEN JOISTS OR RAFTER TO ALL SUPPORTS.
- PROVIDE SOLID BLOCKING OR CROSS-BRIDGING AT 8'-0" O.C. MAXIMUM FOR ALL FLOOR JOISTS OVER (4") DEEP AND ALL RAFTERS OVER (8") DEEP.
- ALL STRUCTURAL PLYWOOD SHALL BE STRUCTURAL I (C-D) GRADE WITH EXTERIOR GLUE CONFORMING TO PS 1-74.
- ALL PLYWOOD SHEETING SHALL BE MINIMUM OF 8 SQ. FT. MINIMUM WIDTH SHALL BE 2 FEET ALONG THE 4 FOOT EDGE AND 1 FOOT ALONG THE 8 FOOT EDGE.
- ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER THE HEAD AND NUT, UNLESS NOTED OTHERWISE.
- PROVIDE 1X8 DIAGONAL LET-IN BRACES AT EVERY (25'-0") IN ALL STUD WALLS NOT PLYWOOD SHEETED. BRACING SHALL BE CONTINUOUS FROM TOP TO SILL PLATES.
- ALL JOIST HANGERS SHALL BE "SIMPSON" OR APPROVED EQUAL.
- PROVIDE 2X FIRE STOPS AT ALL INTERSECTIONS OF STUD WALLS AND/OR STUD PARTITIONS AT FLOOR, CEILING OR ROOF. FIRE STOPS AT A MINIMUM SPACING OR 8'-0" O.C. IN THE VERTICAL DIRECTION, PROVIDE 2X FIRE STOPS IN ALL FURRING SPACES, VERTICAL AND HORIZONTAL.
- ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR OF THE FOLLOWING UNLESS NOTED OTHERWISE:
 - 2 X 4, 2 X 6 STUDS, PLATES, AND BLOCKING - DOUGLAS FIR #1 OR BETTER.
 - POSTS AND BEAMS - DOUGLAS FIR LARCH #1 OR BETTER PER 2016 CALIFORNIA RESIDENTIAL CODE.
- FOR NAILING NOT SHOWN ON DRAWINGS, REFER TO NAILING SCHEDULE OF THE 1997 U.B.C.
- PROVIDE EDGE NAILING OVER ALL WALLS, BEAMS, LEDGERS AND AROUND OPENINGS.
- PROVIDE BOUNDARY NAILING AT PERIMETER OF BUILDING AND AT ALL CONTINUOUS PLYWOOD PANEL EDGES.
- STAIRWAYS POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE WITHOUT USING TIE NAILS OR NAILS SUBJECT TO WITHDRAWAL.
- HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

SPECIAL INSPECTIONS:

- 1) SPECIAL INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF UBC CHAPTER 17 SHALL BE PROVIDED FOR THE FOLLOWING:
- A) DURING THE INSTALLATION OF ALL EPOXY ANCHORS.

CONCRETE NOTES:

- ALL CONCRETE SHALL WITHSTAND 2500 LBS. PER SQUARE INCH ULTIMATE COMPRESSIVE STRESS AT 28 DAYS.
- ALL REINFORCING BARS SHALL CONFORM TO A.S.T.M. A-615, GRADE 40. LAP A MINIMUM OF 40 DIAMETER AT SPLICES.
- ALL ANCHOR BOLTS SHALL PROJECT FROM THE SAME ELEVATIONS. ALL ANCHOR BOLTS TO CONFORM WITH A.S.T.M. A-307.
- ALL CONSTRUCTION SHALL COMPLY WITH THE C.B.C. LATEST EDITION AS AMENDED BY THE LOCAL AGENCY HAVING JURISDICTIONS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS.
- ANCHOR BOLTS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

MECHANICAL/ELECTRICAL/PLUMBING NOTES:

- PLUMBING FIXTURES FLOW RATES - TOILETS 1.28 GALLONS PER FLUSH (CPC 411.2), KITCHEN FAUCETS 1.8 GPM (CPC 407.2.1.1), LAVATORY FAUCETS 1.2 GPM (CPC 407.2.1.2), SHOWERHEADS 2.0 GPM (CPC 408.2)
- ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE. (P.C. 909F)
- NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS. (P.C. 510.5)
- ABS AND PVC DWV PIPING INSTALLATIONS SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING TWO STORIES IN HEIGHT. (P.C. 701.1.2)
- IF NEW WASTE LINE CONNECTS WITH HOUSE DRAIN LINE, AND EXISTING DWELLING HAS AT LEAST 3 WATER CLOSETS, CONNECTION SHALL BE AT LEAST 4 INCH PIPE (CPC TABLE 703.2 NOTE #4)

TITLE 24 NOTES:

- KITCHENS: SECTION 150 (K) 2: PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIENT LUMINAIRES.
- BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS
SECTION 150 (K) 3: PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.
- OTHER SPACES: SECTION 150 (K) 4: PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH-EFFICACY LUMINAIRES.
- PORCHES AND OUTDOOR LIGHTING: SECTION 150 (K) 6: LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH-EFFICACY LUMINAIRES.
EXCEPTION 2: PERMANENTLY INSTALLED LUMINAIRES IN OR AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED NOT TO BE HIGH-EFFICACY LUMINAIRES.

CONSULTANTS:

- 1) ENGINEER OF RECORD / STRUCTURAL ENGINEER:
VAN DAM ENGINEER - JEFFREY C. VAN DAM
1844 W. 11TH STREET, SUITE D, UPLAND, CA 91786-3586
(909) 931-5070
- 2) TITLE 24
BEAR TECHNOLOGIES CONSULTING, INC - WAYNE SEWARD
3431 DON ARTURO DRIVE, CARLSBAD, CALIFORNIA 92010
(760) 635-2327

LOT SUMMARY

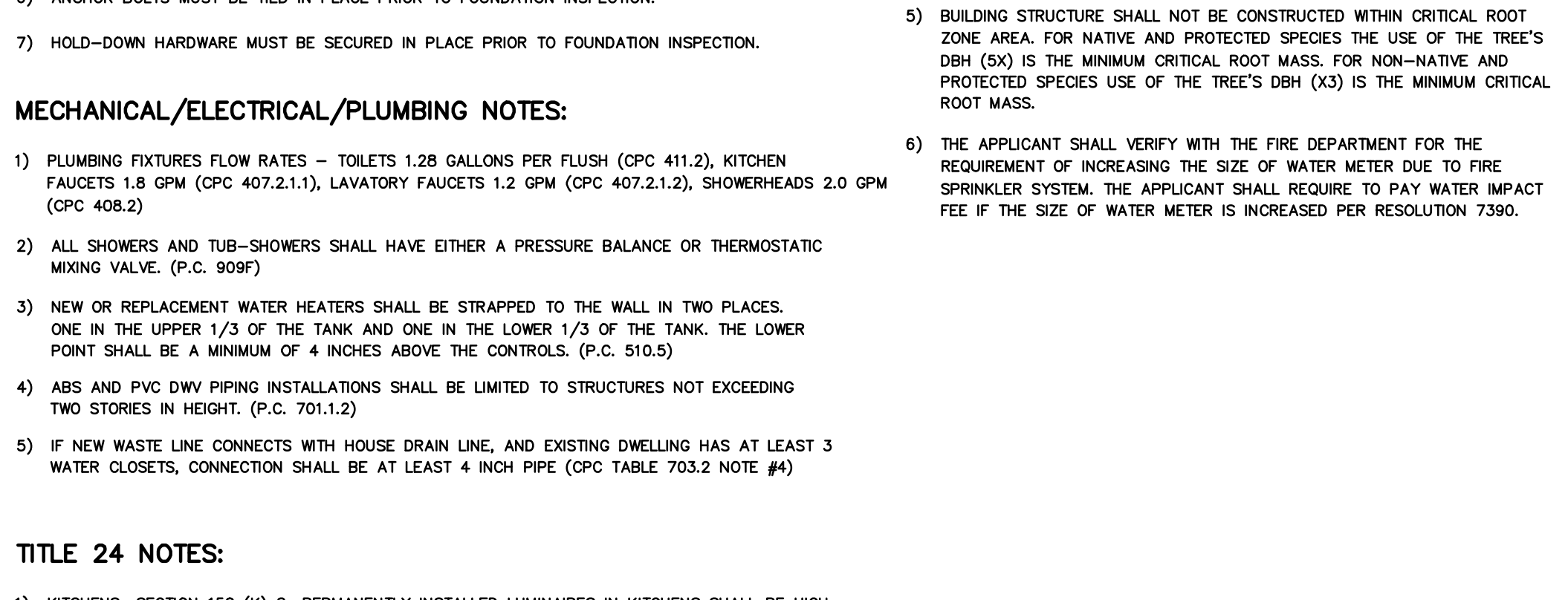
| | | |
|------------------------|--|---|
| LOT AREA | | 170' X 50' = 8,485 S.F. (PER ASSESSORS) |
| FLOOR AREA | | |
| ALLOWABLE | 8,485 S.F. X .35% = 2,970 S.F. | |
| ACTUAL | | |
| EXISTING HOUSE | 1,660 S.F. | |
| SECOND FLOOR ADDITION | 1,177 S.F. | |
| | SUBTOTAL: 2,837 S.F. | |
| GARAGE EXPANSION | | 500 SF EXCEPTION + 78 S.F. |
| | TOTAL | 2,915 S.F. |
| ALLOWABLE LOT COVERAGE | | |
| ALLOWABLE | 8,485 x .50% = 4,243 S.F. | |
| PROPOSED | FLOOR PLAN - 1,660 S.F. FRONT + BACK PORCH - 563 S.F. PROPOSED GARAGE - 578 S.F. | |
| | TOTAL | 2,801 S.F. |

FIRE SPRINKLERS

1) FIRE SPRINKLERS WILL BE PROVIDED AND WILL BE SUBMITTED UNDER A SEPARATE PERMIT

PUBLIC WORKS

- SEPARATE PERMIT SHALL FIRST BE OBTAINED FROM THE CITY PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
- VIDEO INSPECT THE EXISTING SEWER LATERAL FOR OBSTRUCTIONS AND REMOVE ANY OBSTRUCTIONS OBSERVED. PROVIDE COPY OF THE INSPECTION VIDEO OF THE CLEARED LATERAL.
- REPLACE ALL BROKEN, DAMAGED, OR OUT-OF-GRADE SIDEWALK, DRIVEWAYS, CURBS AND GUTTER, PAINTED CURB MARKINGS, SIGNS, FRONTING THE PROPERTY TO THE SATISFACTION OF THE CITY ENGINEER PER SPMC SECTION 31.2A.
- THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF CALIFORNIA DRAINAGE LAW AND/OR THE CITY OF SOUTH PASADENA LOW IMPACT DEVELOPMENT ORDINANCE NO 2283.
- BUILDING STRUCTURE SHALL NOT BE CONSTRUCTED WITHIN CRITICAL ROOT ZONE AREA. FOR NATIVE AND PROTECTED SPECIES THE USE OF THE TREE'S DBH (5X) IS THE MINIMUM CRITICAL ROOT MASS. FOR NON-NATIVE AND PROTECTED SPECIES USE OF THE TREE'S DBH (X3) IS THE MINIMUM CRITICAL ROOT MASS.
- THE APPLICANT SHALL VERIFY WITH THE FIRE DEPARTMENT FOR THE REQUIREMENT OF INCREASING THE SIZE OF WATER METER DUE TO FIRE SPRINKLER SYSTEM. THE APPLICANT SHALL REQUIRE TO PAY WATER IMPACT FEE IF THE SIZE OF WATER METER IS INCREASED PER RESOLUTION 7390.



ARCHITECTURAL SYMBOLS

GENERAL

- EXISTING TO REMAIN
- COLUMN LINE, NEW
- COLUMN LINE, EXISTING
- DETAIL NUMBER
- DRAWING NUMBER
- DOTTED LINE INDICATES ITEM HIDDEN
- DASH-DOT LINE INDICATES ITEM ABOVE OR IN FOREGROUND
- DASHED LINE INDICATES ITEM TO BE FURNISHED BY OWNER
- CENTERLINE

CEILING PLAN

- CEILING MATERIALS**
- 09250 GYPSUM GYP BD
 - 09200 CEMENT PLASTER
 - EXPOSED CONSTRUCTION
 - INDICATES CEILING HEIGHT. TYPICAL IS 9'-0" UON.
- ELECTRICAL**
- RECESSED LINEAR COVE FLOOR LIGHT
 - RECESSED LINEAR FLOOR
 - SUSPENDED LINEAR 1x4 FLOOR LIGHT
 - RECESSED LINEAR 1x4 FLOOR LIGHT
 - WALL MOUNTED FLOOR LIGHT
 - WALL SCONCE
 - DOWNLIGHT
 - WALL WASHER
 - AV SPEAKER
 - PAGING SPEAKER
 - EXIT SIGN
 - SMOKE DETECTOR

FLOOR PLAN

- DEN**
101 ROOM NAME
101 ROOM NUMBER
- DOOR MARK- SEE DOOR SCHEDULE
- PARTITION TYPE - SEE DRAWING XXX
TYPICAL PARTITION IS TYPE 'A' UON.
- 04220 CONCRETE MASONRY UNIT
- ACOUSTICAL PARTITION
- ELEVATION
- OBJECT DRAWN WITH DASHED LINE IS OWNER FURNISHED
 - DASH-DOT LINE INDICATES ELEMENT HIDDEN OR BELOW
 - DOTTED LINE INDICATES ELEMENT HIDDEN OR BELOW
 - BURIED UP-LIGHT

ARCHITECTURAL NOTES

- ALL GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE FOR INSPECTION. CEC 110.6(A)5
- A MINIMUM OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY. CEC 150.0(K)3A
- LUMINAIRES INSTALLED IN INSULATED CEILINGS OR CAVITIES SHALL BE LISTED FOR ZERO CLEARANCE, INSULATION CONTACT (IC), BE AIRTIGHT, BE SEALED WITH A GASKET OR CAULKED BETWEEN THE CEILING AND THE HOUSING. CEC 150.0(K)8.
- OUTDOOR LIGHTING ATTACHED TO A RESIDENTIAL BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY. BE MOTIONED SENSORED AND CONTROLLED BY PHOTO-CONTROL. CEC 150.0(K)9A
- ROOF DRAINS / OVERFLOW SHALL BE INSTALLED AT LOW POINTS OF THE ROOF. CPC 1101.11.1.

ARCHITECTURAL ABBREVIATIONS

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|-----------------------------|--------|-------------------------------|--------|---------------------------------------|--------|---------------------------|
| & | AND | EL | ELEVATION | KIT | KITCHEN | REIN' | REINFORCED |
| L | ANGLE | ELEC | ELECTRICAL | REIN' | REQUIRED | SC | SOLID CORE |
| ○ | CENTERLINE | ELEV | ELEVATOR | LAB | LABORATORY | RH | ROBE HOOK |
| φ | DIAMETER OR ROUND | EMB | EMBEDMENT | LAM | LAMINATE | RM | ROOM |
| # | POUND OR NUMBER | EQ | EDGE OF ... | LAV | LAVATORY | RO | ROUGH OPENING |
| (E) | EXISTING | EOS | EDGE OF SLAB | LKR | LOCKER | RSD | RECESSED SOAP DISH |
| EQ | EQUAL | EQ | EQUAL | LT | LIGHT | S | SOUTH |
| EQUIP | EQUIPMENT | ET | ELAPSED TIME | MAINT | MAINTENANCE | SC | SOLID CORE |
| AC | ASPHALTIC CONCRETE | EXP | EXPANSION | MAX | MAXIMUM | SCD | SEAT COVER DISPENSER |
| ACC | ACCESSIBLE | EXT | EXTERIOR | MBH | MOP & BROOM HOLDER | SCHED | SCHEDULE |
| ACOUS | ACOUSTICAL | FA | FIRE ALARM | MECH | MECHANICAL | SD | SOAP DISH |
| AD | AREA DRAIN | FC | FOOT CONTROL | MEMB | MEMBRANE | SECT | SECTION |
| ADJ | ADJUSTABLE | FCD | FOOT CONTROL DEVIATOR | MFR | MANUFACTURER | SF | SQUARE FEET |
| AFF | ABOVE FINISH FLOOR | FD | FLOOR DRAIN | MH | MAN HOLE | SH | SHEET |
| AHD | AIR HAND DRYER | FDS | FLOOR DRAIN SINK | MIN | MINIMUM | SHGT | HEIGHT |
| ALUM | ALUMINUM | FE | FIRE EXTINGUISHER | MISC | MISCELLANEOUS | SIM | SMILAR |
| A.R. | AS REQUIRED | FEC | FIRE EXTINGUISHER CABINET | MO | MASONRY OPENING | SL | SLOPE |
| ARCH | ARCHITECTURAL | FH | FIRE HYDRANT | MTD | MOUNTED | SND | SANITARY NAPKIN DISPENSER |
| BD | BOARD | FHC | FIRE HOSE CABINET | MTL | METAL | SNR | SANITARY NAPKIN RECEPT |
| BLDG | BUILDING | FHV | FIRE HOSE VALVE | MUL | MULLION | SPEC | SPECIFICATION |
| BK | BACKING PLATE | FIN | FINISH | SC | SQUARE | ST | STANDARD |
| BOT | BOTTOM | FL | FLOOR | N | NORTH | SST | STAINLESS STEEL |
| B.P. | BACKING PLATE | FLUOR | FLUORESCENT | NIC | NOT IN CONTRACT | STD | STANDARD |
| BUBR | BUILT UP BITUMINOUS ROOFING | FO | FACE OF ... | NO | NUMBER | STL | STEEL |
| CAB | CABINET | FOC | FACE OF CONCRETE | NOM | NOMINAL | STOR | STORAGE |
| CB | CATCH BASIN | FOF | FACE OF FINISH | NTS | NOT TO SCALE | STRUCT | STRUCTURAL |
| CEM | CEMENT | FOS | FACE OF STUD | ON | ON CENTER | SUSP | SUSPENDED |
| CG | CORNER GUARD | FOW | FACE OF WALL | OC | ON CENTER | T | TREAD |
| CJ | CONTROL JOINT | FP | FIREPROOFING | OD | OUTSIDE DIAMETER | TC | TOP OF CURB |
| CL | CENTERLINE | FS | FLOOR SINK | OF | OVERFLOW DRAIN | TO | TOP OF CURB |
| CLR | CLEAR | FSF | FOLDING SHOWER SEAT | OFF | OFFICE | TELE | TELEPHONE |
| CMU | CONCRETE MASONRY UNIT | FT | FOOT OR FEET | OFCI | OWNER FURNISHED, CONTRACTOR INSTALLED | T&G | TONGUE AND GROOVE |
| COL | COLUMN | FTG | FOOTING | OFDI | OWNER FURNISHED, OWNER INSTALLED | THK | THICK |
| COM | COMMUNICATION | FURR | FURRING | OFDI | OWNER FURNISHED, OWNER INSTALLED | TLT | TOILET |
| CONC | CONCRETE | GA | GALUZE | O.H. | OVERHEAD | T.O. | TOP OF |
| COORD | COORDINATE | GB | GRAB BAR | P.D.P. | PERFORATED DRAIN PIPE | TP | TOP OF PAVEMENT |
| CONSTR | CONSTRUCTION | GB | GRAB BAR | OPNG | OPENING | TPD | TOILET PAPER DISPENSER |
| CONT | CONTINUOUS | GFRG | GLASS FIBER REINFORCED GYPSUM | OPP | OPPOSITE | TS | TUBE STEEL |
| CTS&K | COUNTERSUNK | GL | GLASS | PT | PAPER TOWEL DISPENSER | TW | TOP OF WALL |
| CU | COMBINATION UNIT | GYP | GYPSUM | P.A.D. | POWDER ACTUATED DEVICE | TYP | TYPICAL |
| DEMO | DEMOLISH | HB | HOSE BIB | PDP | PERFORATED DRAIN PIPE | UON | UNLESS OTHERWISE NOTED |
| DEPT | DEPARTMENT | HC | HOSE CONNECTION | PL | PLATE | VER | VERIFY |
| DET | DETAIL | HWD | HARDWOOD | P.LAM | PLASTIC LAMINATE | VERT | VERTICAL |
| DF | DRAWING FOUNTAIN | HDWE | HARDWARE | PLAS | PLASTER | VEST | VESTIBULE |
| DIA | DIAMETER | HKP | HOUSEKEEPING | PLYMD | PLYWOOD | VP | VISION PANEL |
| DIM | DIMENSION | HM | HOLLOW METAL | PT | POINT | VP | VISION PANEL |
| DN | DOWN | HORIZ | HORIZONTAL | PTD | PAPER TOWEL DISPENSER AND RECEPTACLE | W | WEST |
| DNSP | DOWNSPOUT | HR | HOUR | W | WITH | W/ | WITH |
| DRN | DRAIN | HS | HAND SENSOR | PTR | PAPER TOWEL RECEPTACLE | WC | WATER CLOSET |
| DWG | DRAWING | HT | HEIGHT | PTN | PARTITION | WD | WOOD |
| E | EAST | ID | INSIDE DIAMETER | R | RISER | WF | WIDE FLANGE |
| (E) | EXISTING | INSUL | INSULATION | R | RISER | WP | WATERPROOF(NG) |
| EA | EACH | INT | INTERIOR | RAD | RADIUS | WR | WATER RESISTANT |
| EJ | EXPANSION JOINT | INT | INTERIOR | RCP | REFLECTED CEILING PLAN | WT | WEIGHT |
| EQ | EQUAL | JT | JOINT | RD | ROOF DRAIN | | |
| REF | REFERENCE | | | REF | REFERENCE | | |

PROJECT INFORMATION

ADDRESS 1020 MILAN AVENUE SOUTH PASADENA, CA 91030

OWNER LORI + SEAN HUNTER

DESCRIPTION RENOVATION / ADDITION TO EXISTING 1905 SINGLE STORY HOUSE

CONSTRUCTION TYPE TYPE V - B (NO SPRINKLERS)

ZONING RS - RESIDENTIAL LOW DENSITY

OCCUPANCY R3 - SINGLE FAMILY RESIDENTIAL

LEGAL TRACT MONTROSE TRACT, LOT 9

YEAR / STYLE 1905 CRAFTSMAN

ASSESSORS 5318-010-027

HISTORIC DESIGNATION RATING XX

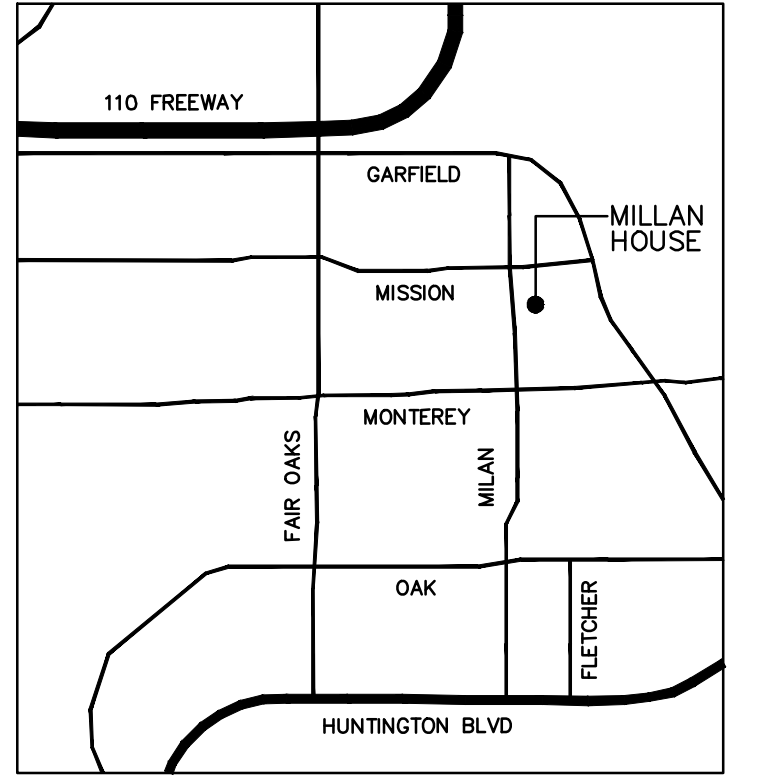
OF STORIES 2

FIRE SPRINKLERS YES

SCOPE OF WORK

- RENOVATE 900 SF OF THE FIRST FLOOR INCLUDING KITCHEN, GREAT ROOM AND POWDER ROOM.
- A 1,177 SF SECOND FLOOR ADDITION THAT INCLUDES THREE BEDROOMS AND TWO BATHROOMS. THE ADDITION IS LOCATED IN THE BACK OF THE HOUSE AND IS MEANT TO BE COMPATIBLE YET DIFFERENTIATED FROM THE EXISTING HOUSE ORIGINAL STYLE.
- EXISTING GARAGE TO BE EXPANDED TO MEET NEW CODES.

VICINITY MAP



FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave. So Pas CA 91030

KEY PLAN



PROJECT INFORMATION

SCALE: N/A
DATE: 15 FEBRUARY 2021
FILE: ADDI_ML-INFO.DWG
SCRIPT: CHC REVIEW
PROJECT NO: 20-02



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JEFFREY C. VAN DAM ENGINEERING
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EXISTING FRONT / WEST ELEVATION



EXISTING FRONT / WEST ELEVATION - FROM SOUTH



EXISTING SOUTH ELEVATION DETAIL



EXISTING BACK / PARTIAL EAST ELEVATION



EXISTING BACK / PARTIAL EAST ELEVATION



EXISTING GARAGE WEST ELEVATION



EXISTING GARAGE SOUTH ELEVATION



EXISTING GARAGE EAST ELEVATION

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CHC REVIEW

REVISIONS

Milan House Addition
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KEY PLAN

EXISTING PHOTOS
HOUSE AND GARAGE

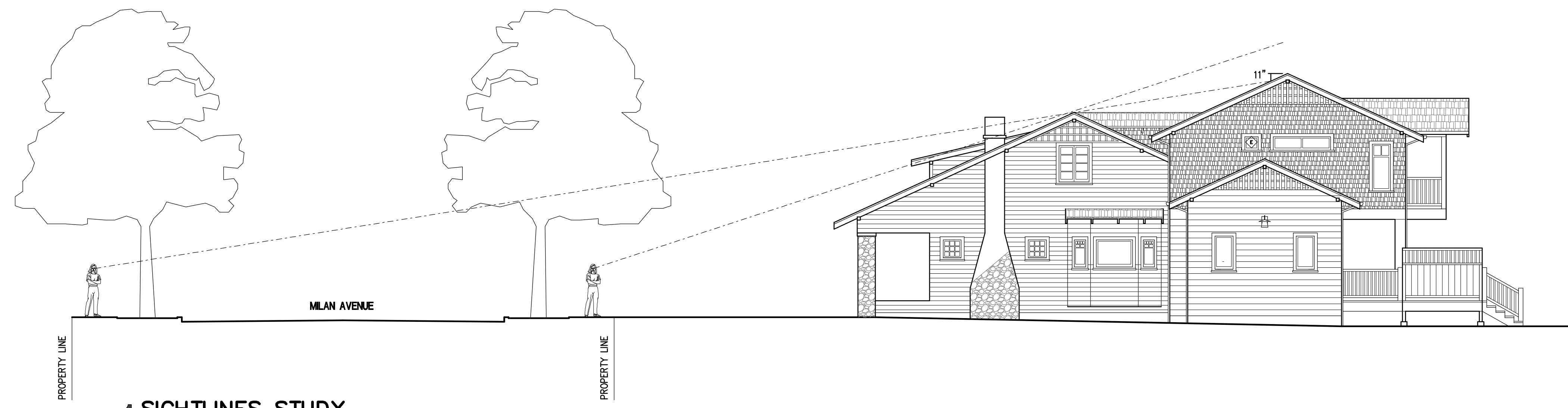
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SCRIPT:
CHC REVIEW
PROJECT NO: 20-02

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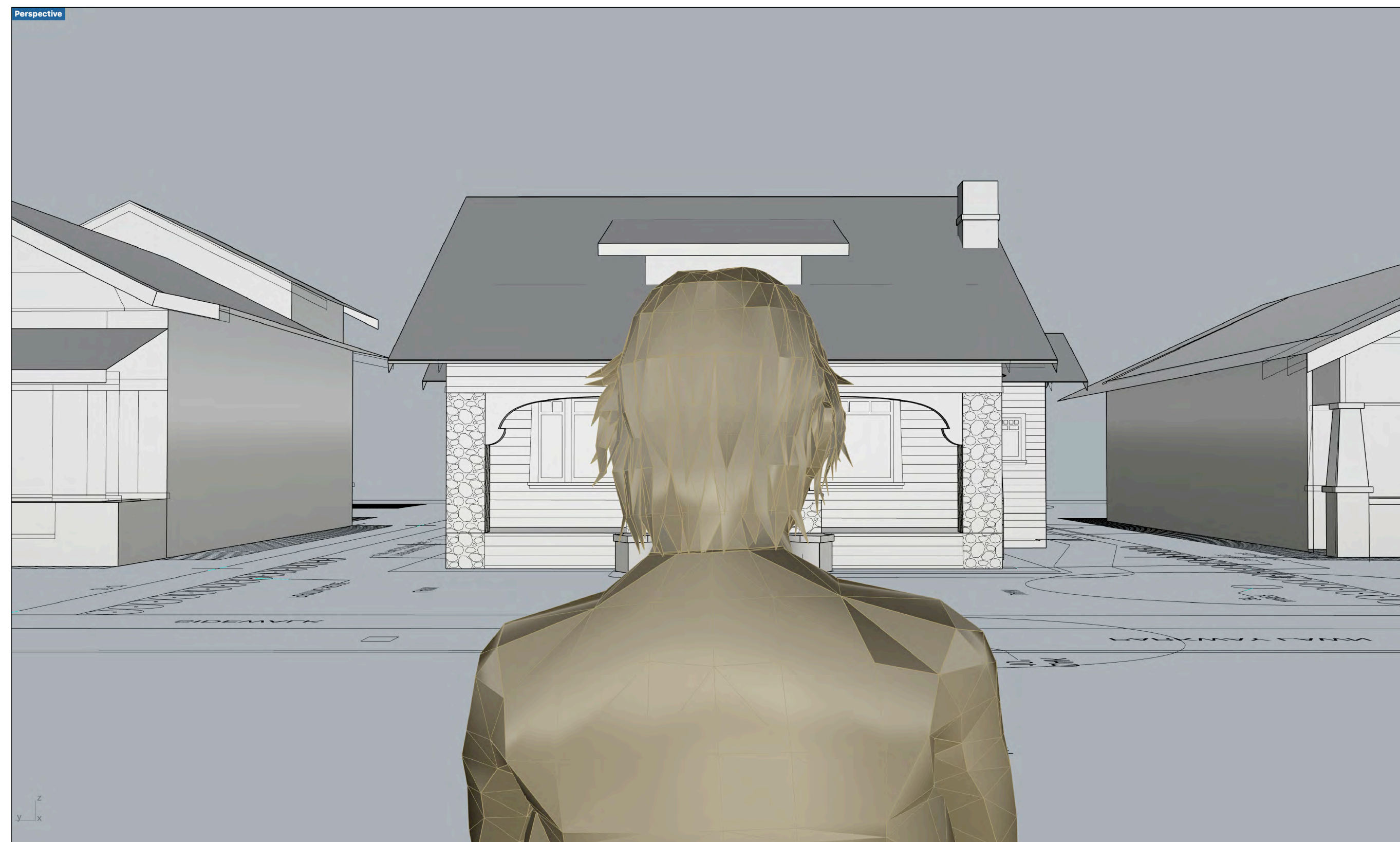
2_L Studio LLC | 1128 Garfield Avenue
South Pasadena, CA 91030
626.278.0699 tel



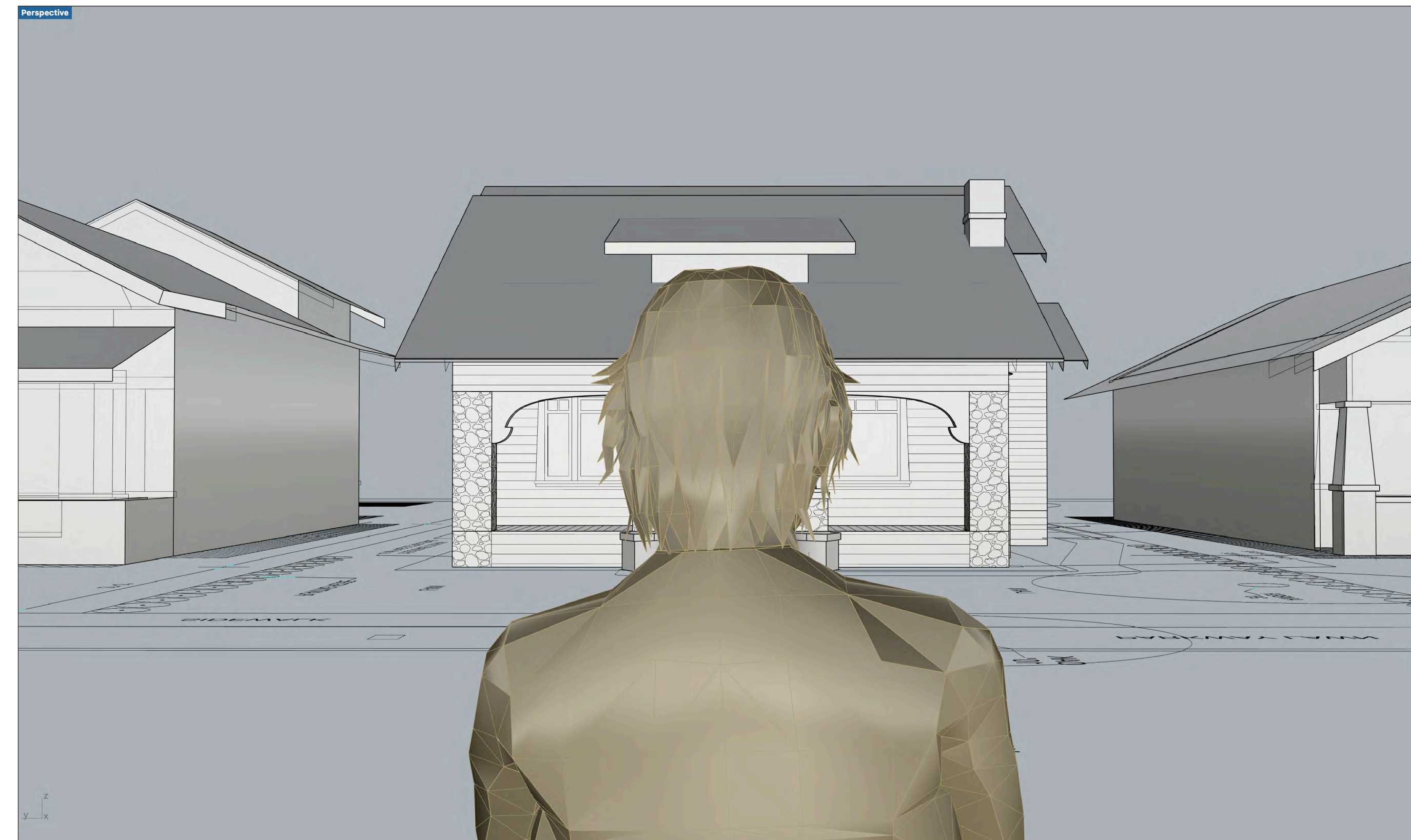
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1 SIGHTLINES STUDY
1/8"=1'-0"



2 SIGHTLINES PERSPECTIVE FROM OPPOSITE SIDEWALK – EXISTING



3 SIGHTLINES PERSPECTIVE FROM OPPOSITE SIDEWALK – PROPOSED

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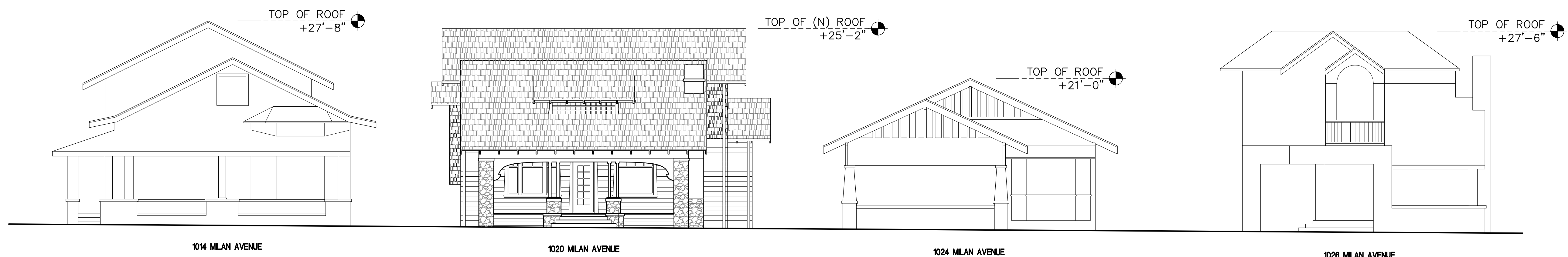
KEY PLAN

WEST BUILDING ELEVATIONS
EXISTING + PROPOSED

SCALE: 1/8"=1'-0"
DATE: 15 FEBRUARY 2021
FILE: A300_MI-EL.DWG
SCRIPT:
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PROJECT NO: 20-02



1 WEST ELEVATION – EXISTING
1/8"=1'-0"



2 WEST ELEVATION – PROPOSED
1/8"=1'-0"



3 DRONE VIEW – EXISTING



4 DRONE VIEW – PROPOSED



5 DRONE VIEW – PROPOSED

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KEY PLAN

WEST SITE ELEVATIONS
EXISTING + PROPOSED

SCALE: 1/8"=1'-0"
DATE: 15 FEBRUARY 2021
FILE: A300_MI-EL.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02

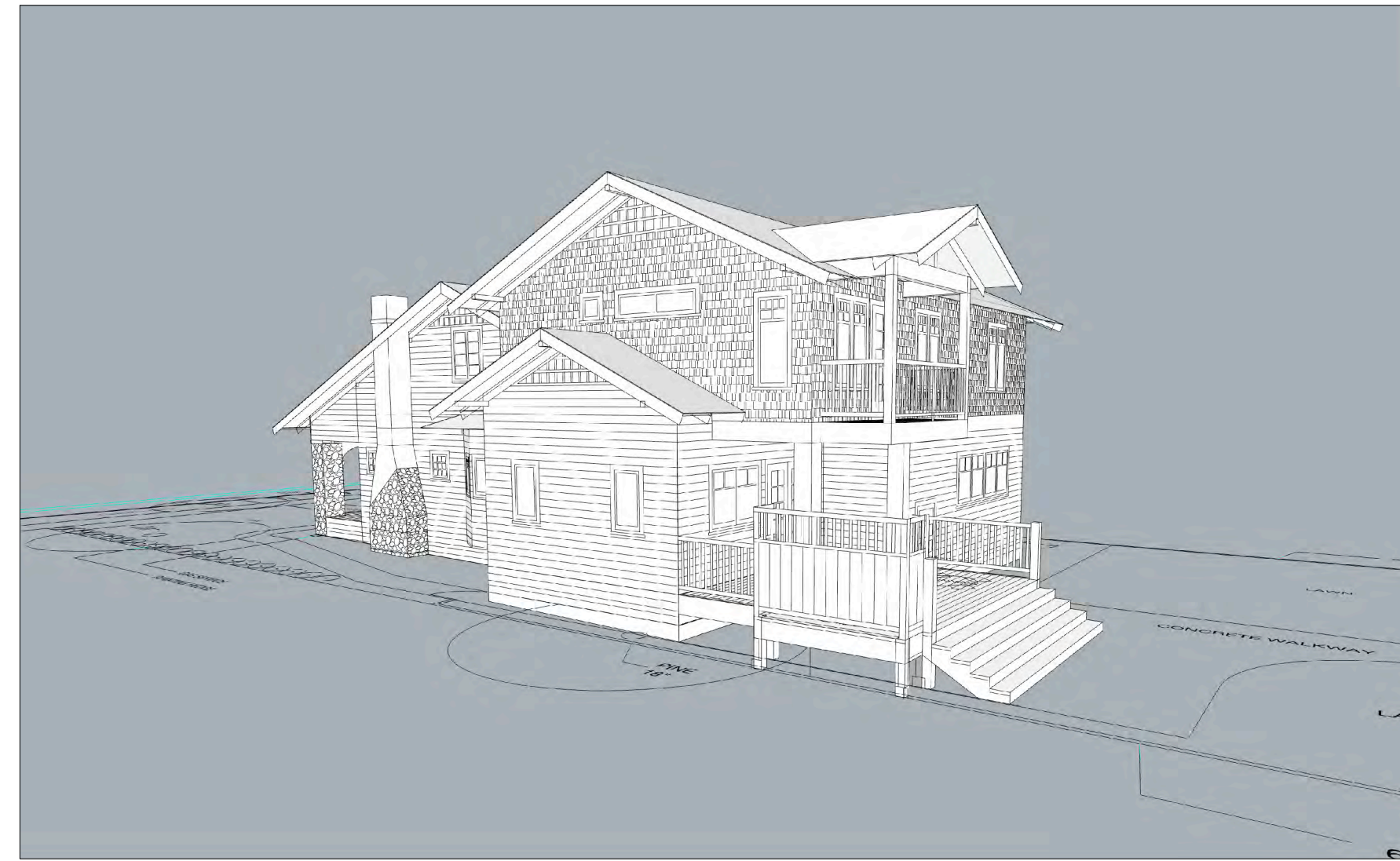
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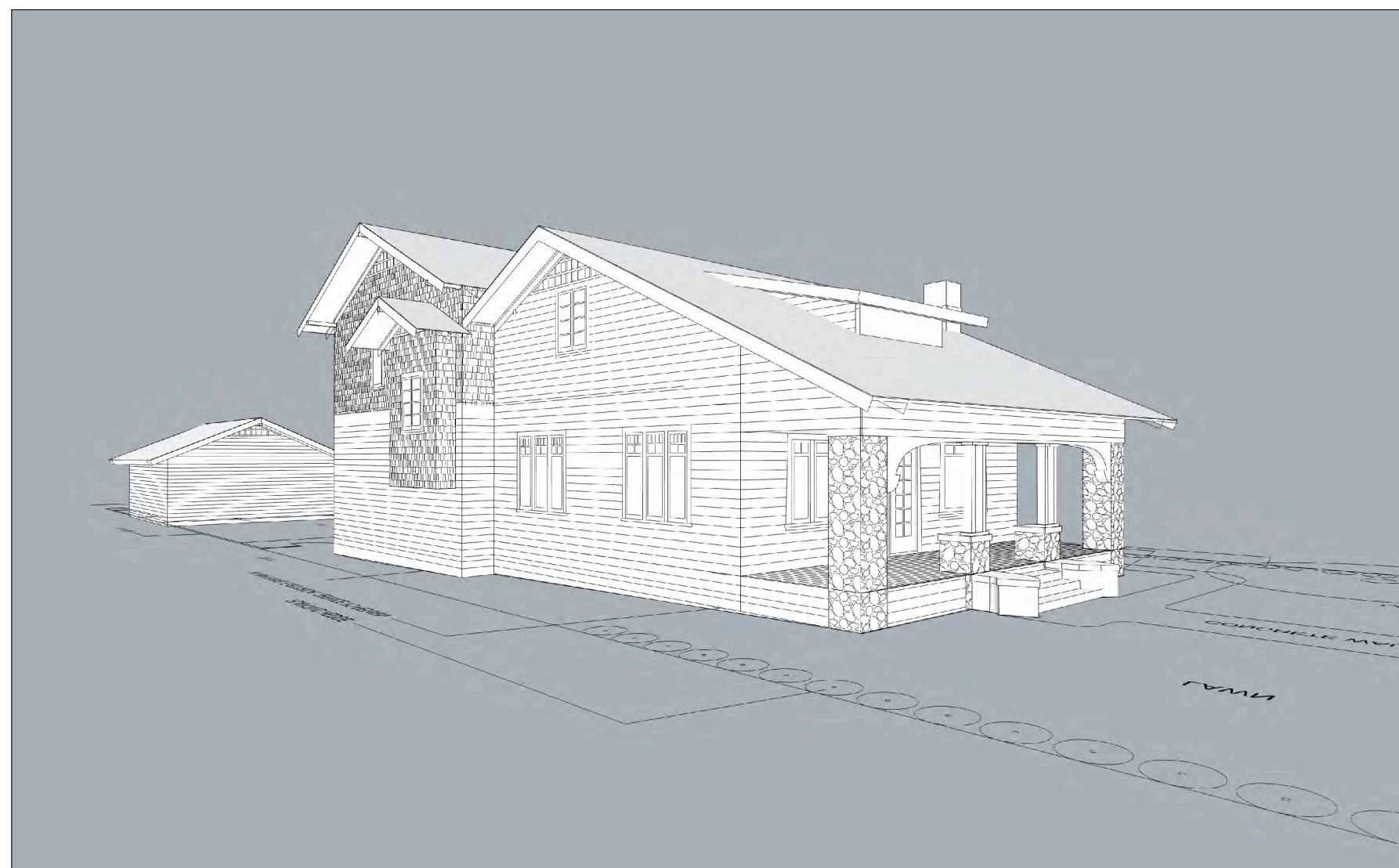
PROPOSED HOUSE - SOUTHWEST VIEW



PROPOSED HOUSE - SOUTHEAST VIEW



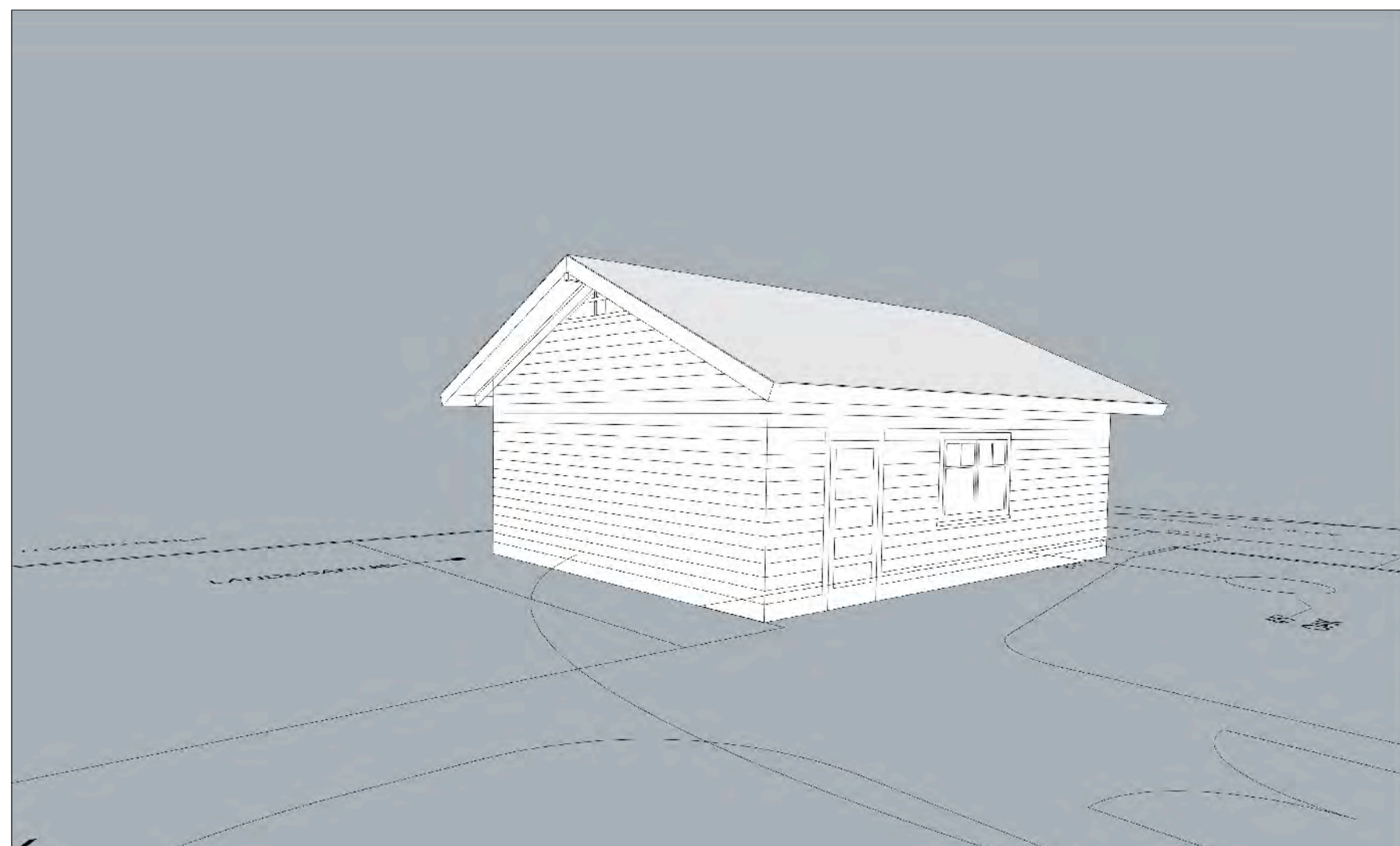
PROPOSED HOUSE - NORTHEAST VIEW



PROPOSED HOUSE - NORTHWEST VIEW



PROPOSED HOUSE + GARAGE - SOUTHEAST VIEW



PROPOSED GARAGE - SOUTHWEST VIEW

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KEY PLAN

3D MODEL IMAGES
HOUSE AND GARAGE

SCALE: N/A
DATE: 15 FEBRUARY 2021
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SCRIPT:
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PROJECT NO: 20-02

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SITE PLAN NOTES

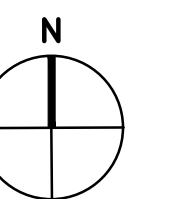
- NO TREES WILL BE REMOVED. ALL EXISTING TREES TO REMAIN.
- EXISTING WATER HEATER TO REMAIN LOCATED IN EXISTING BASEMENT.
- EXISTING SITE DRAINAGE TO REMAIN GRADE SHALL FALL A MIN OF 6" WITHIN THE FIRST 10'.
- ROOF DRAIN DOWNSPOUTS TO CONNECT TO UNDERGROUND SITE DRAINAGE SYSTEM TO KEEP WATER DISPOSAL AWAY FROM FOUNDATIONS
- CONTRACTOR TO PROVIDE TREE PROTECTION DURING CONSTRUCTION

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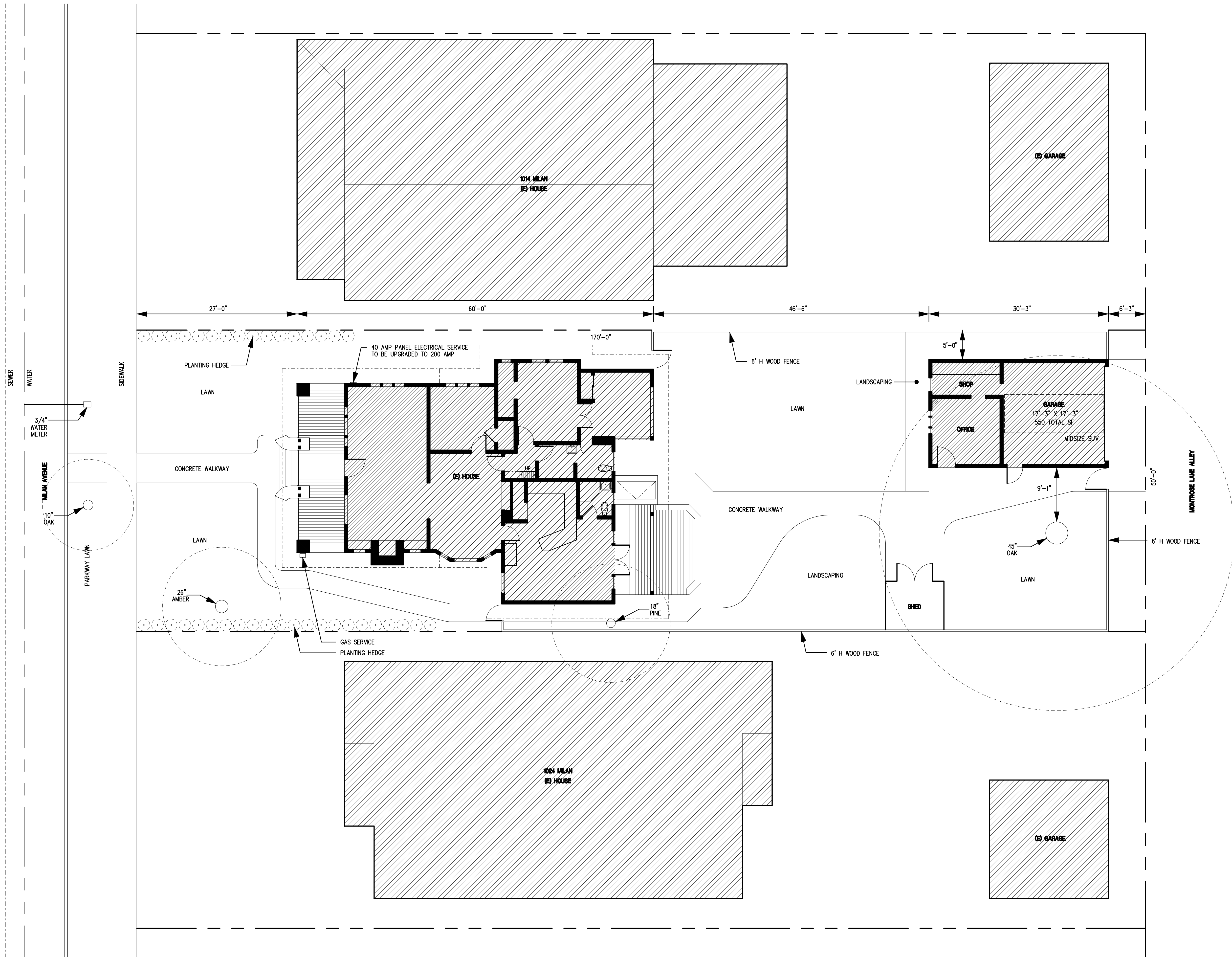
KEY PLAN



SITE PLAN - EXISTING

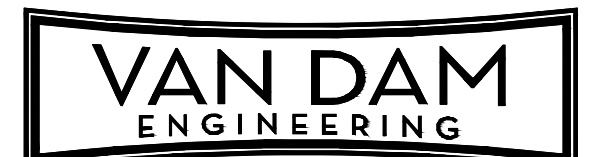
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DATE: 15 FEBRUARY 2021
FILE: A101_MI-SITE.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02

A1.01



1 SITE PLAN - EXISTING
1/8" = 1'-0"

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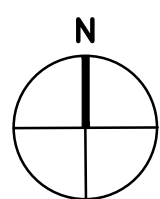
- SITE PLAN NOTES
- NO TREES WILL BE REMOVED. ALL EXISTING TREES TO REMAIN.
 - EXISTING WATER HEATER TO REMAIN LOCATED IN EXISTING BASEMENT.
 - EXISTING SITE DRAINAGE TO REMAIN GRADE SHALL FALL A MIN OF 6" WITHIN THE FIRST 10'.
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 - CONTRACTOR TO PROVIDE TREE PROTECTION DURING CONSTRUCTION

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

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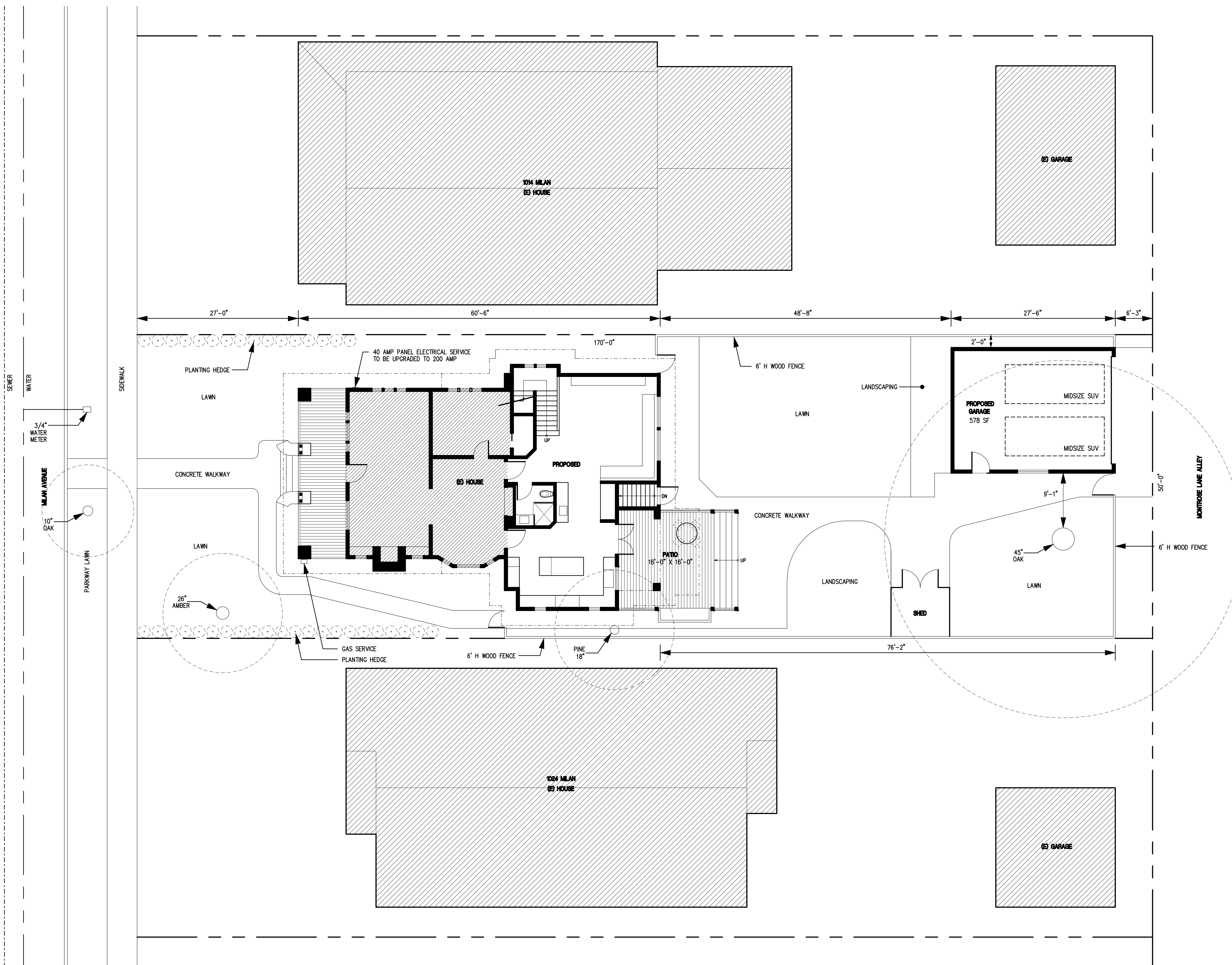
KEY PLAN



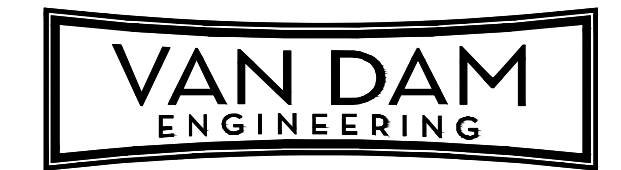
SITE PLAN - PROPOSED A

SCALE: 1/8"=1'-0"
DATE: 15 FEBRUARY 2021
FILE: A101_MI-SITE.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02

A1.02



1 SITE PLAN - PROPOSED
1/8" = 1'-0"



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DOOR SCHEDULE - NEW

| | | | | |
|---|---------------|-----------------------|---------------------------------------|---------------------|
| 1 | 2'-6" x 6'-8" | WOOD AND GLASS DOUBLE | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| 2 | 2'-6" x 6'-8" | WOOD SINGLE OR DOUBLE | STAINED | T.M.COBB OR SIMILAR |
| 3 | 3'-0" x 6'-8" | WOOD | STAINED | T.M.COBB OR SIMILAR |
| 4 | 3'-0" x 6'-8" | WOOD AND GLASS | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |

DOOR SCHEDULE - EXISTING

| | | | | |
|----|---------------|-----------------------|---------------------------------------|--------------------|
| 10 | 3'-0" x 6'-8" | WOOD AND GLASS | PAINTED ON OUTSIDE, STAINED ON INSIDE | EXISTING TO REMAIN |
| 11 | 3'-0" x 6'-8" | WOOD AND GLASS DOUBLE | PAINTED ON OUTSIDE, STAINED ON INSIDE | EXISTING TO DEMO |
| 12 | 3'-0" x 6'-6" | WOOD | PAINTED INSIDE AND OUTSIDE | EXISTING TO DEMO |

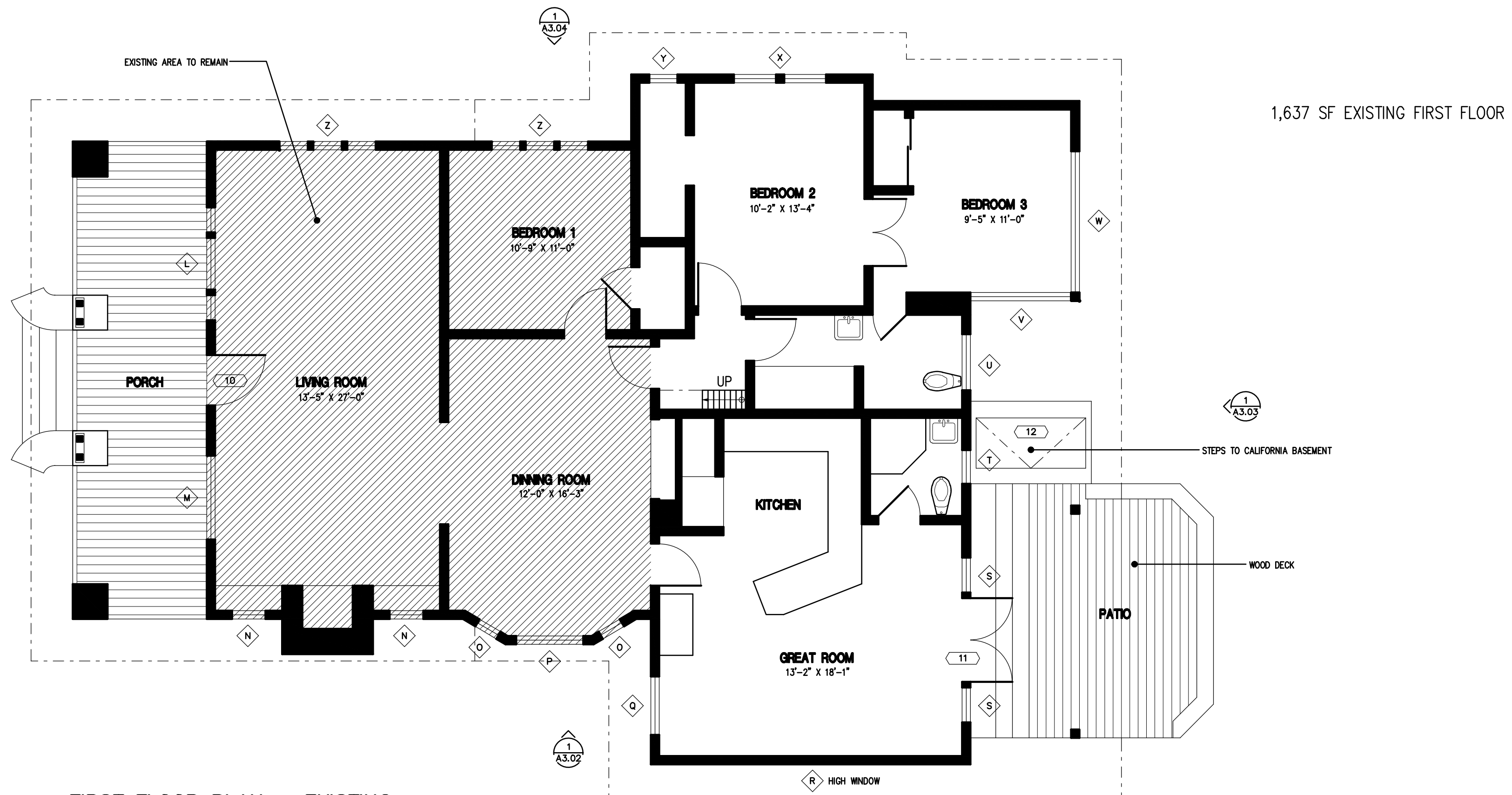
WINDOW SCHEDULE - NEW

| | | | | | |
|---|---------------|----------|------|---------------------------------------|---------------------|
| A | 2'-0" x 3'-8" | CASEMENT | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| B | 4'-0" x 3'-8" | CASEMENT | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| C | 5'-3" x 3'-8" | CASEMENT | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| D | 3'-8" x 4'-0" | CASEMENT | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| E | 1'-6" x 1'-6" | FIXED | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| F | 6'-4" x 1'-6" | FIXED | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| G | 2'-6" x 5'-2" | CASEMENT | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| H | 4'-2" x 5'-2" | CASEMENT | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |
| J | 3'-8" x 5'-2" | CASEMENT | WOOD | PAINTED ON OUTSIDE, STAINED ON INSIDE | T.M.COBB OR SIMILAR |

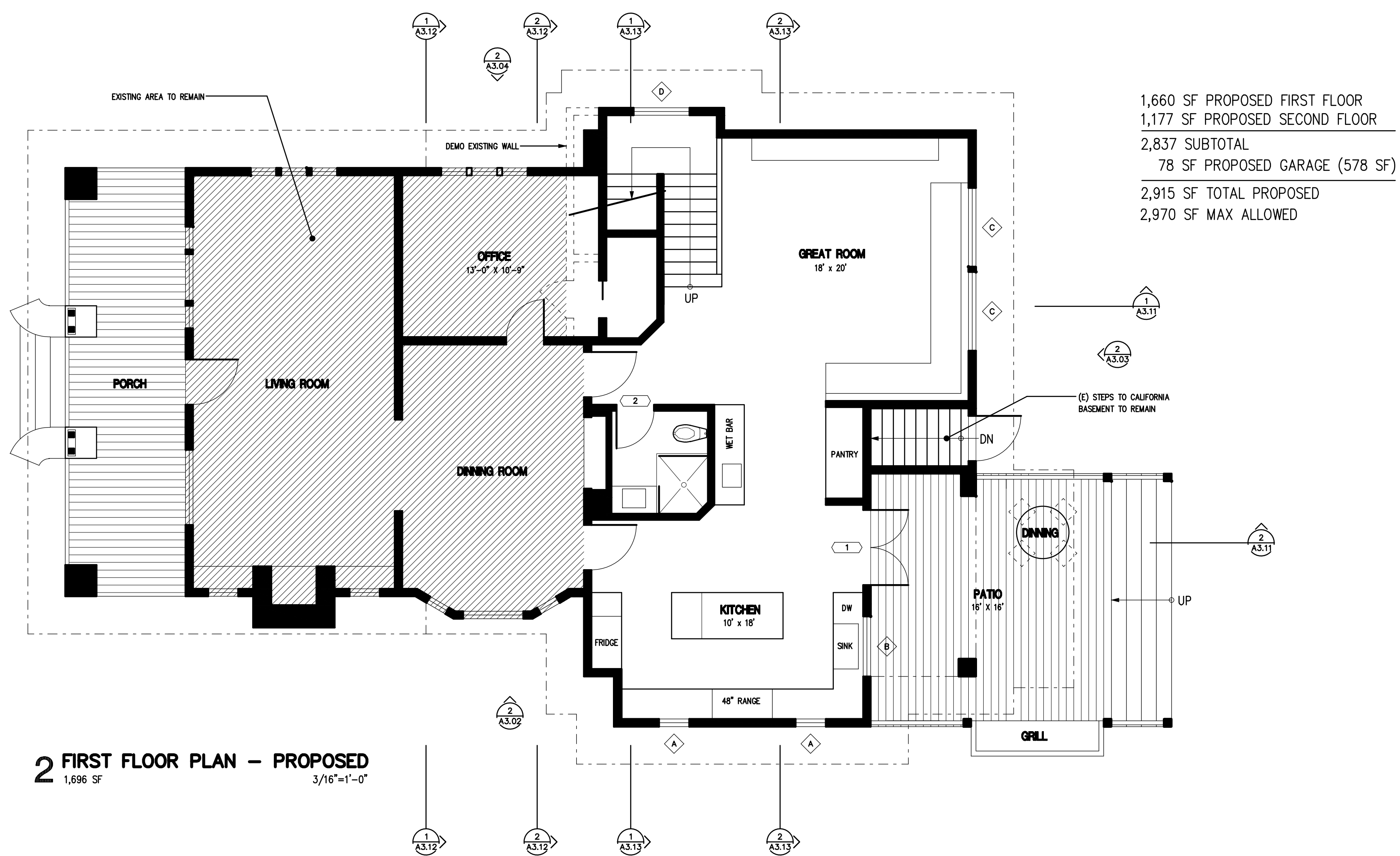
WINDOW SCHEDULE - EXISTING

| | | | | | |
|----|----------------|--------------|------|------------------------|--------------------|
| L | 6'-9" x 5'-2" | CASE / FIXED | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |
| M | 5'-0" x 5'-2" | FIXED | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |
| N | 2'-0" x 2'-0" | CASEMENT | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |
| O | 1'-6" x 3'-0" | CASEMENT | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |
| P | 4'-0" x 3'-0" | FIXED | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |
| Q | 3'-6" x 3'-0" | CASE | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |
| R | 14'-0" x 1'-0" | FIXED | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| S | 2'-0" x 6'-8" | FIXED | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| T | 2'-0" x 3'-4" | CASEMENT | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| U | 3'-4" x 3'-4" | CASEMENT | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| V | 6'-0" x 4'-0" | SLIDING | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| W | 6'-0" x 4'-0" | SLIDING | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| X | 2'-6" x 5'-2" | CASEMENT | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| Y | 1'-8" x 2'-0" | FIXED | WOOD | PAINTED INSIDE AND OUT | EXISTING TO DEMO |
| Z | 1'-8" x 5'-2" | CASE / FIXED | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |
| AA | 3'-4" x 4'-0" | CASEMENT | WOOD | PAINTED INSIDE AND OUT | EXISTING TO REMAIN |

NOTES:
1. CASE = CASEMENT



1 FIRST FLOOR PLAN - EXISTING
1,637 SF 3/16"=1'-0"



2 FIRST FLOOR PLAN - PROPOSED
1,660 SF 3/16"=1'-0"

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CHC REVIEW

REVISIONS

Milan House Addition
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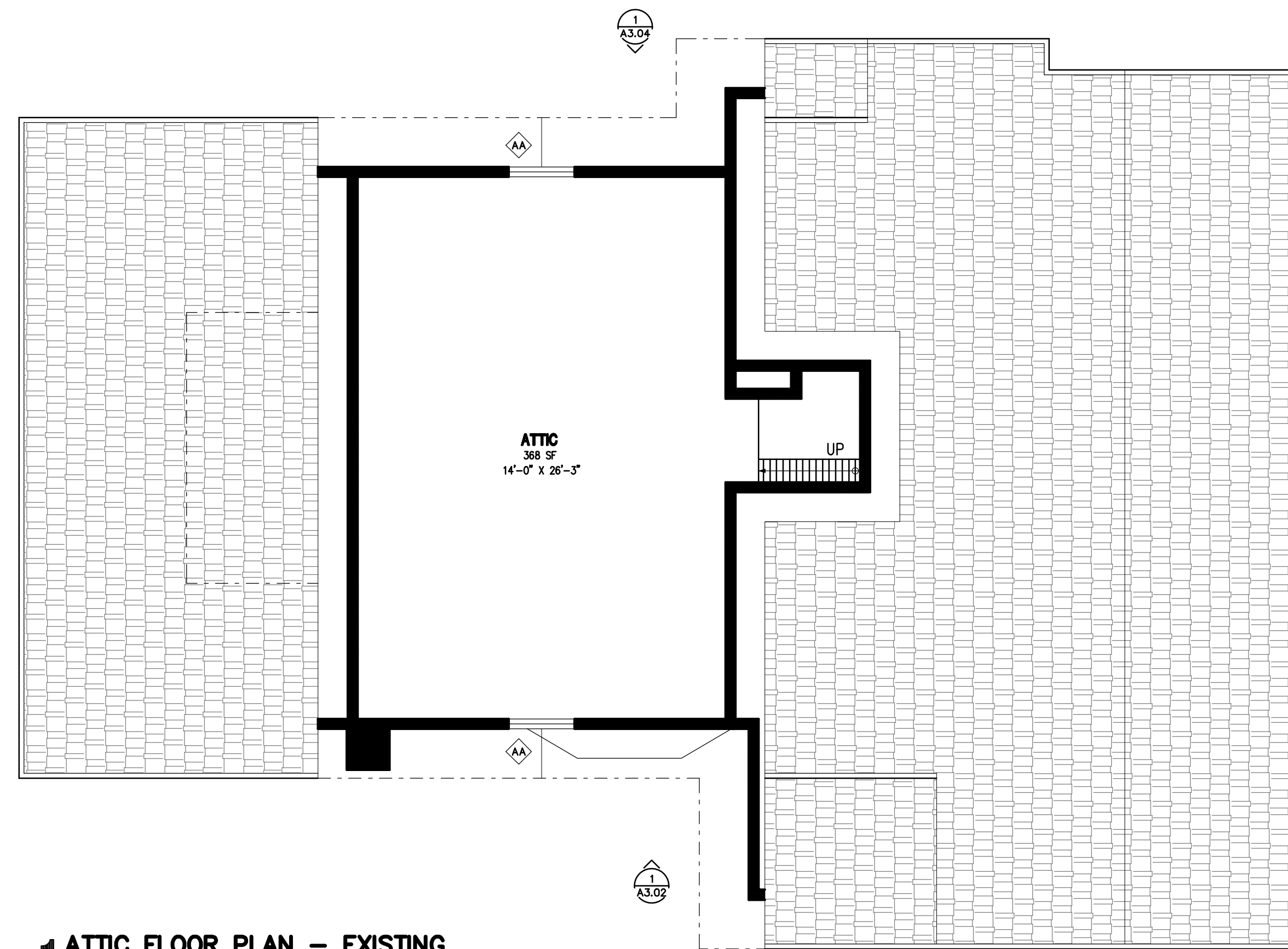
KEY PLAN

FIRST FLOOR PLANS-
EXISTING + PROPOSED

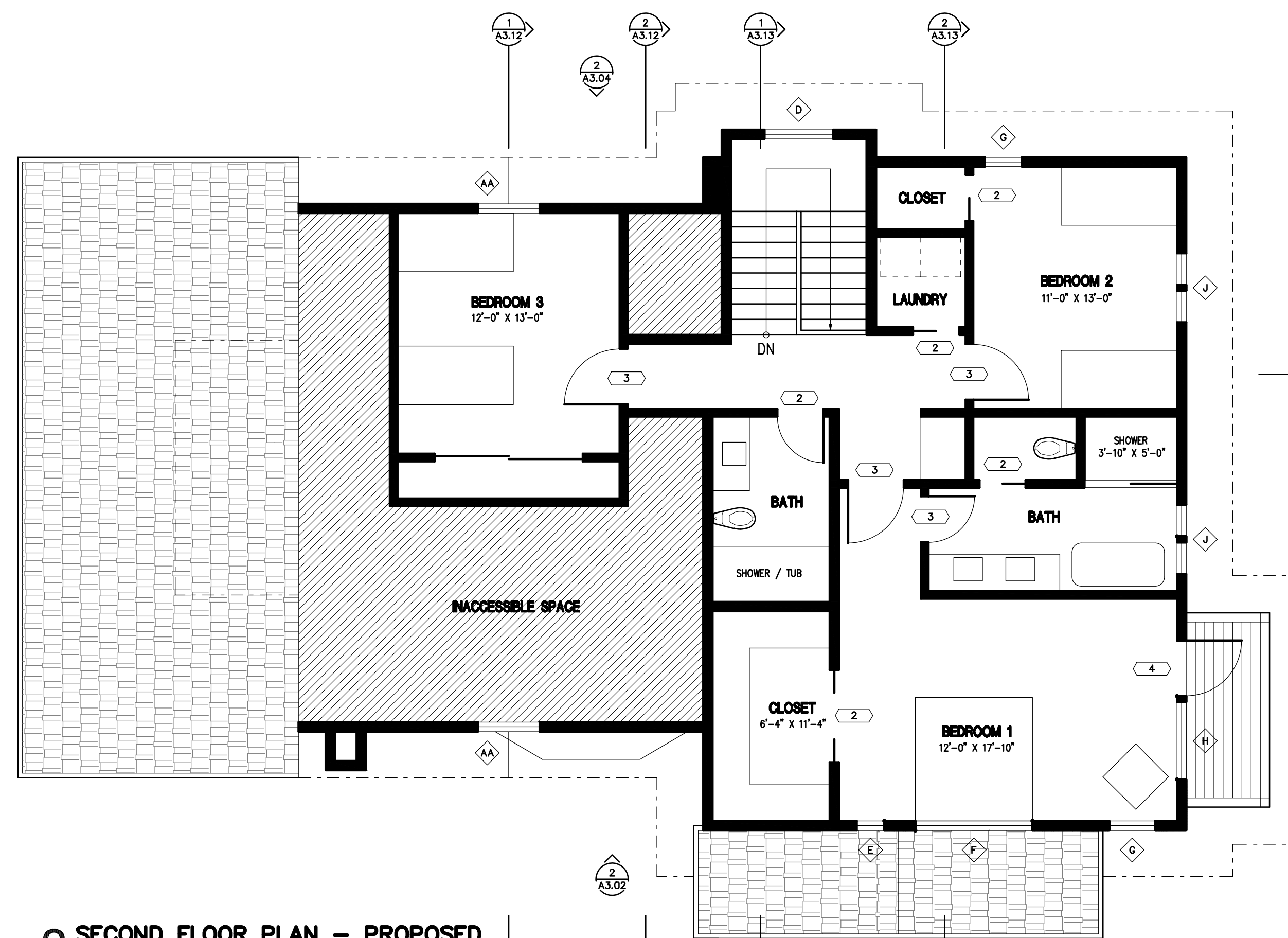
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DATE: 15 FEBRUARY 2021
FILE: A200_MI-FP-DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



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1 ATTIC FLOOR PLAN - EXISTING
368 SF 3/16"=1'-0"



2 SECOND FLOOR PLAN - PROPOSED
1,177 SF 3/16"=1'-0"

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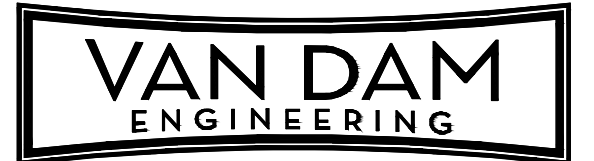
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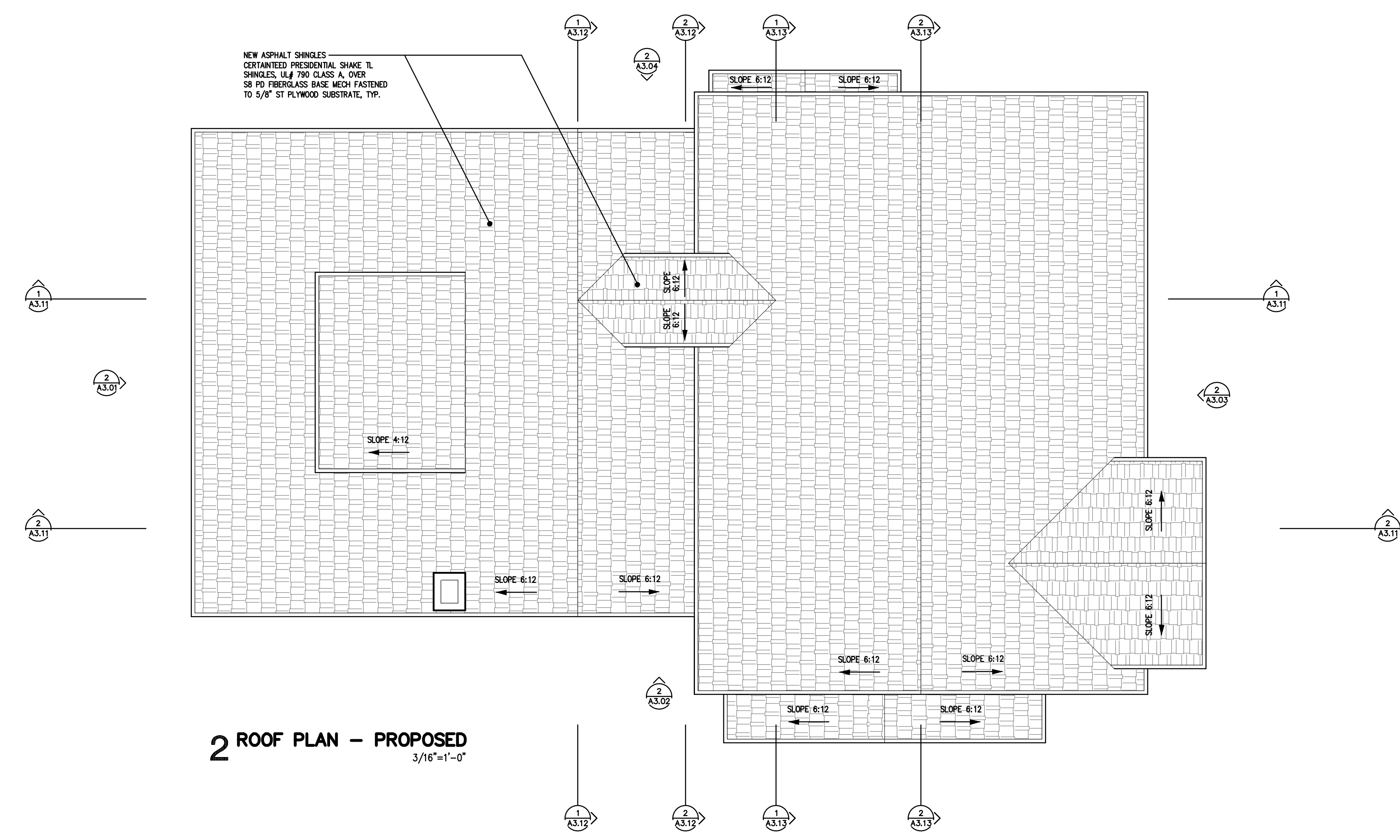
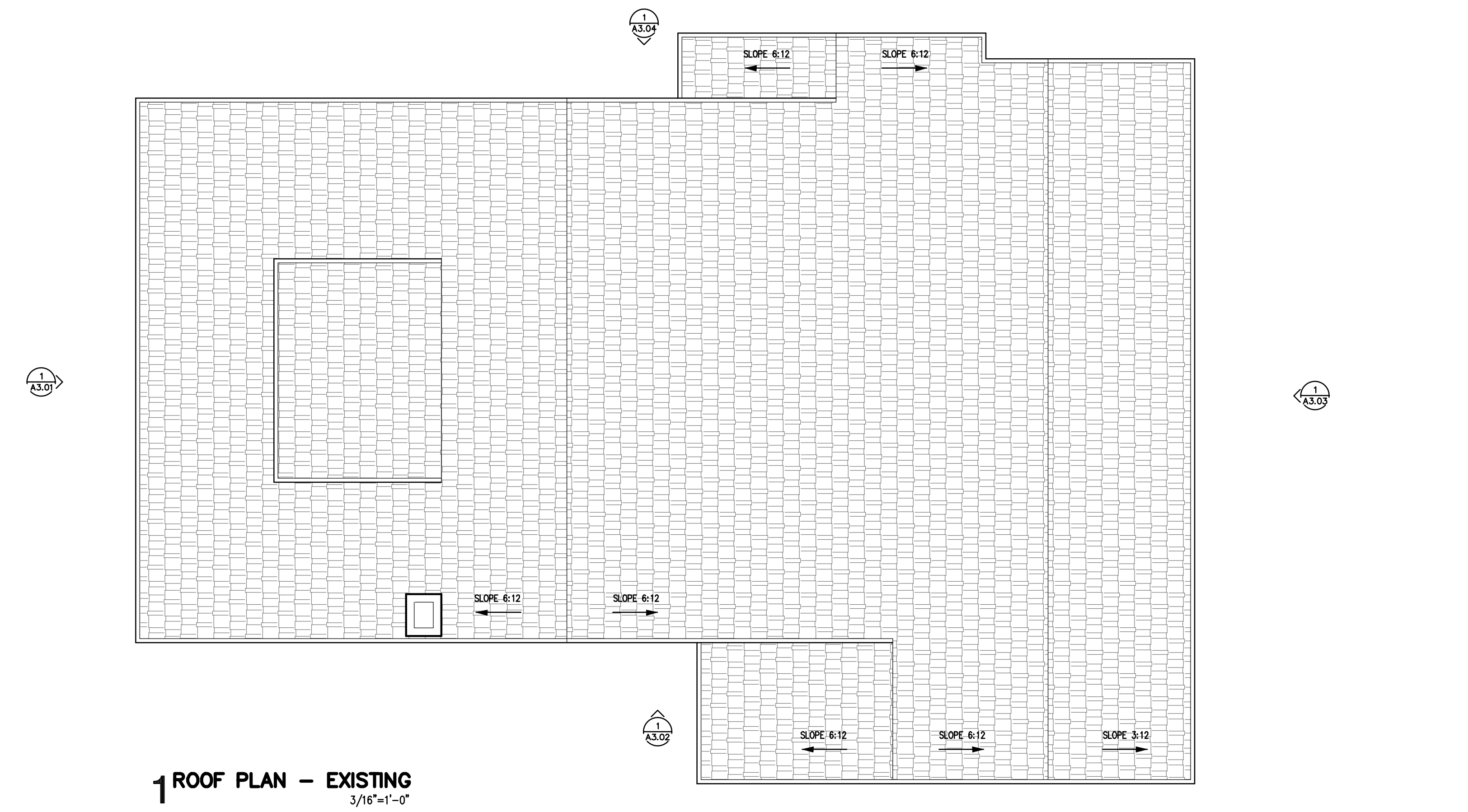
KEY PLAN

SECOND FLOOR PLANS-
EXISTING + PROPOSED

SCALE: 3/16"=1'-0"
DATE: 15 FEBRUARY 2021
FILE: A200_MI-FP.DWG
SCRIPT:
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KEY PLAN

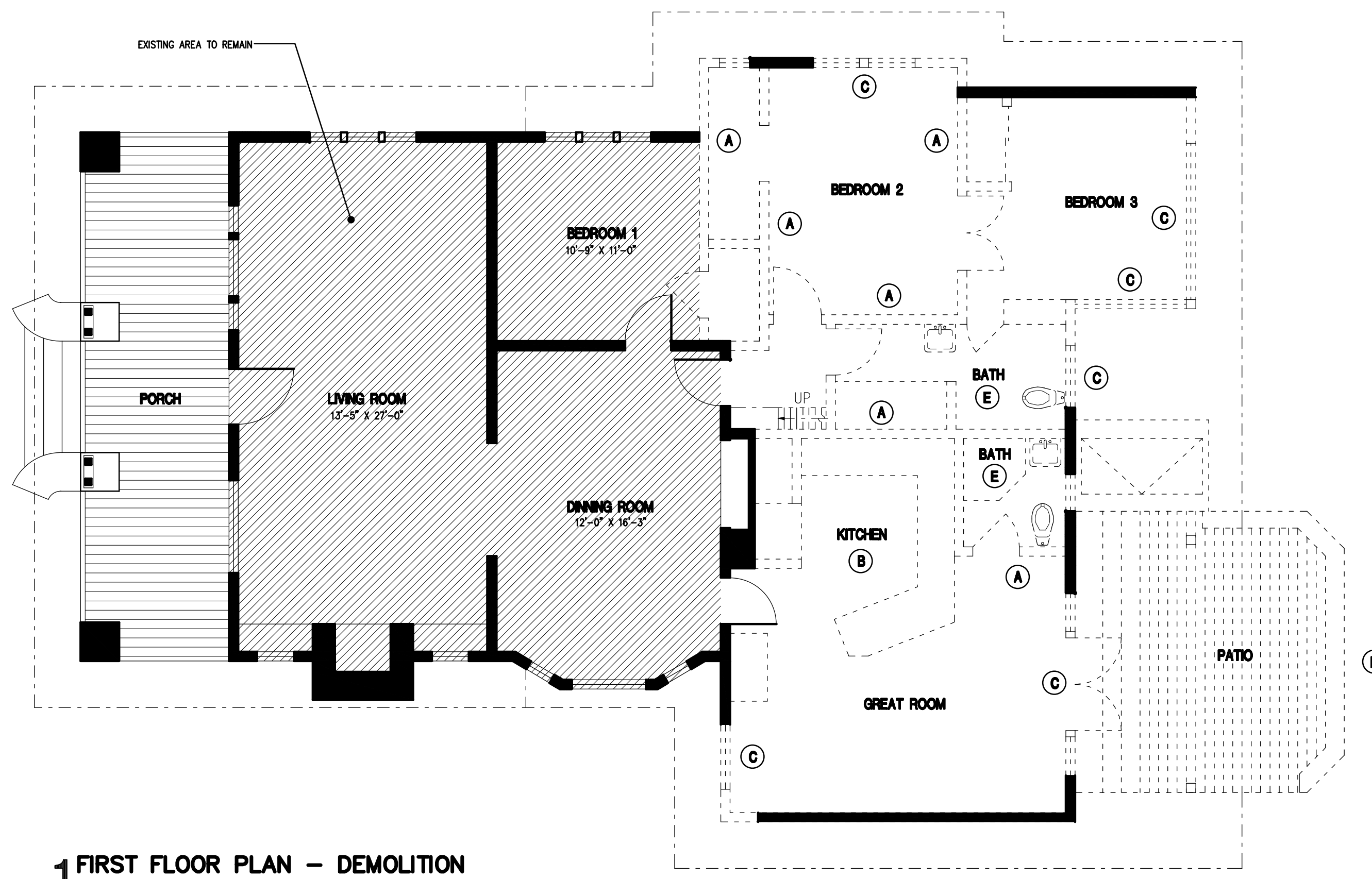
ROOF PLANS-
EXISTING + PROPOSED

SCALE: 3/16"=1'-0"
DATE: 15 FEBRUARY 2021
FILE: A200_MI-FP.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02

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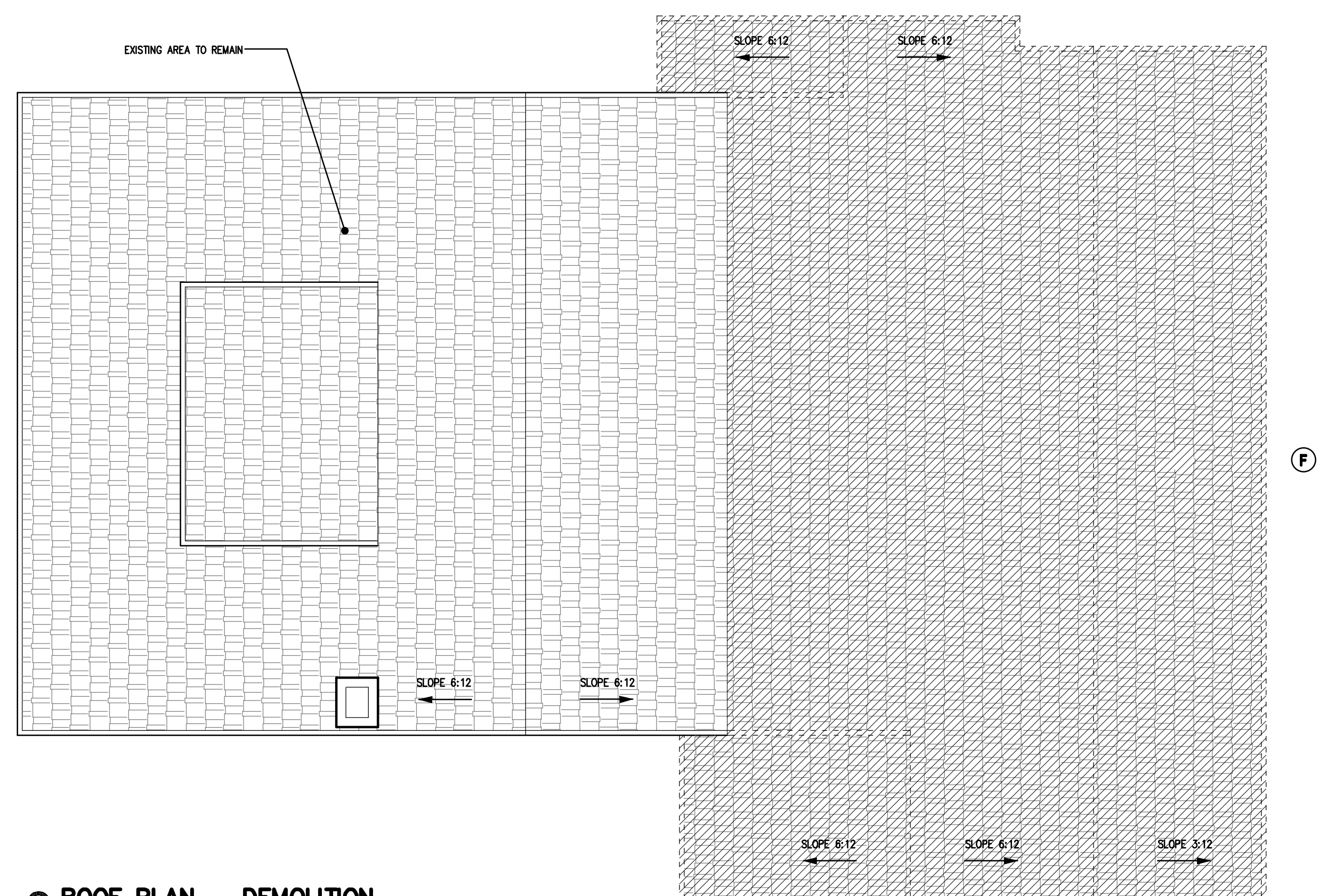


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- DEMOLITION NOTES**
- (A) DEMO WALLS
 - (B) DEMO KITCHEN
 - (C) DEMO DOOR / WINDOW
 - (D) DEMO WOOD PATIO
 - (E) DEMO BATH
 - (F) DEMO ROOF

1 FIRST FLOOR PLAN - DEMOLITION
1,637 SF 3/16"=1'-0"



2 ROOF PLAN - DEMOLITION
3/16"=1'-0"

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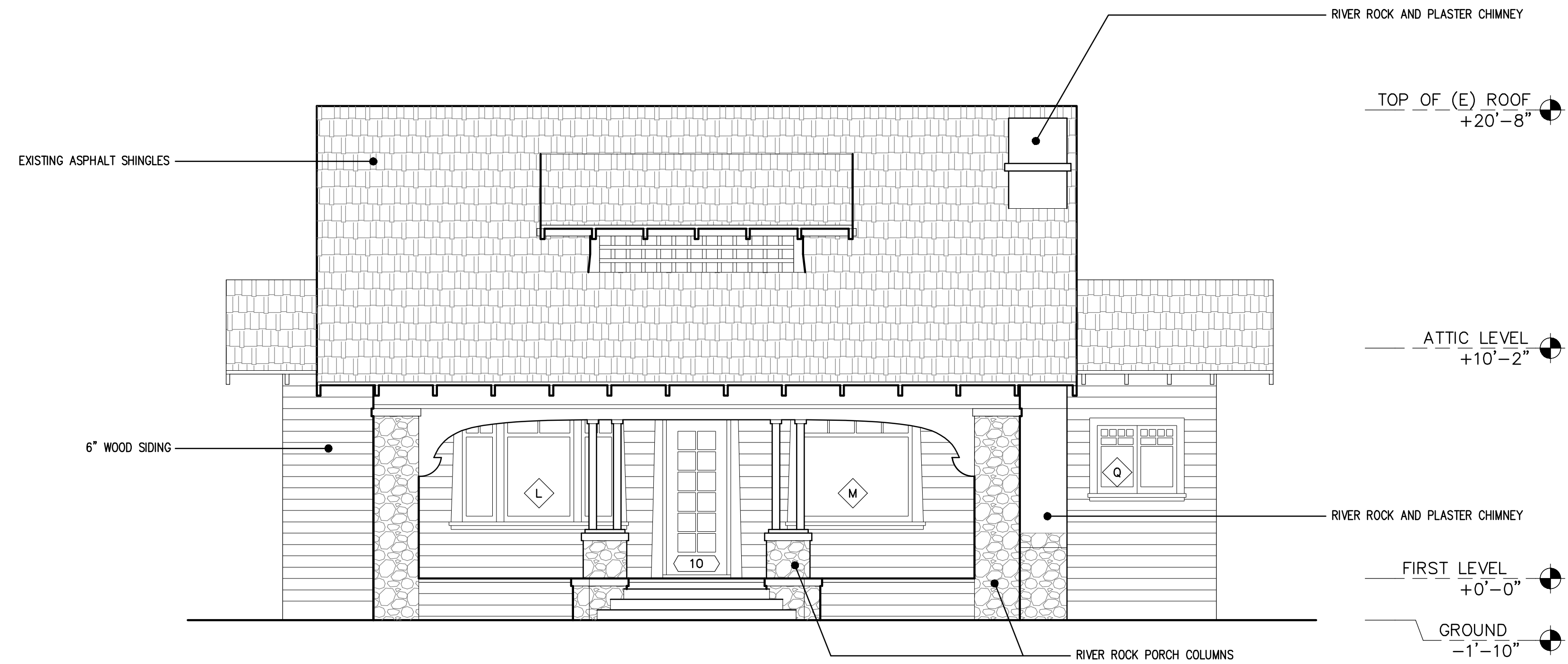
KEY PLAN

**FIRST FLOOR PLANS-
DEMOLITION**

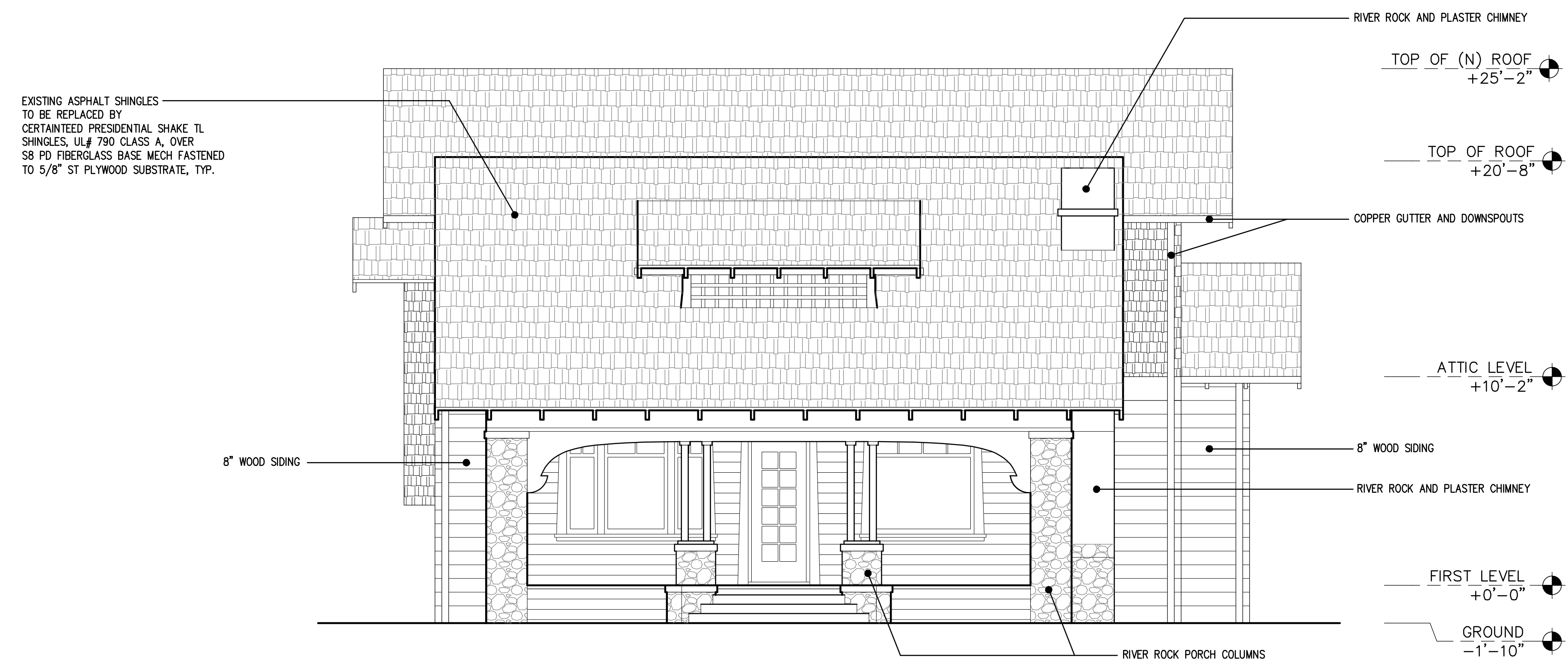
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DATE: 15 FEBRUARY 2021
FILE: A200_MI-PP.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



ENGINEER OF RECORD / STRUCTURAL ENGINEER
JEFFREY C. VAN DAM ENGINEERING
P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



1 WEST ELEVATION – EXISTING
1/4"=1'-0"



2 WEST ELEVATION – PROPOSED
1/4"=1'-0"

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

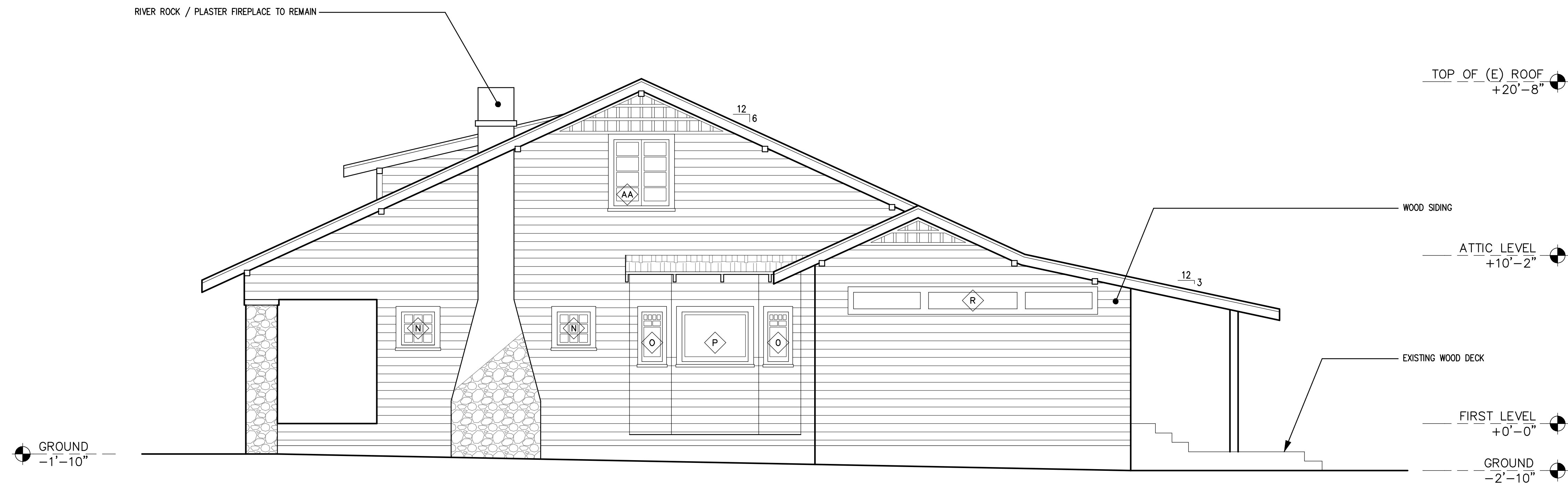
KEY PLAN

WEST BUILDING ELEVATIONS
EXISTING + PROPOSED

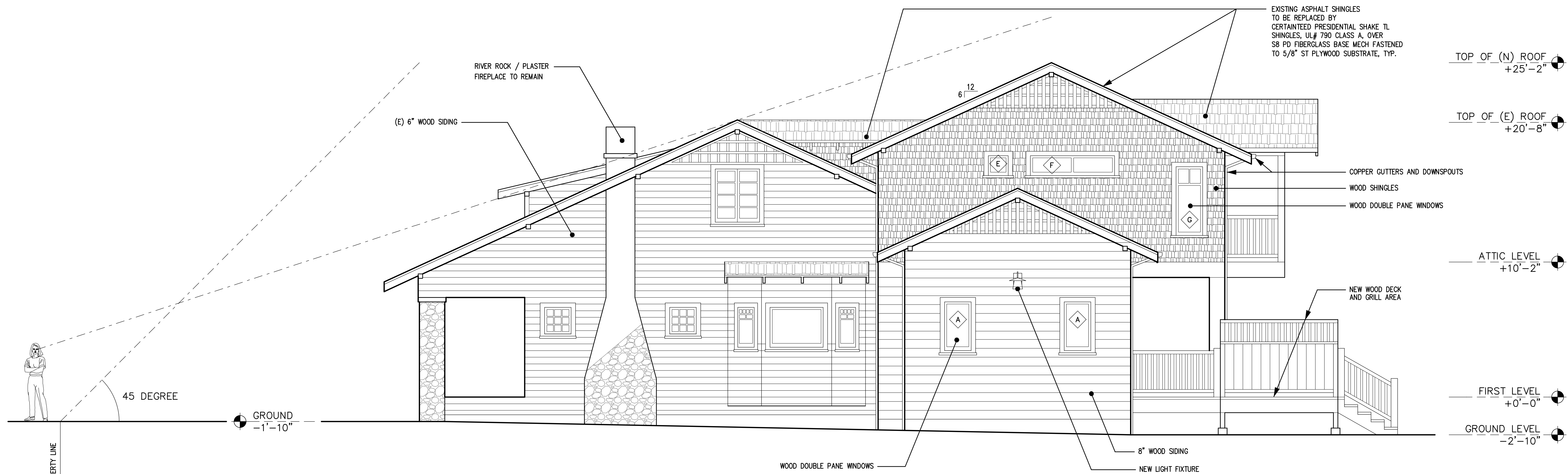
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SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



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P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



1 SOUTH ELEVATION - EXISTING
1/4"=1'-0"



2 SOUTH ELEVATION - PROPOSED
1/4"=1'-0"

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

KEY PLAN

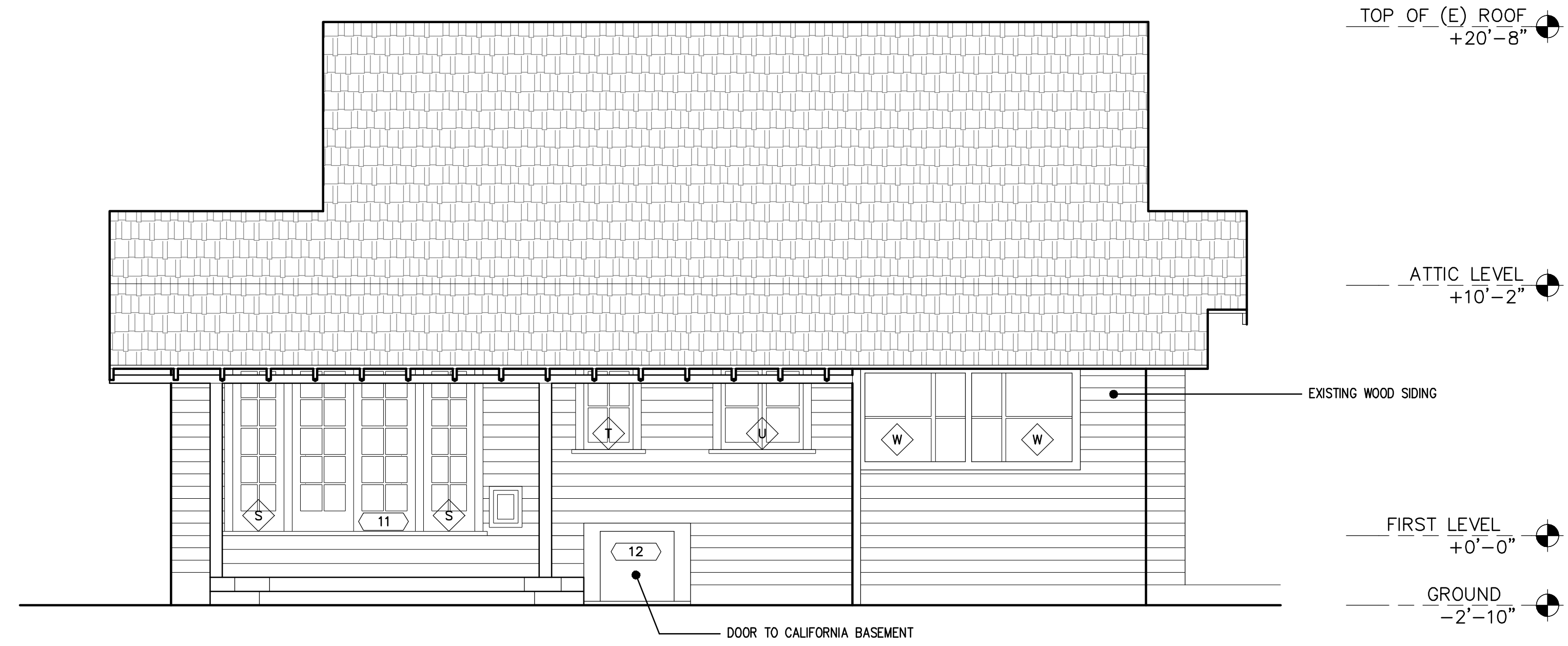
**SOUTH BUILDING ELEVATIONS
EXISTING + PROPOSED**

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DATE: 15 FEBRUARY 2021
FILE: A300_MI-EL.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02

A3.02

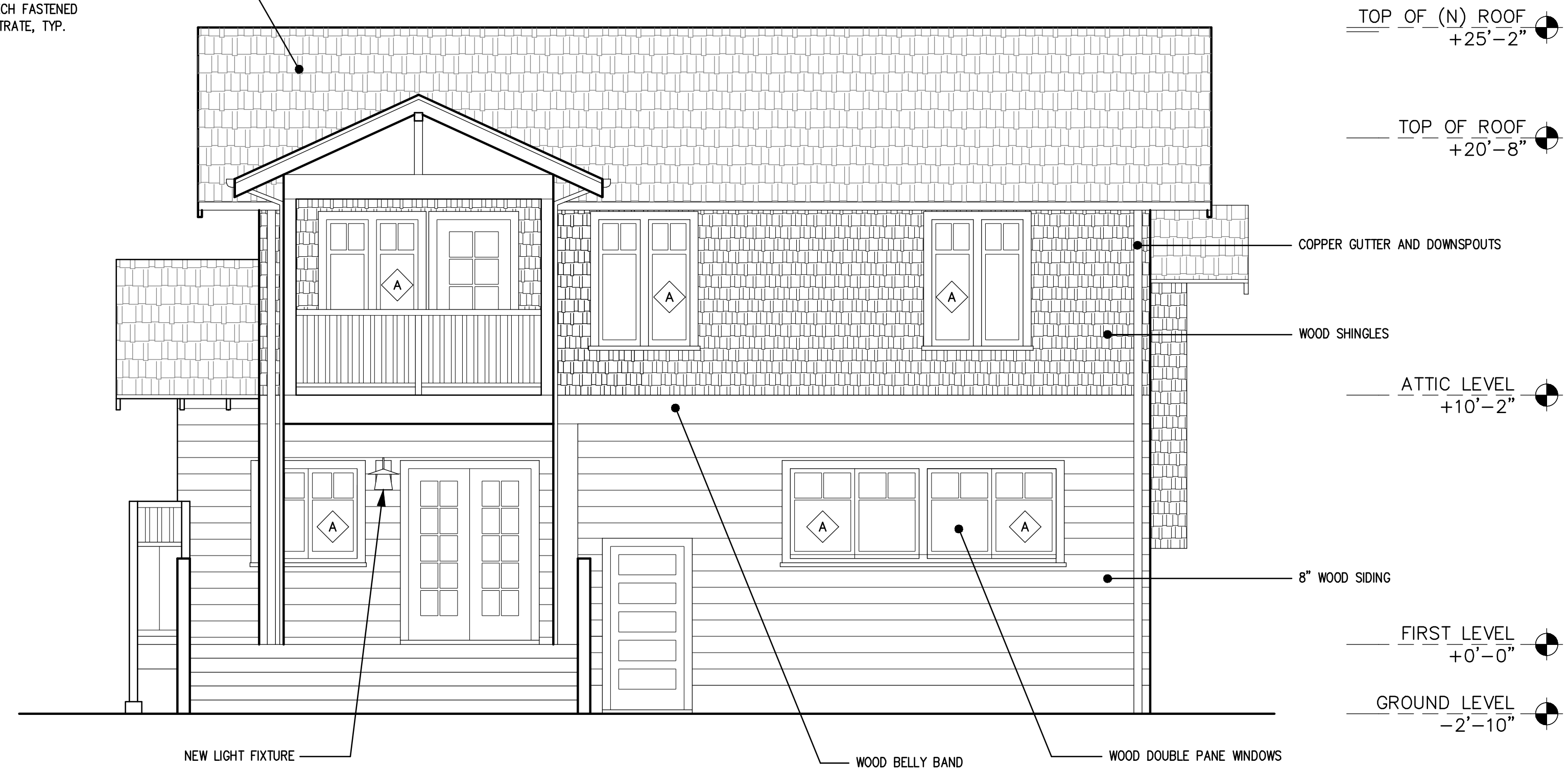


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(909) 931-5070 JEFF@VANDAMENGINEERING.COM



1 EAST ELEVATION - EXISTING
1/4"=1'-0"

NEW ASPHALT SHINGLES
CERTAINTED PRESIDENTIAL SHAKE TL
SHINGLES, UL# 790 CLASS A, OVER
S8 PD FIBERGLASS BASE MECH FASTENED
TO 5/8" ST PLYWOOD SUBSTRATE, TYP.



2 EAST ELEVATION - PROPOSED
1/4"=1'-0"

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

KEY PLAN

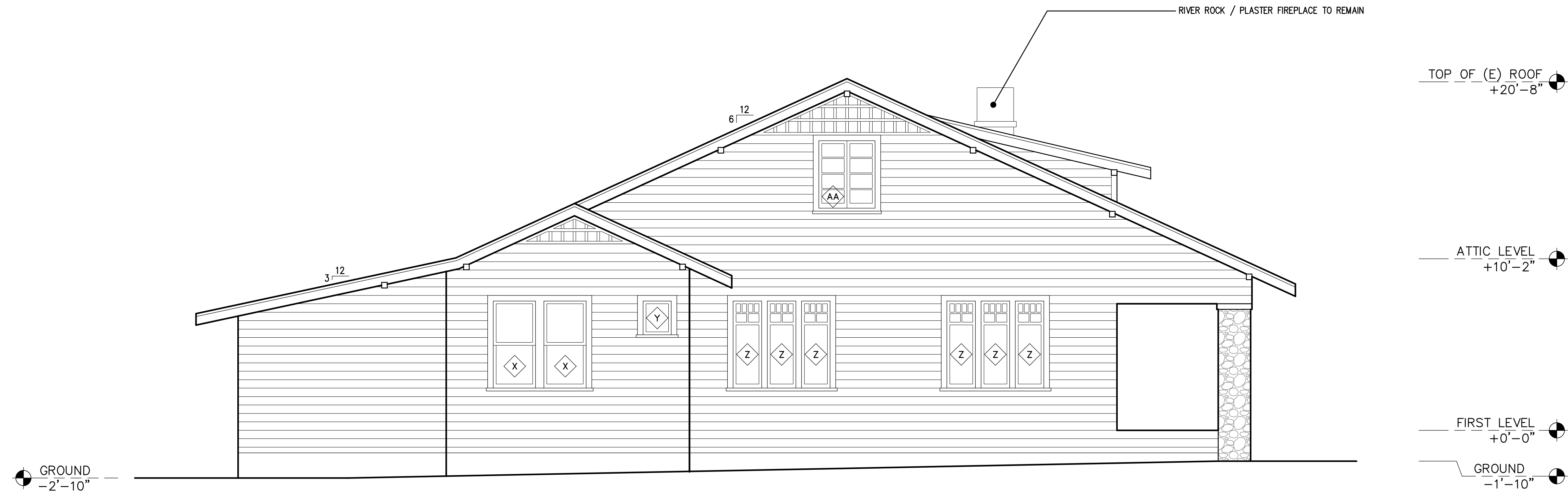
EAST BUILDING ELEVATIONS
EXISTING + PROPOSED

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CHC REVIEW
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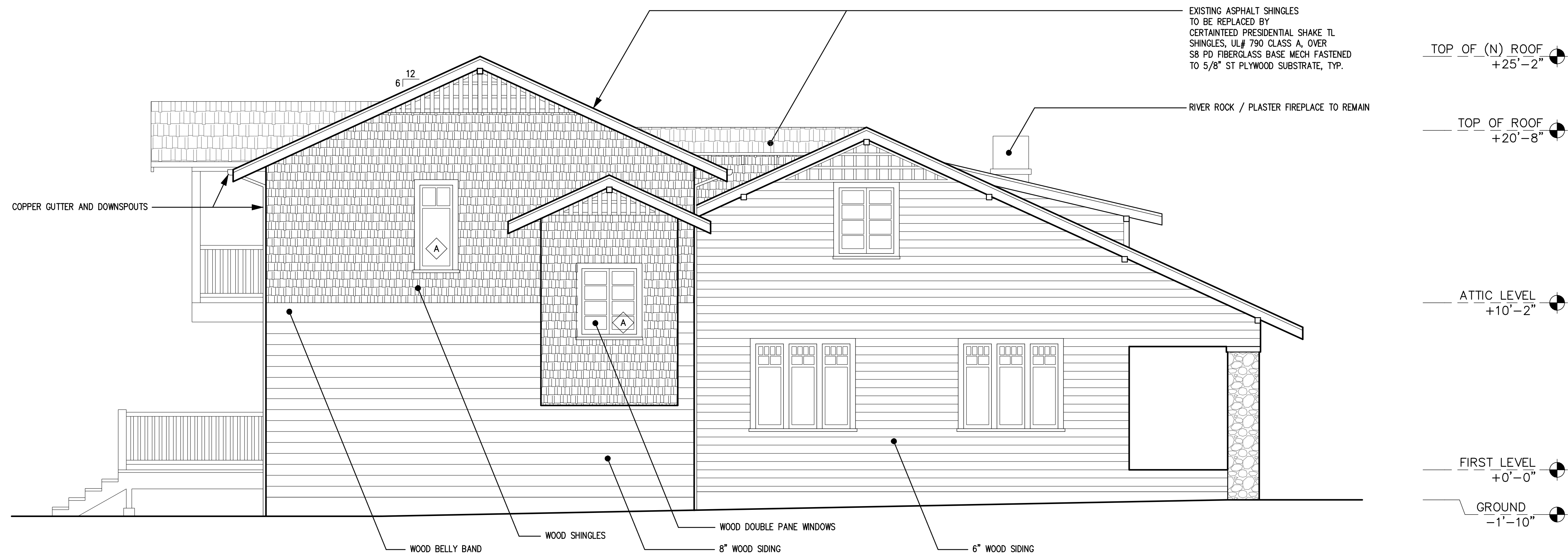
2_L Studio LLC | 1128 Garfield Avenue
South Pasadena, CA 91030
626.278.0699 tel



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JEFFREY C. VAN DAM ENGINEERING
P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



1 NORTH ELEVATION - EXISTING
1/4"=1'-0"



2 NORTH ELEVATION - PROPOSED
1/4"=1'-0"

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

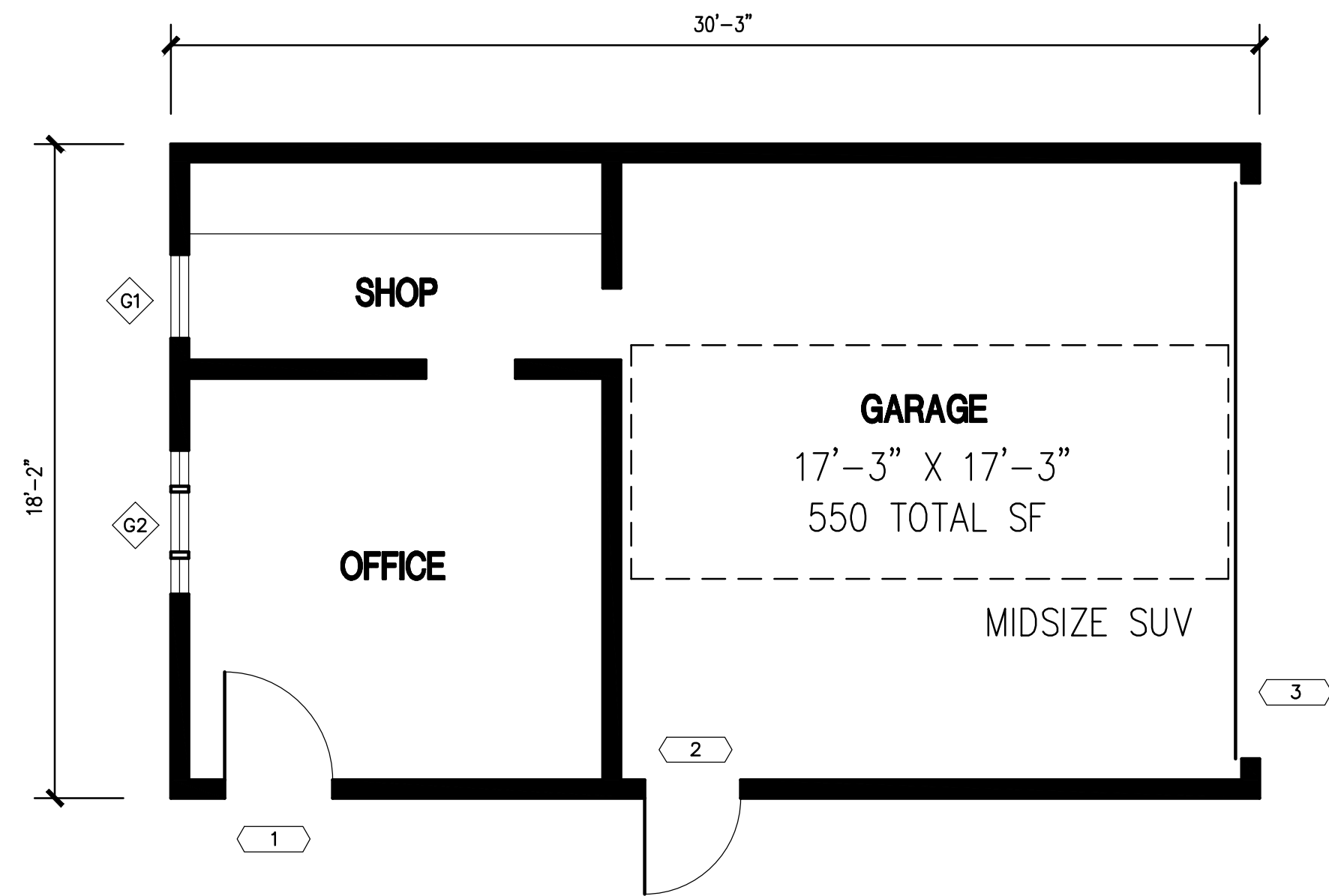
KEY PLAN

NORTH BUILDING ELEVATIONS
EXISTING + PROPOSED

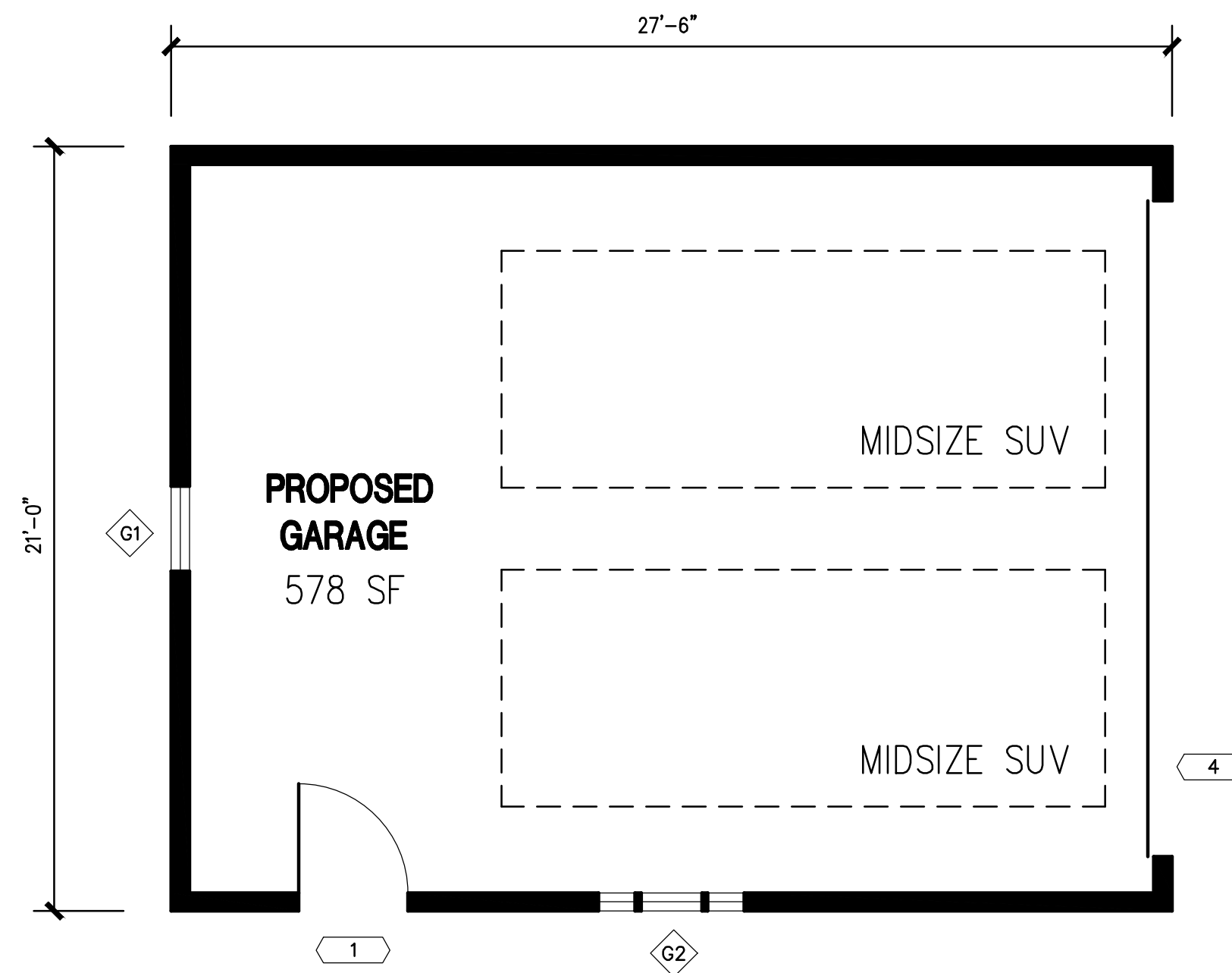
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CHC REVIEW
PROJECT NO: 20-02



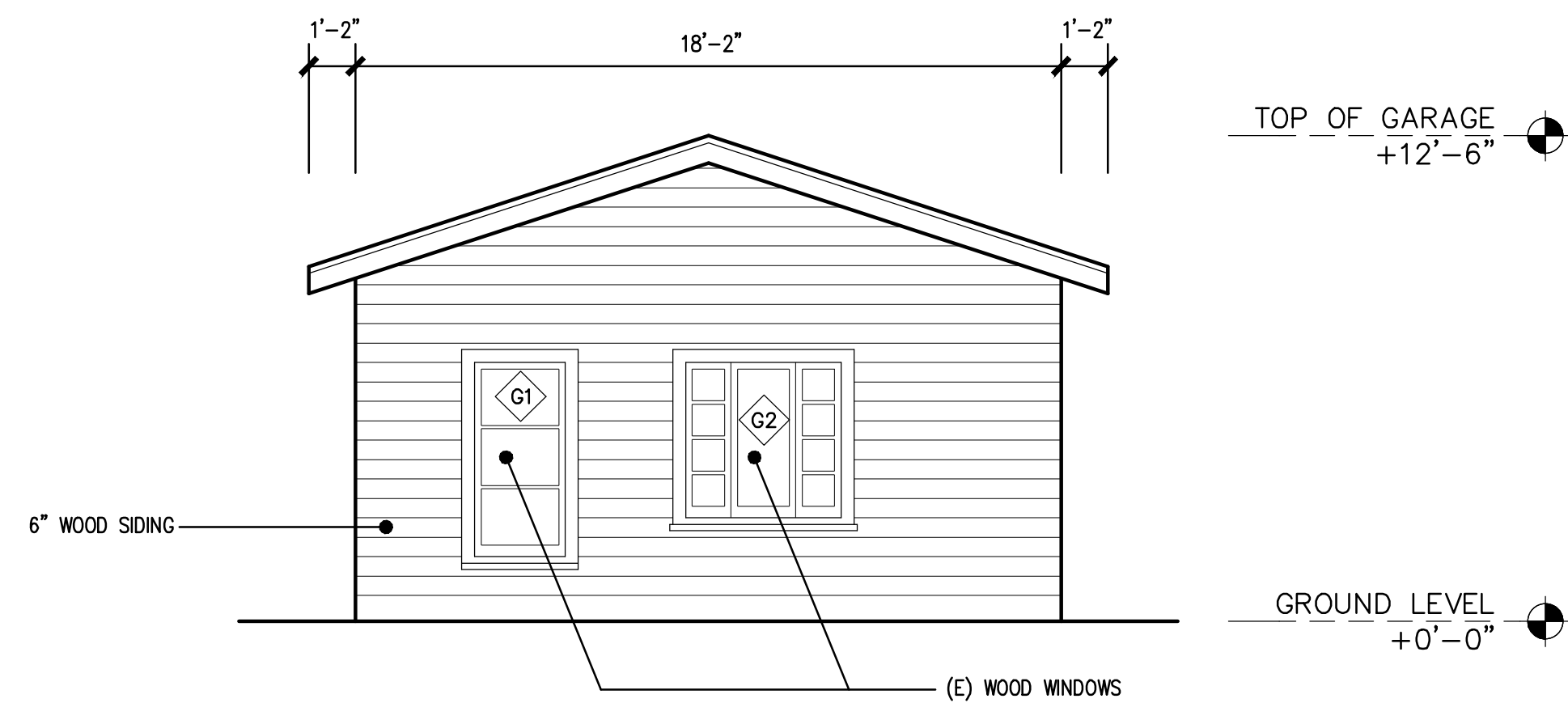
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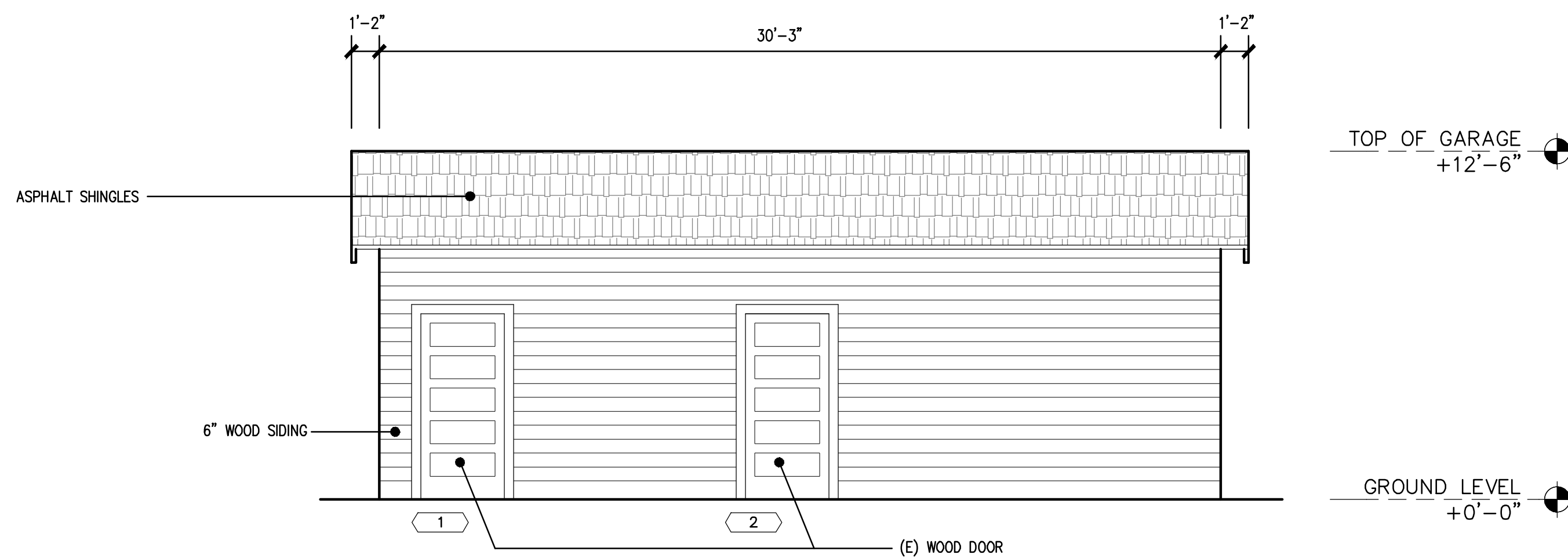
1 FLOOR PLAN - EXISTING
550 SF 1/4"=1'-0"



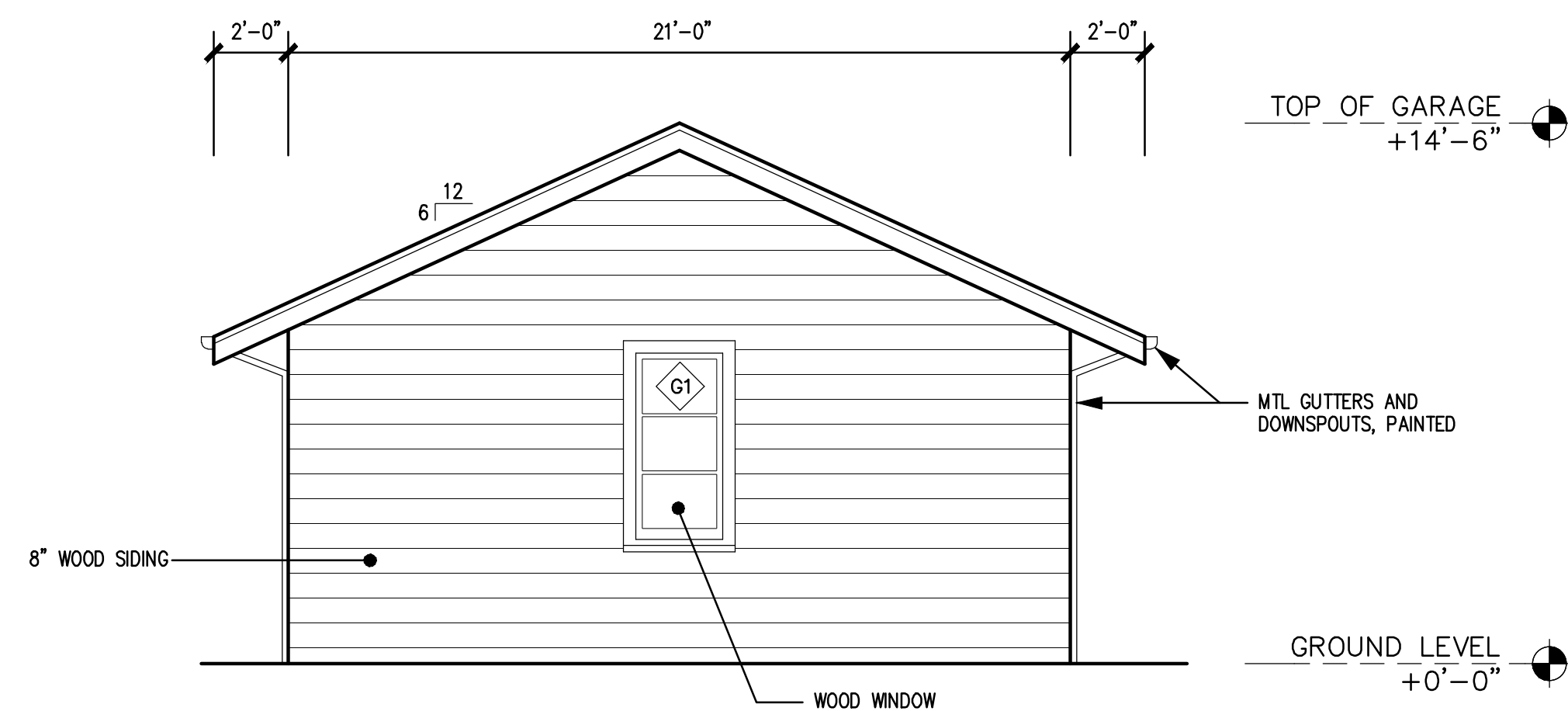
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578 SF 1/4"=1'-0"



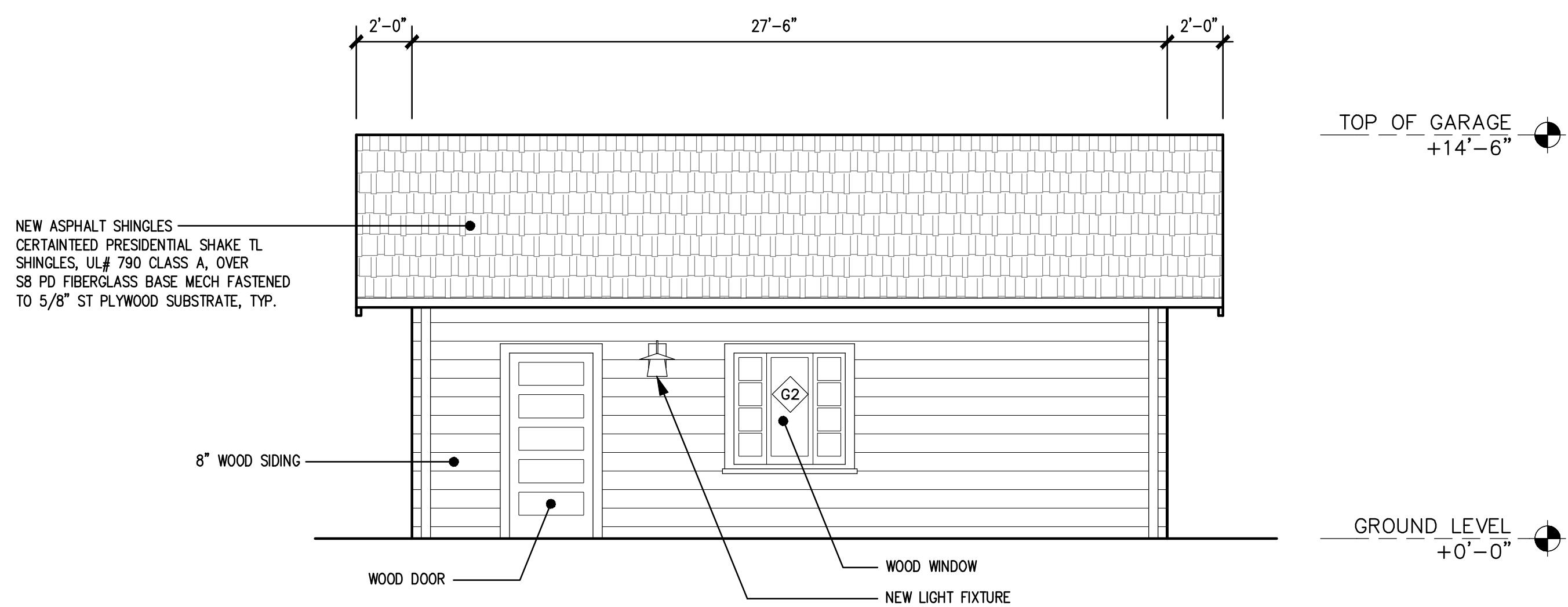
2 WEST ELEVATION - EXISTING
1/4"=1'-0"



5 SOUTH ELEVATION - EXISTING
1/4"=1'-0"



3 WEST ELEVATION - PROPOSED
1/4"=1'-0"



6 SOUTH ELEVATION - PROPOSED
1/4"=1'-0"

FEBRUARY 15, 2021
CHC REVIEW

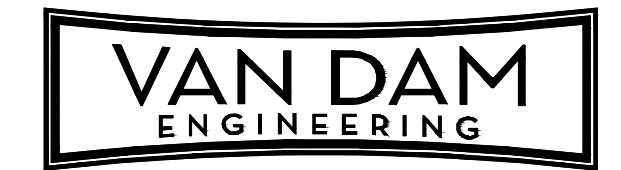
REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

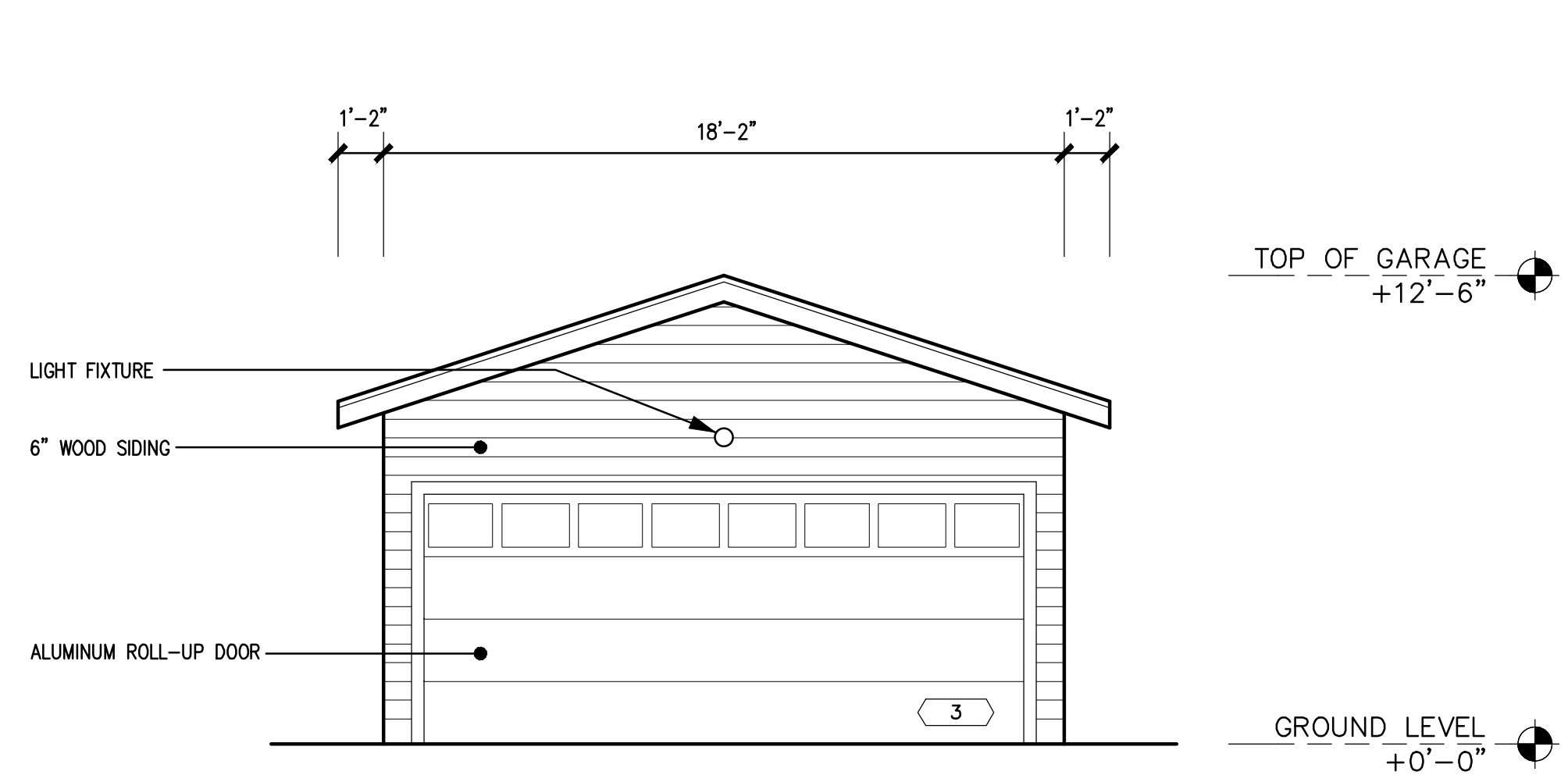
KEY PLAN

GARAGE PLAN / ELEVATIONS
EXISTING / PROPOSED

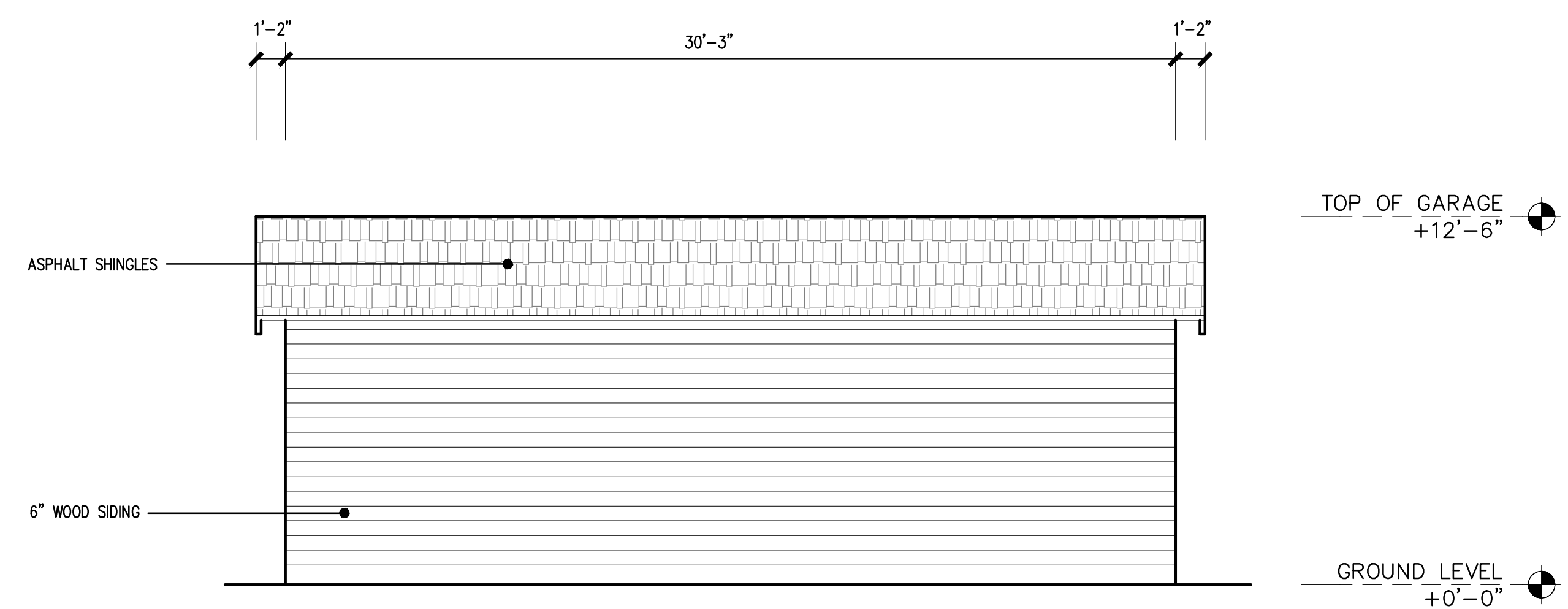
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DATE: 15 FEBRUARY 2021
FILE: A300_MI-EL.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



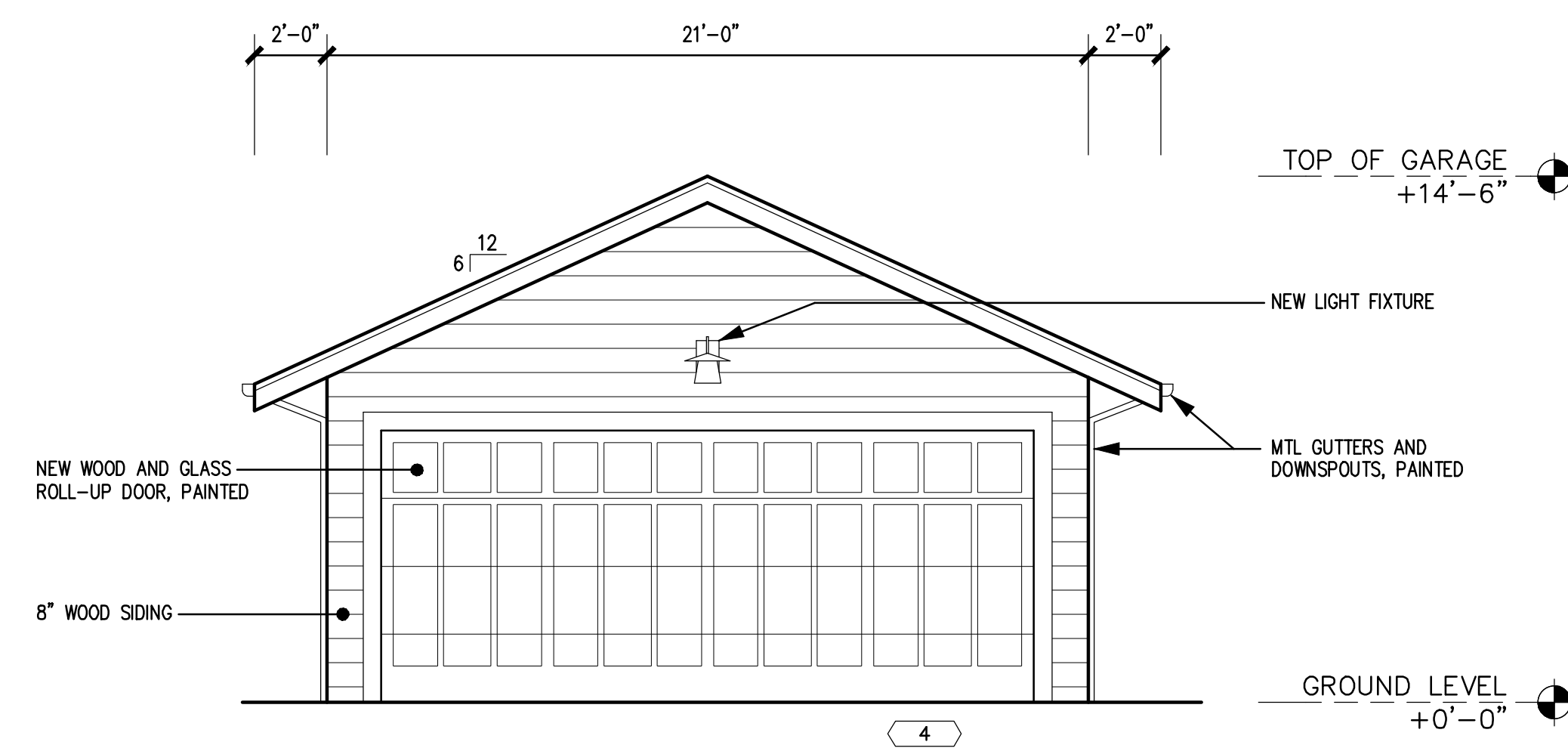
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(909) 931-5070 JEFF@VANDAMENGINEERING.COM



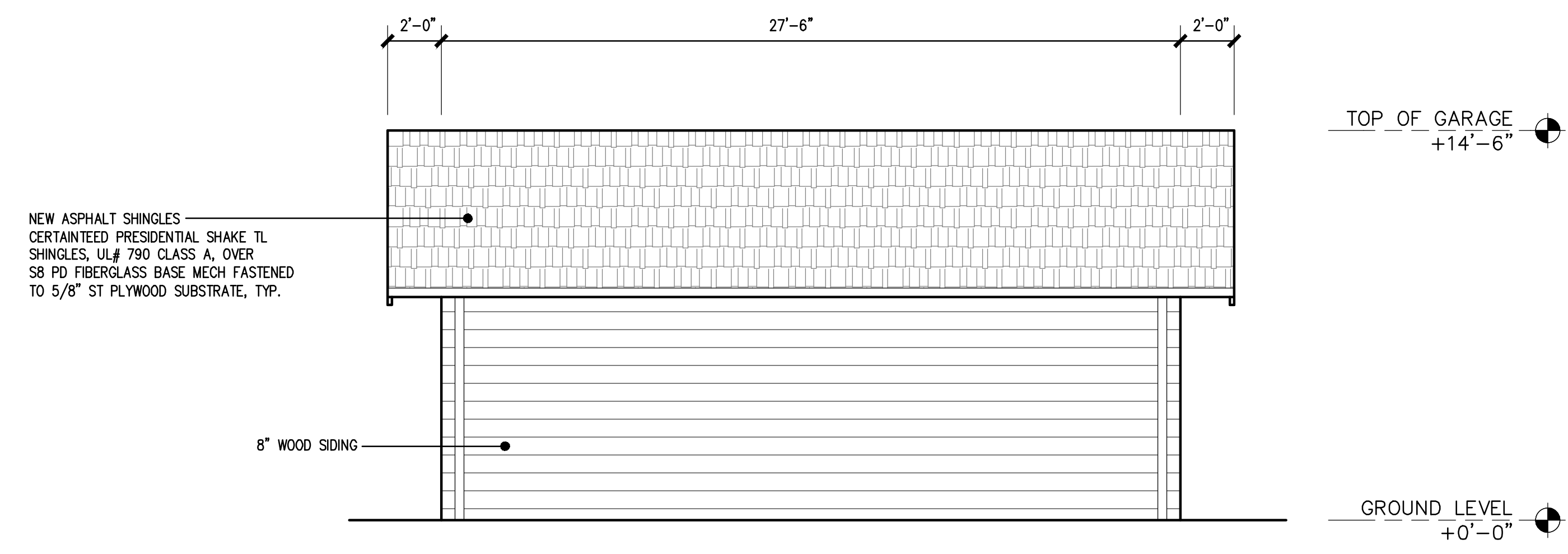
3 EAST ELEVATION – EXISTING
1/4"=1'-0"



4 NORTH ELEVATION – EXISTING
1/4"=1'-0"



3 EAST ELEVATION – PROPOSED
1/4"=1'-0"



4 NORTH ELEVATION – PROPOSED
1/4"=1'-0"

DOOR SCHEDULE

| | | | | |
|---|----------------|------------------------|---------|-------------------------|
| 1 | 3'-0" X 6'-8" | WOOD SOLID | PAINTED | EXISTING AND REUSE |
| 2 | 3'-0" X 6'-8" | WOOD SOLID | PAINTED | EXISTING TO DEMO |
| 3 | 7'-0" X 15'-0" | ROLL-UP MTL PANELIZED | PAINTED | EXISTING TO DEMO |
| 4 | 7'-0" X 18'-0" | ROLL-UP WOOD PANELIZED | PAINTED | WAYNE-DALTON OR SIMILAR |

WINDOW SCHEDULE

| | | | | | |
|----|---------------|----------|------|-------------------------------|--------------------|
| G1 | 5'-3" X 3'-8" | CASEMENT | WOOD | PAINTED ON INSIDE AND OUTSIDE | EXISTING AND REUSE |
| G2 | 5'-3" X 3'-8" | CASEMENT | WOOD | PAINTED ON INSIDE AND OUTSIDE | EXISTING AND REUSE |

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

KEY PLAN

GARAGE ELEVATIONS
EXISTING / PROPOSED

SCALE: 1/4"=1'-0"
DATE: 15 FEBRUARY 2021
FILE: A300_MI-EL.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



FEBRUARY 15, 2021
CHC REVIEW

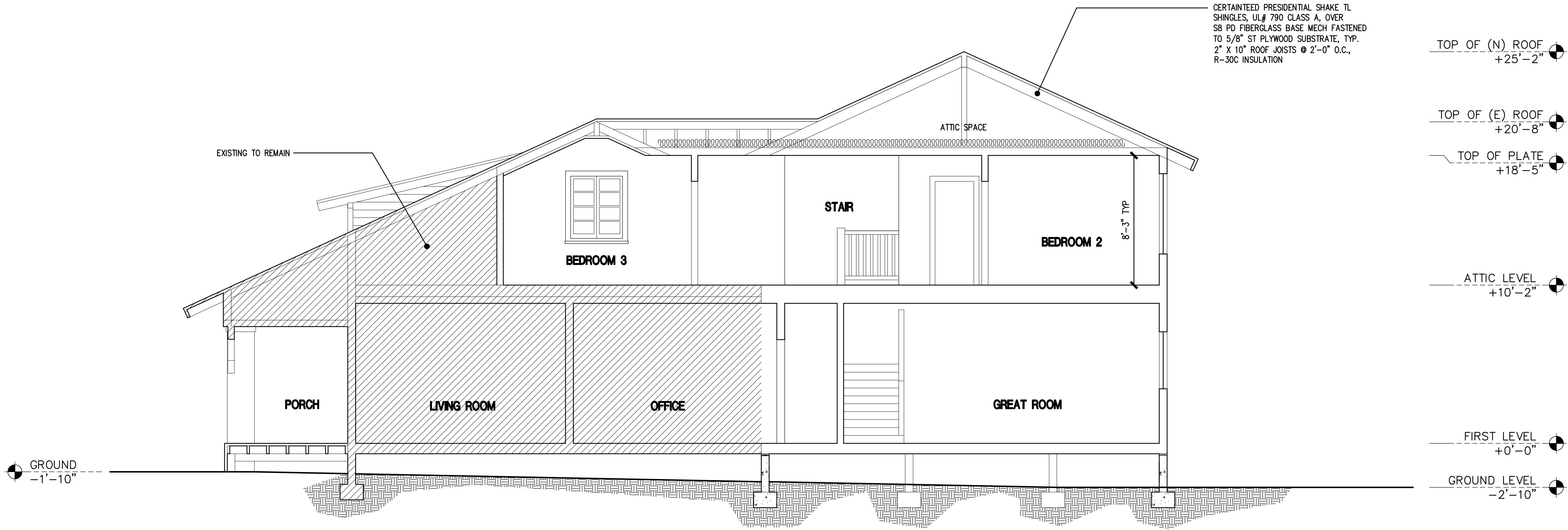
REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

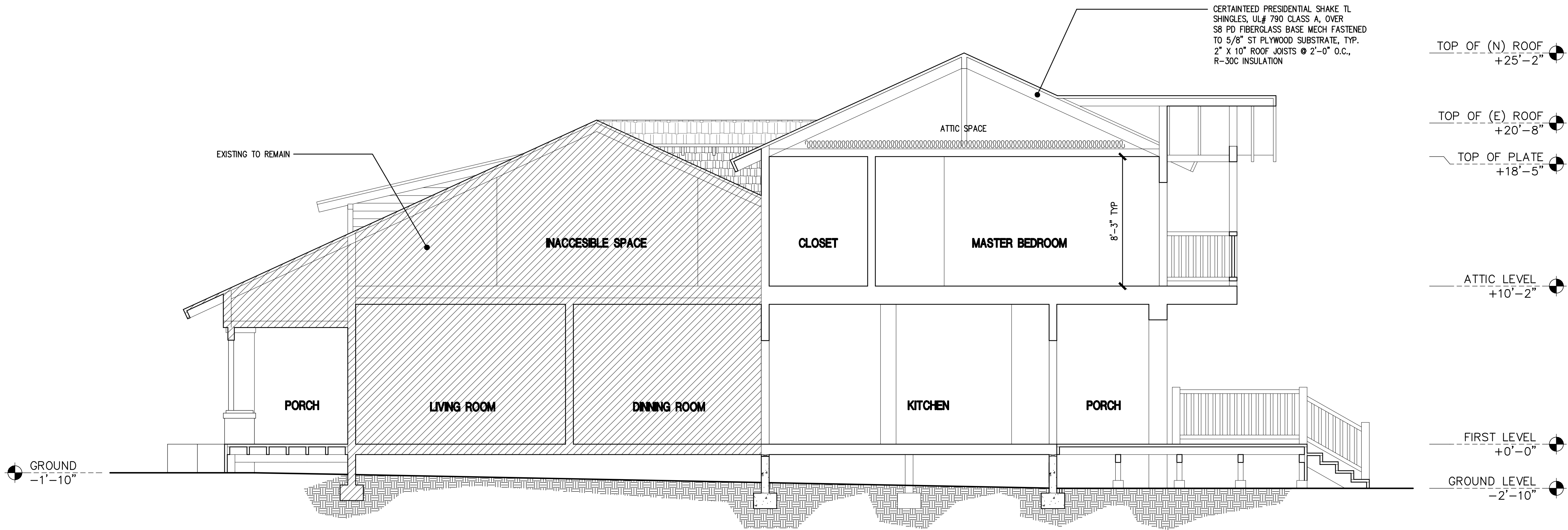
KEY PLAN

BUILDING SECTIONS

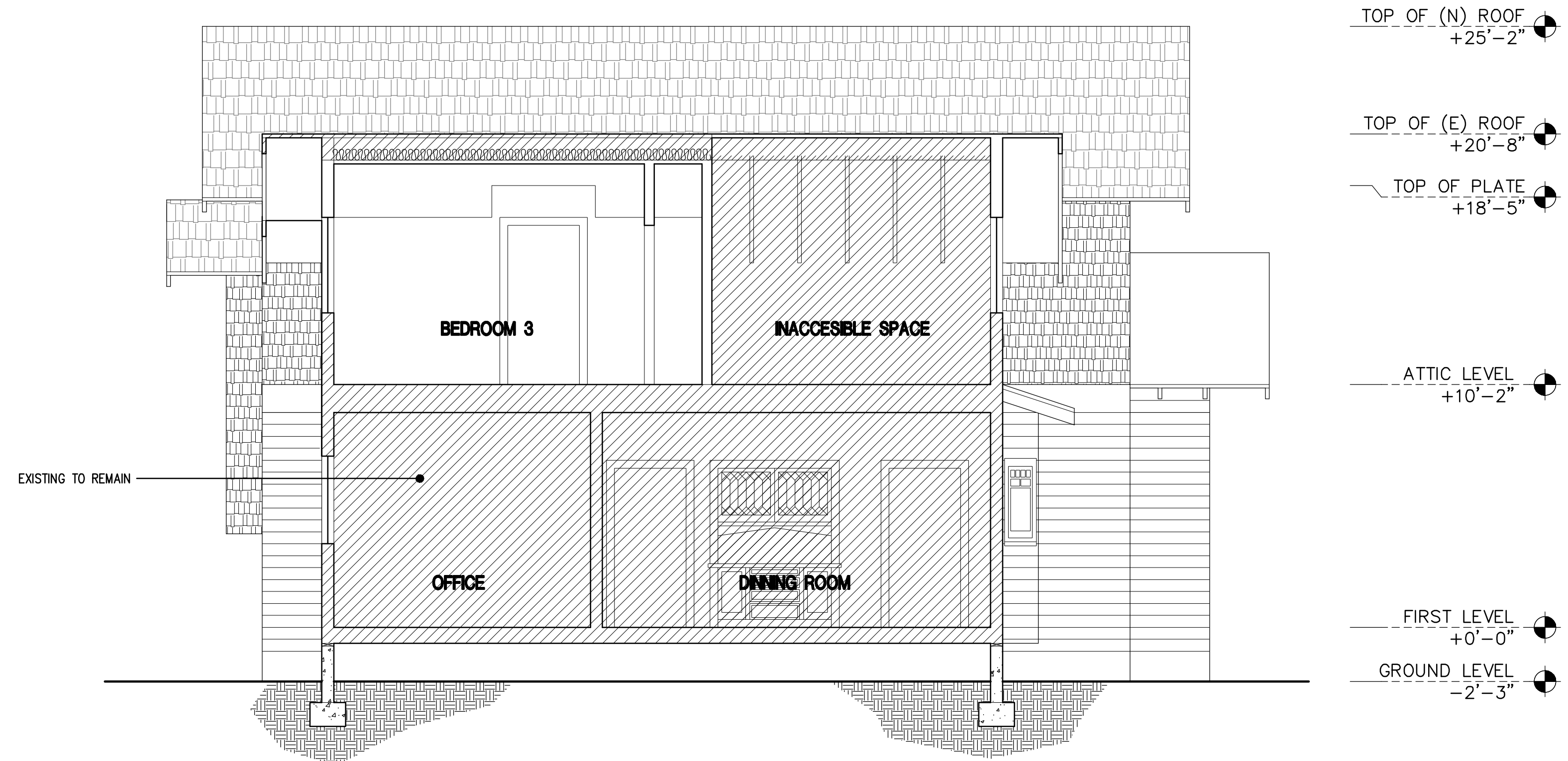
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SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



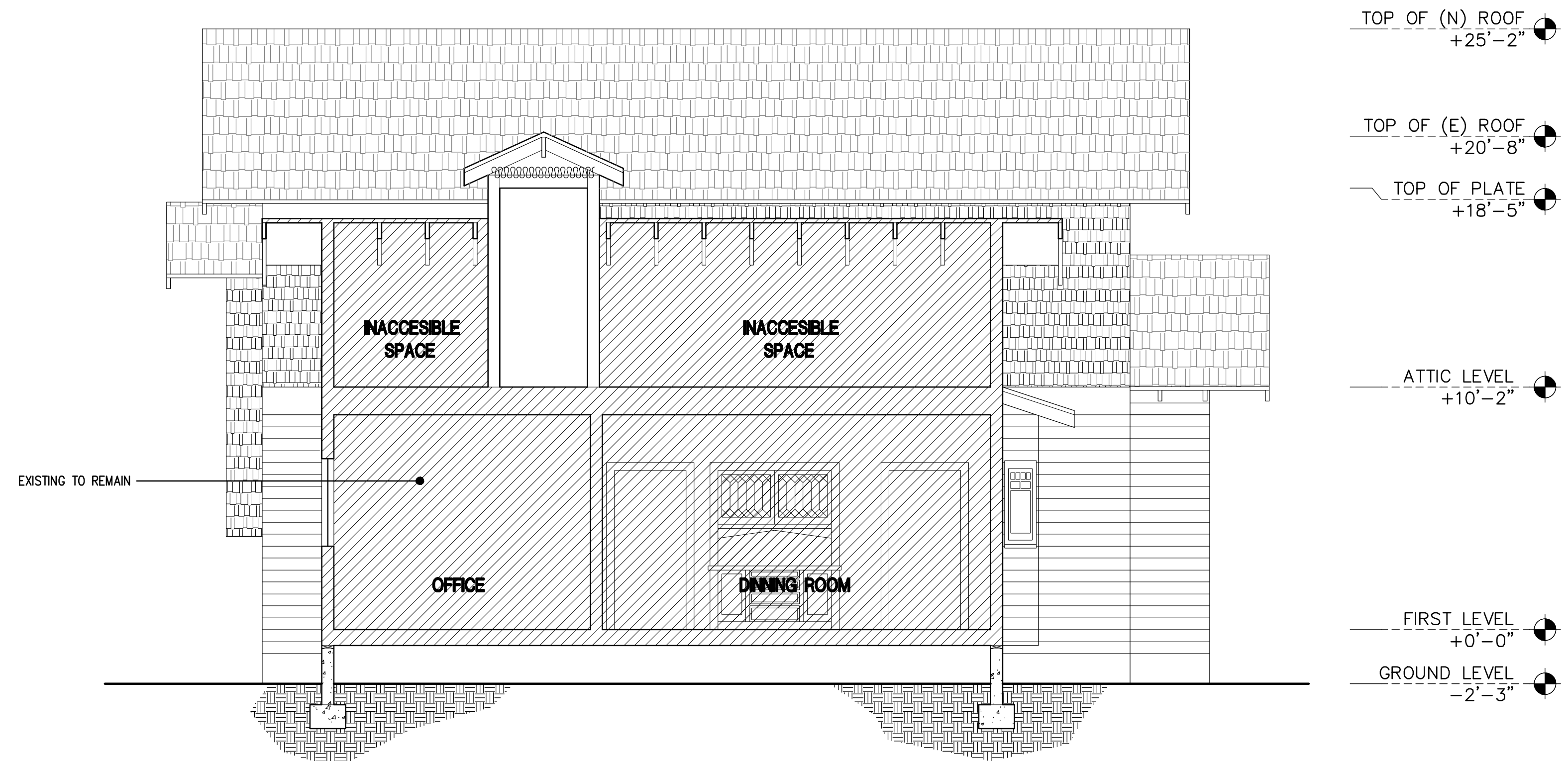
1 SECTION - LOOKING NORTH
1/4"=1'-0"



2 SECTION - LOOKING NORTH
1/4"=1'-0"



1 SECTION - LOOKING EAST
1/4"=1'-0"



2 SECTION - LOOKING EAST
1/4"=1'-0"

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

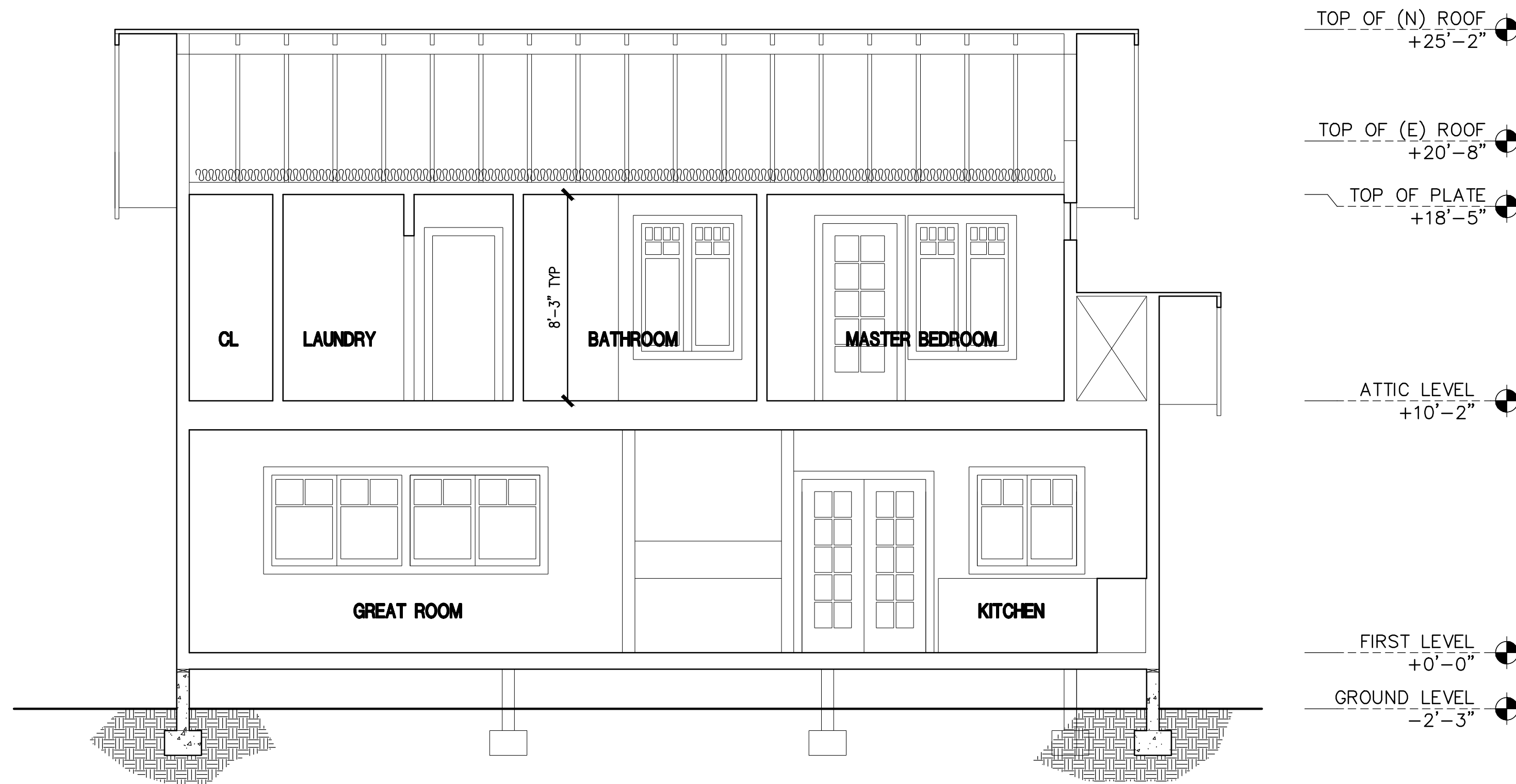
KEY PLAN

BUILDING SECTIONS

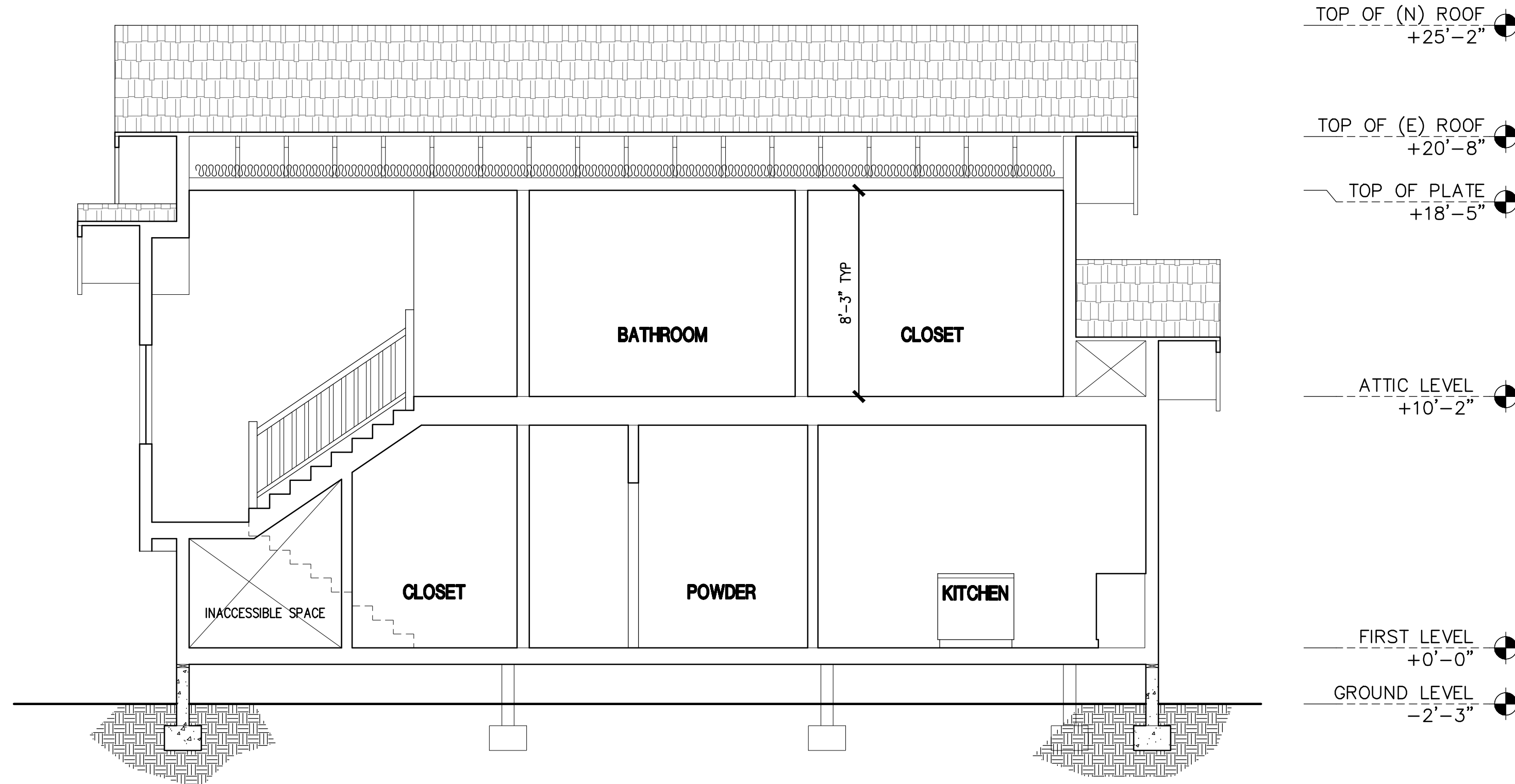
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DATE: 15 FEBRUARY 2021
FILE: FL-EL.DWG
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



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P.O. BOX 1769, UPLAND CALIFORNIA 91785-1769
(909) 931-5070 JEFF@VANDAMENGINEERING.COM



2 SECTION - LOOKING EAST
1/4"=1'-0"



2 SECTION - LOOKING EAST
1/4"=1'-0"

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

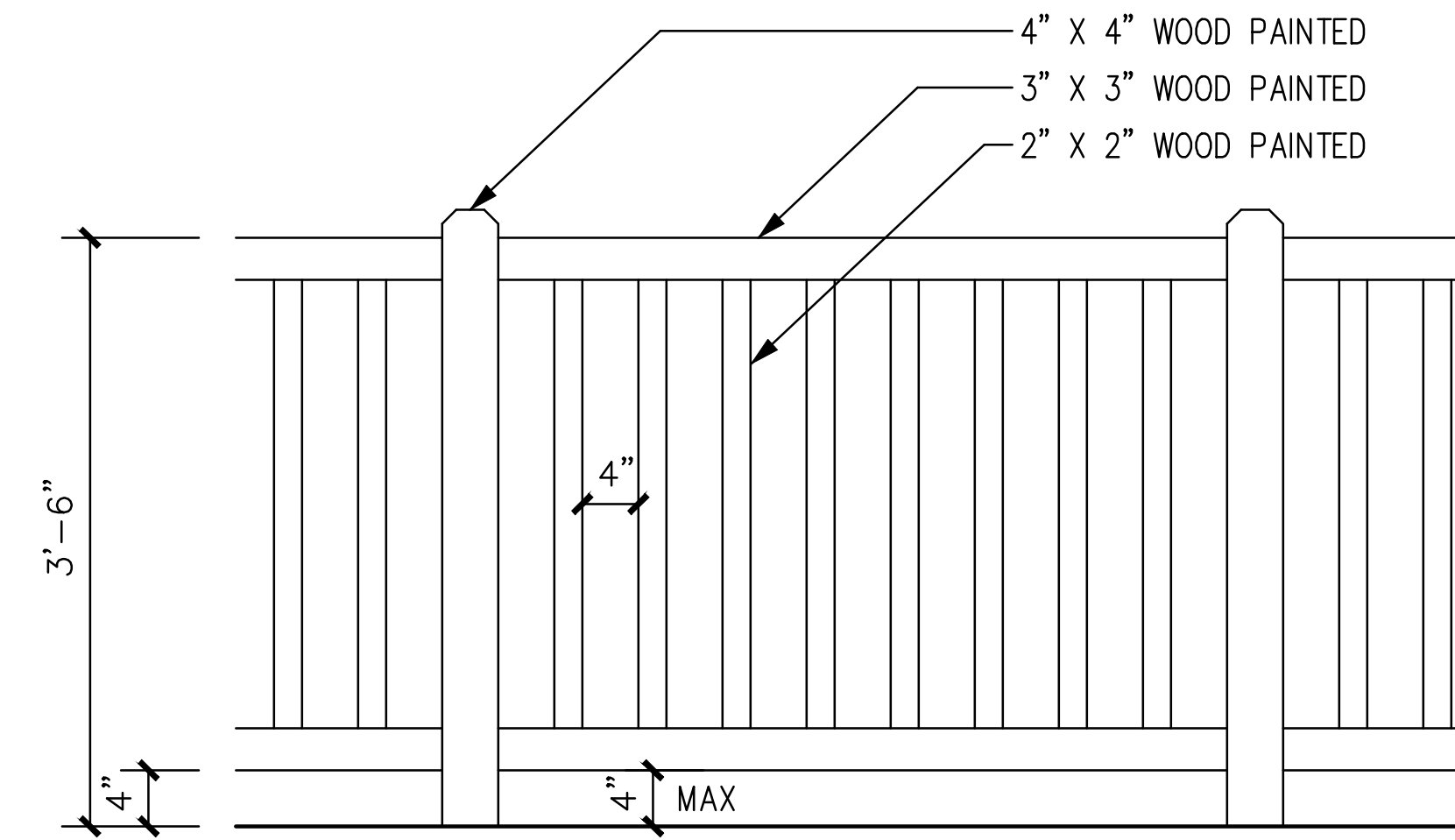
KEY PLAN

BUILDING SECTIONS

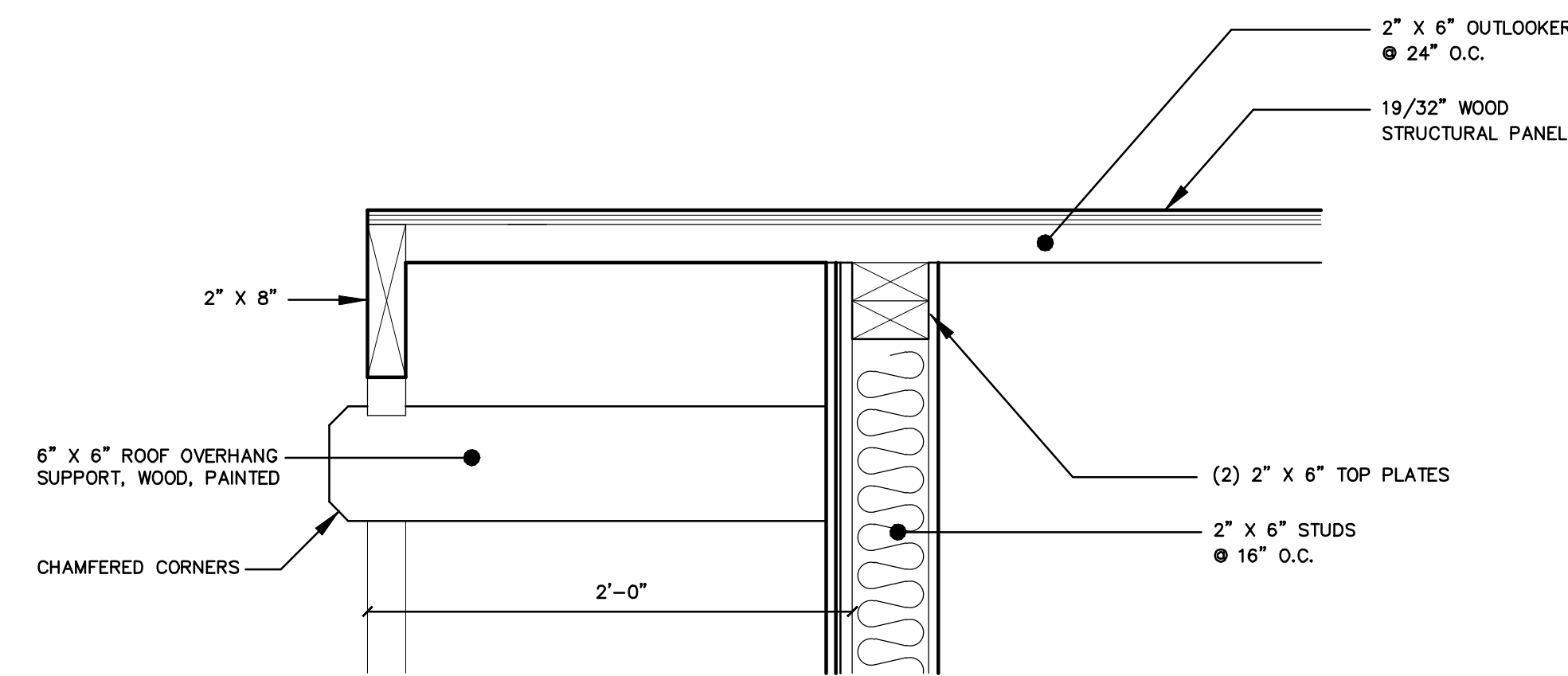
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SCRIPT:
CHC REVIEW
PROJECT NO: 20-02



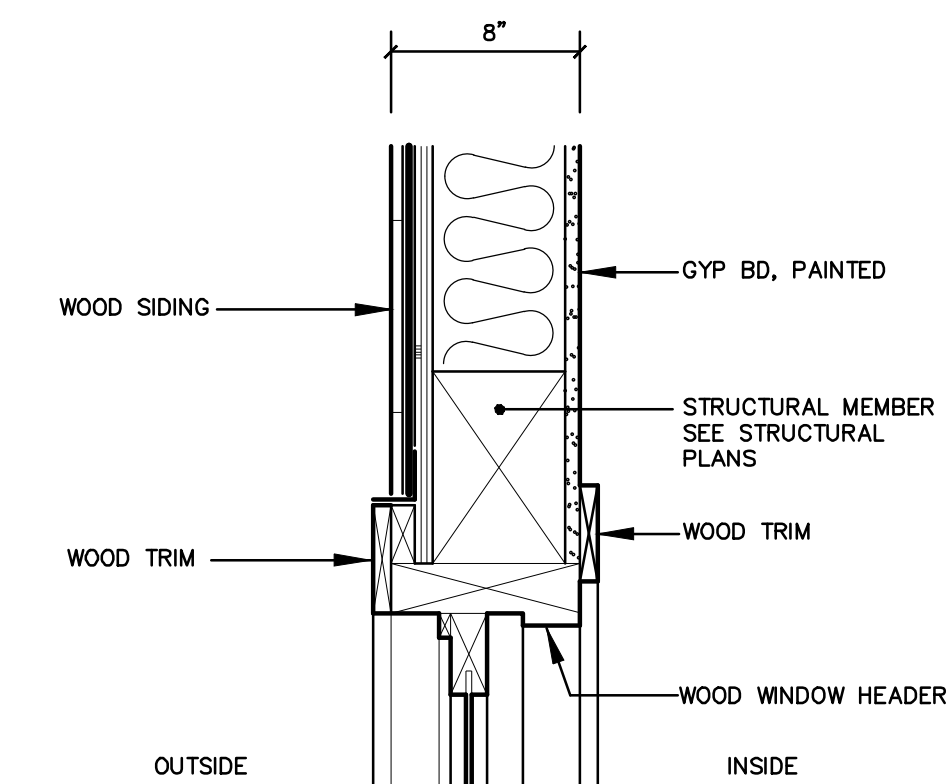
ENGINEER OF RECORD / STRUCTURAL ENGINEER
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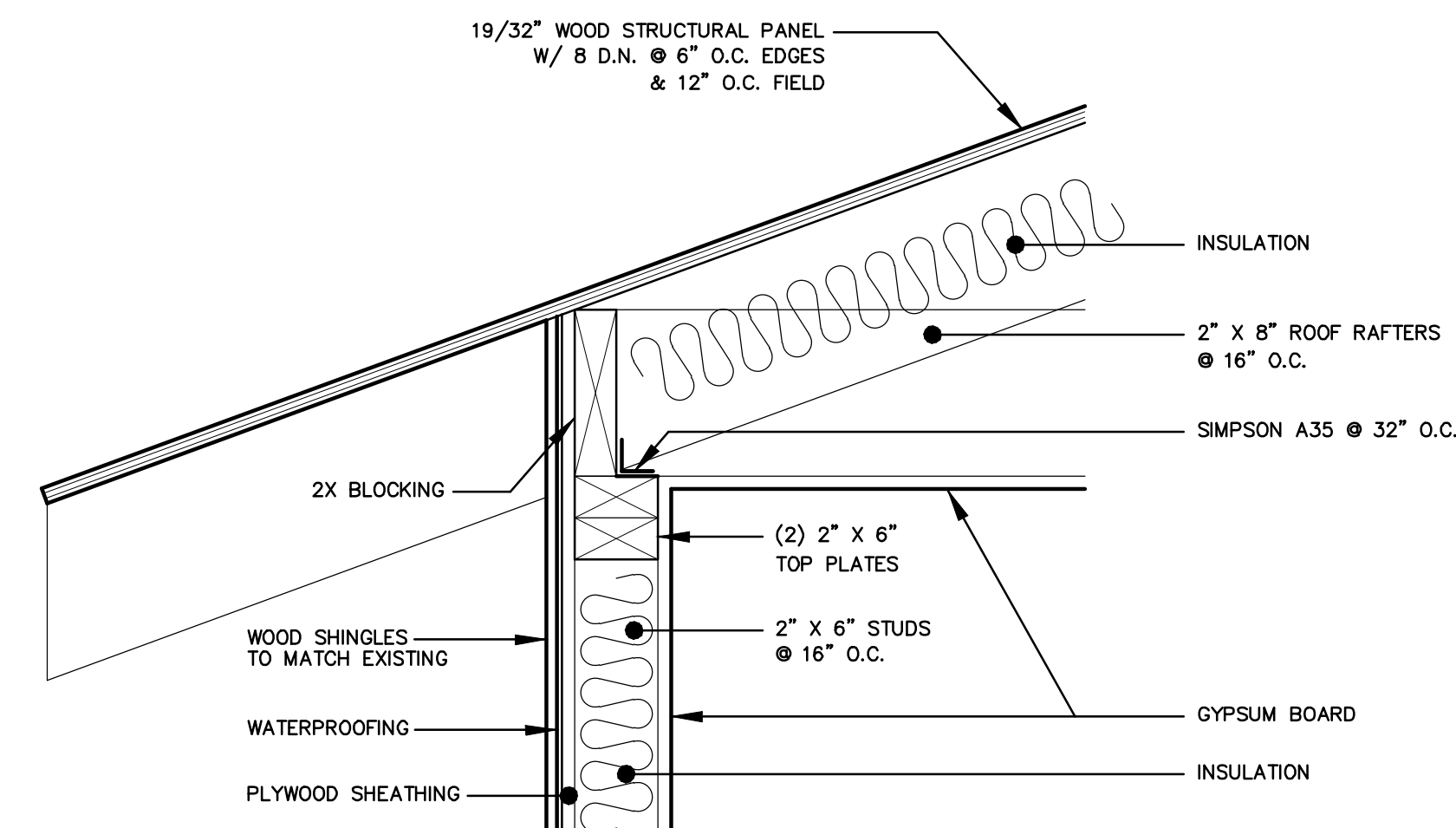
18 RAILING DETAIL, TYP
1"=1'-0"



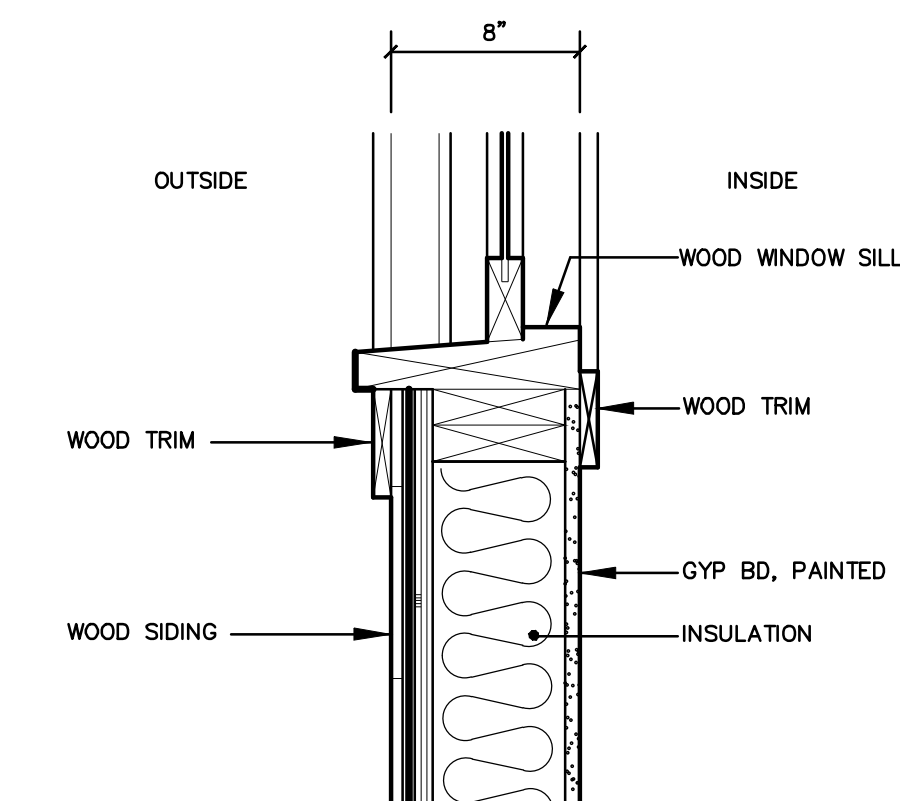
15 GABLE BRACKET DETAIL
1 1/2" = 1'-0"



23 TYPICAL WINDOW HEADER
1 1/2" = 1'-0"



16 ROOF RAFTER DETAIL
1 1/2" = 1'-0"



24 TYPICAL WINDOW SILL
1 1/2" = 1'-0"

FEBRUARY 15, 2021
CHC REVIEW

REVISIONS

Milan House Addition
1020 Milan Ave, So Pas CA 91030

KEY PLAN

EXTERIOR DETAILS

SCALE: 1 1/2" = 1'-0"
DATE: 15 FEBRUARY 2021
FILE: A800_MI-DET
SCRIPT:
CHC REVIEW
PROJECT NO: 20-02

A8.01

ITEM NO. 4

ATTACHMENT 4 Public Comment



**Cultural Heritage Commission
Agenda Report**

ITEM NO. 5

DATE: March 18, 2021
TO: Chair and Members of the Cultural Heritage Commission
FROM: Kanika Kith, Planning Manager
PREPARED BY: Malinda Lim, Associate Planner
SUBJECT: **Historic Preservation Funding Opportunities (Continue)**

Recommendation

Staff recommends that the Cultural Heritage Commission **appoint** a subcommittee to explore and apply for historic preservation funding.

Discussion

This item was continued from the regular Cultural Heritage Commission meeting of February 18, 2021.

The proposed formation of a Cultural Heritage Commission (CHC) Subcommittee will allow two members of the CHC to work with staff on finding and assisting with grant applications to further improve historic preservation.



Cultural Heritage Commission Agenda Report

ITEM NO. 6

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Malinda Lim, Associate Planner

PREPARED BY: Aneli Gonzalez, Management Intern

SUBJECT: **917 Palm Avenue – Mills Act Request**

Recommendation

It is recommended that the Cultural Heritage Commission appoint a subcommittee to review a request for a Mills Act Contract.

Discussion/Analysis

On January 4, 2021, a letter of intent to file a Mills Act application for property located at 917 Palm Avenue was filed with the City (**Attachment 1**). The property qualifies for the Mills Act incentive program because it is a part of a historic district within the city, El Centro/Indiana/Palm Historic District.

The El Centro/Indiana/Palm historic district was designated as a district in 1993. Per Resolution No. 6180, the District is bounded by Palm Avenue on the east, El Centro Street on the south, Indiana Avenue on the west and Pico Alley on the north. The architectural style of the district includes Foursquare, Craftsman's, pattern book kit houses, and period revival styles, as indicated in Resolution No. 6180 (**Attachment 2**).

The contributing property is a Craftsman Bungalow home constructed in 1903, 117 years old. The attached letter illustrates some of the proposed repairs including hardscaping upgrades to the character defining rock wall, rehabilitation of wood framed windows, and repair to exterior wood features.

Staff recommends that the Commission appoint a subcommittee to review this request in further detail before the homeowners prepare rehabilitation and restoration plans and maintenance program.

Next Steps

Planning staff will arrange a virtual meeting with the homeowner and the subcommittee to inspect the condition of the property and discuss any potential items for restoration that may be needed during the agreement.

The appointed subcommittee will review the submitted materials and prepare a report to the Cultural Heritage Commission to make a recommendation to City Council.

Fiscal Impact

A Mills Act contract allows a tax reduction (between approximately 40% - 60%) for a property owner who agrees to perform certain restoration and maintenance tasks over a 10-year period. Although the City will see a reduction in property tax revenue (26% per Mills Act contracted property), the benefits of the program include economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

Environmental Analysis

The Mills Act Contract qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8: Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

Public Notification of Agenda Item

The public is made aware of this item by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

Attachment:

1. Letter of Intention from Homeowners
2. Resolution No. 6180, El Centro-Indiana-Palm Avenue Historic District

Donald and Mo Huang Rolfe

917 Palm Avenue
South Pasadena, California 91030
(p) 626-720-1638 (e) mrolfe319@gmail.com

Kanika Kith, Planning Manager
Mark Gallatin, Chair, Cultural Heritage Commission
City of South Pasadena Planning & Building Department
1414 Mission Street
South Pasadena, CA 91030

4 January 2021

Dear Ms. Kith and Mr. Gallatin:

We are writing to express our interest in applying for the Mills Act for our home at 917 Palm Avenue, South Pasadena (APN #5313-008-024). Our home is an intact Craftsman Bungalow constructed in 1903. At 117 years old, this makes our house one of the earliest Craftsman Bungalows in the neighborhood (and one of the earliest within the designated El Centro/Indiana/Palm Residential Historic District).

Since purchasing the home in 2006, it has served as the primary residence for our family.

Because the house was nearly a century old when we bought it, we have carried out a number of significant repair and upgrade projects. When we learned about the Mills Act recently, though, we realized that having the tax offset offered through the program would help us continue investing in the long-term preservation of the home.

With our house now 117 years old, we have found that there are always more preservation projects in need of attention. At the top of our list, for example, are hardscaping upgrades to the character-defining stream rock walls around our property, rehabilitating/weather-proofing our home's original wood-frame windows, ongoing repairs/re-finishing of exterior wood features, an eventual re-roofing, among other projects. The Mills Act program and property tax abatement would help us continue completing the ongoing repairs needed for our property as well as ensure its future preservation.

In order to make sure that our Mills Act preservation/rehabilitation workplans are comprehensive and meet the City's requirements, we have asked our local preservation specialist Debi Howell-Ardila to prepare our application. She will be coordinating with you throughout the process and presenting this application at the CHC and City Council hearings.

Thank you in advance for your consideration.

Sincerely,

Mo Huang Rolfe

RESOLUTION NO. 6180**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOUTH PASADENA DESIGNATING PORTIONS OF EL CENTRO -
INDIANA - PALM AVENUES AS AN OFFICIAL CULTURAL
HISTORIC DISTRICT**

WHEREAS, Section 2.73A-14. Landmarks and Historic Districts of the South Pasadena Municipal Code establishes procedures for registering historic districts; and

WHEREAS, the Cultural Heritage Commission having duly received a nomination form to register an historic district for the area bounded by Palm Avenue on the east, El Centro Street on the south, Indiana Avenue on the west and Pico Alley on the north; more specifically including all residences on both sides of Palm Avenue in the 900 block, all residences on both sides of El Centro Street in the 500 block, all residences on both sides of Indiana Court in the 500 block and all residences on the east side of Indiana Avenue in the 900 block plus one residence (921) on the west side of Indiana Avenue; and

WHEREAS, the Commission complied with the pertinent and applicable provisions of Subsection (A) (3) (Designation Procedure) and made findings of fact pursuant to Subsection (A) (2) (Designation Criteria for Districts); and

WHEREAS, the Commission forwarded a recommendation to the City Council to approve the proposed historic district; and

WHEREAS, the City Council held a public hearing on the proposed designation on July 7, 1993 and received public testimony; and

WHEREAS, the area qualifies as a district by reason of the following applicable subsections:

- (a) Its character, interest or value as a part of the heritage of the community;
- (d) Its exemplification of a particular architectural style of an era of history of the City (including Foursquare, Craftsman, pattern book kit houses, and period revival styles);

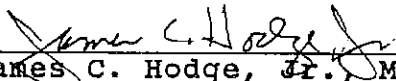
RESOLUTION NO. 6180
Page 2

- (g) Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, materials or craftsmanship; and
- (l) Its significance as a distinguishable neighborhood or area whose components may lack individual distinction; and
- (m) More than 50% plus one of all affected owners of parcels within the proposed district have consented in writing to such designation.

NOW, THEREFORE, be it resolved by the City Council of the City of South Pasadena the following:


- 1. Designation of the above-described properties as the EL CENTRO - INDIANA - PALM HISTORIC DISTRICT.
- 2. The map as set forth in Exhibit A hereto attached and made a part of, as the official boundaries of the historic district.

PASSED, APPROVED AND ADOPTED on July 21, 1993.



 James C. Hodge, Jr., Mayor
 City of South Pasadena

ATTEST:




 Jeannine A. Gregory, City Clerk

I HEREBY CERTIFY that the foregoing resolution was adopted by the City Council of the City of South Pasadena at a regular meeting held on the 21st day of July, 1993, by the following vote:

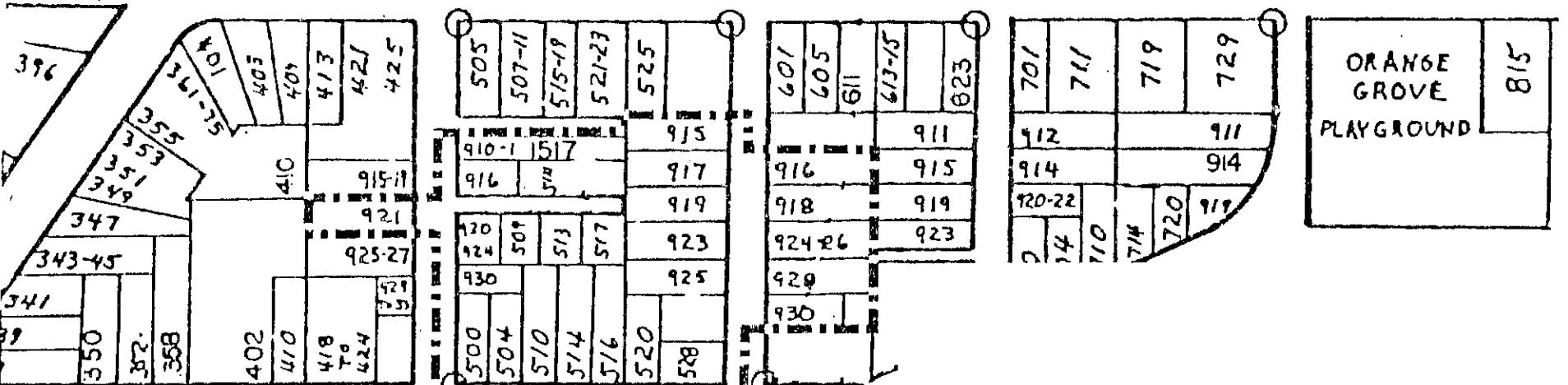
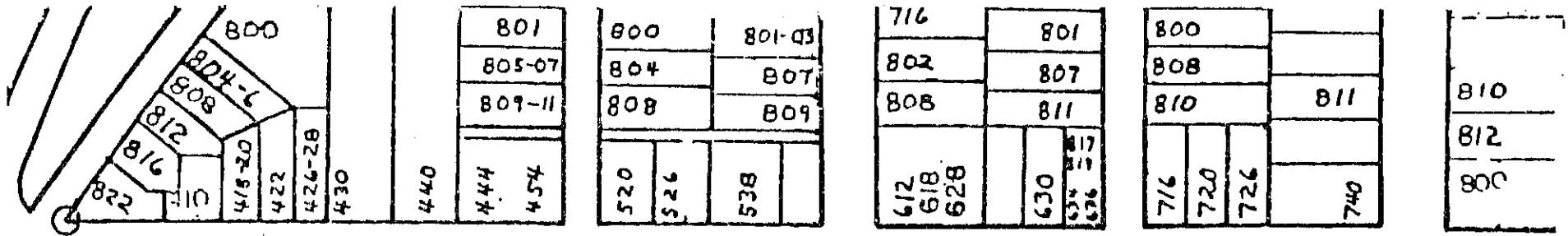
AYES: Richards, Knapp, Zee and Mayor Hodge

NOES: None

ABSENT: Woollacott

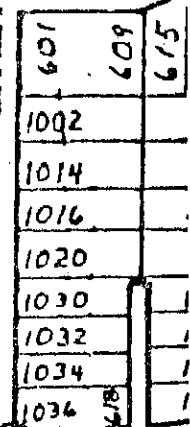
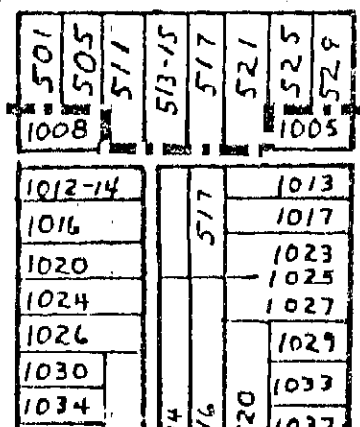
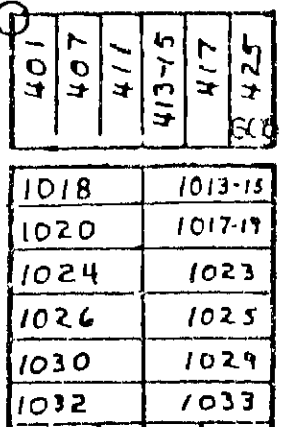


 Jeannine A. Gregory, City Clerk



EL CENTRO

335
LINCOLN
SCHOOL



City of SOUTH PASADENA

Exhibit A

EL CENTRO • INDIANA • PALM HISTORIC DISTRICT

July 15, 1993



Cultural Heritage Commission Agenda Report

ITEM NO. 7

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Kanika Kith, Planning Manager

PREPARED BY: Aneli Gonzalez, Management Intern

SUBJECT: **807 Bank Street – Mills Act Request**

Recommendation

It is recommended that the Cultural Heritage Commission appoint a subcommittee to review a request for a Mills Act Contract.

Discussion/Analysis

On February 15, 2021, a letter of intent to file a Mills Act application for property located at 807 Bank Street was filed with the City. The property will qualify for the Mills Act incentive program if the landmark designation request is approved by City Council on April 7, 2021.

As stated in the letter, prepared by Greg Hise and Lisa Padilla, the home “Mary E. Sowards” was built in 1959 and was designed by the architect Theodore Poersch. The architectural style is Modern Ranch style. The attached letter (**Attachment 1**) illustrates some of the proposed repairs including the following:

- Roof replacement
- Window replacement
- Wood and batten maintenance
- Retaining wall replacement
- Brick Seating wall stabilization
- Original light fixture rehabilitation/re-installation

Staff recommends that the Commission appoint the subcommittee used for Landmark Historic Designation for said property, composed of Commissioners William Cross and Kristin Morrish to review this request in further detail before the homeowners prepare rehabilitation and restoration plans and maintenance program.

Next Steps

Planning staff will arrange a virtual meeting with the homeowner and the subcommittee to inspect the condition of the property and discuss any potential items for restoration that may be needed during the agreement.

The appointed subcommittee will review the submitted materials and prepare a report to the Cultural Heritage Commission to make a recommendation to City Council.

Fiscal Impact

A Mills Act contract allows a tax reduction (between approximately 40% - 60%) for a property owner who agrees to perform certain restoration and maintenance tasks over a 10-year period. Although the City will see a reduction in property tax revenue (26% per Mills Act contracted property), the benefits of the program include economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

Environmental Analysis

The Mills Act Contract qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8: Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

Public Notification of Agenda Item

The public is made aware of this item by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

Attachment:

1. Letter of Intention from Homeowners

ATTACHMENT 1

Letter of Intention from Homeowners

February 15, 2021

Ms. Kanika Kith, Planning Manager
City of South Pasadena
Planning & Building Department
1414 Mission Street
South Pasadena, CA 91030

**Re: Mary E. Sowards House (807 Bank St)
Intent to Apply for Mills Act Contract**

Dear Ms. Kith,

We are writing per our application for City Landmark status which the Cultural Heritage Commission is preparing to consider. This letter conveys our intent to apply for a Mills Act Contract with the City of South Pasadena in order to preserve, restore and rehabilitate key features of the Mary E. Sowards House (1959) designed by architect Theodore Pletsch.

Attached is an inventory of projects that could be undertaken through a Mills Act Contract with the City with photographs for the Commission's review.

We look forward to hearing the Commission's assessment and to learn the steps required to proceed with an application. We are prepared to answer all questions.

Sincerely,

Greg Hise & Lisa Padilla

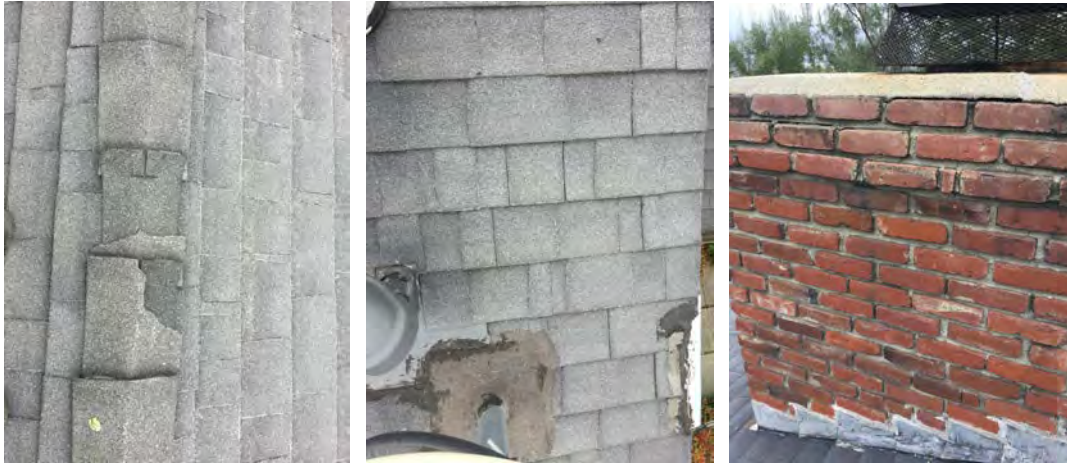
Greg Hise & Lisa Padilla
807 Bank Street
South Pasadena, CA 91030

Item No. 7

Mary E. Sowards House / 807 Bank St
Mills Act Contract – Letter of Intent

Exterior

- Roof replacement
- Fireplace stack repair
- Eave/rafter repairs
- Window replacement
- Sliding door & fixed glazing repairs
- Garage door replacement for compatibility with house
- Wood board/batten maintenance



Item No. 7

Mary E. Sowards House / 807 Bank St
Mills Act Contract – Letter of Intent

Interior

- Structural/seismic bolting of house to foundation
- Bathroom #2 repair/renovation
- Renovate original “Screened Porch” that was enclosed (date unknown) for design compatibility with rest of house



Site

- Retaining wall replacement
- Chain link fence replacement for design compatibility



Item No. 7

Mary E. Sowards House / 807 Bank St
Mills Act Contract – Letter of Intent

Site (continued)

- Wood deck, footings & guardrail replacement
- Brick seating wall stabilization
- Brick patio paving, planter walls & entry pedestal repairs/replacement
- Replace asphalt motorcourt with more compatible material
- Original light fixture rehabilitation/re-installation





**Cultural Heritage Commission
Agenda Report**

ITEM NO. 8

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission.

FROM: Kanika Kith, Planning Manager

PREPARED BY: Aneli Gonzalez, Management/Planning Intern

SUBJECT: **1601 Marengo Avenue– Historic Landmark Designation Request**

Recommendation

It is recommended that the Cultural Heritage Commission appoint a subcommittee to review a request for a Historic Landmark Designation.

Discussion/Analysis

On February 5, 2021, the applicant’s representative of 1601 Marengo Avenue, Molly Iker-Johnson, submitted a request to designate the home as a historic landmark property. A history of the property report, prepared by Christine Lazzaretto and Molly Iker-Johnson from Historic Resources Group is included as **Attachment 1**.

1601 Marengo is located on the southwest corner of Marengo Avenue and Oak Street. As stated in the report, the home was built in 1907 as a single-family residence with a detached garage. The architectural style is Craftsman and was built during the Arts and Crafts movement. In accordance with the report, some of the primary character defined features found in the home are:

- Rectangular plan, simple massing, and asymmetrical composition
- Front gable roof with composition shingle roofing
- Exterior arroyo stone chimney
- Latticed attic vents
- Heavy, battered porch piers of arroyo stone with concrete caps
- Front door set into an arroyo stone recess with rounded corners
- Central entrance hall and back hall bisecting the house
- Five-panel wood doors with brass hardware
- Quarter-turn stair with Classical wood newel posts

Staff recommends that the Commission appoint a subcommittee to review this request in further detail. Owners are not interested in applying for the Mills Act Contract this year.

Next Steps

ITEM NO. 8

Cultural Heritage Commission
March 18, 2021

1601 Marengo Avenue
Landmark Designation Request

Planning staff will arrange a virtual site visit with the homeowner and the subcommittee to inspect and discuss the property in question for landmark designation.

The appointed subcommittee will review the submitted materials and prepare a report to the Cultural Heritage Commission to make a recommendation to City Council.

Fiscal Impact

A Mills Act contract allows a tax reduction (between approximately 40% - 60%) for a property owner who agrees to perform certain restoration and maintenance tasks over a 10-year period. Although the City will see a reduction in property tax revenue (26% per Mills Act contracted property), the benefits of the program include economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

Environmental Analysis

The Mills Act Contract qualifies for an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15308, Class 8: Actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

Public Notification of Agenda Item

The public is made aware of this item by virtue of its inclusion on the legally publicly noticed agenda, posting of the same agenda and reports on the City's website.

Attachment:

1. History of the Property

ITEM NO. 8

ATTACHMENT 1
History of Property



PREPARED FOR

Susan and Clive Taylor
30745 Pacific Coast Highway #371
Malibu, CA 90265

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Appendix A: Permit History

Appendix B: Current Condition Photographs

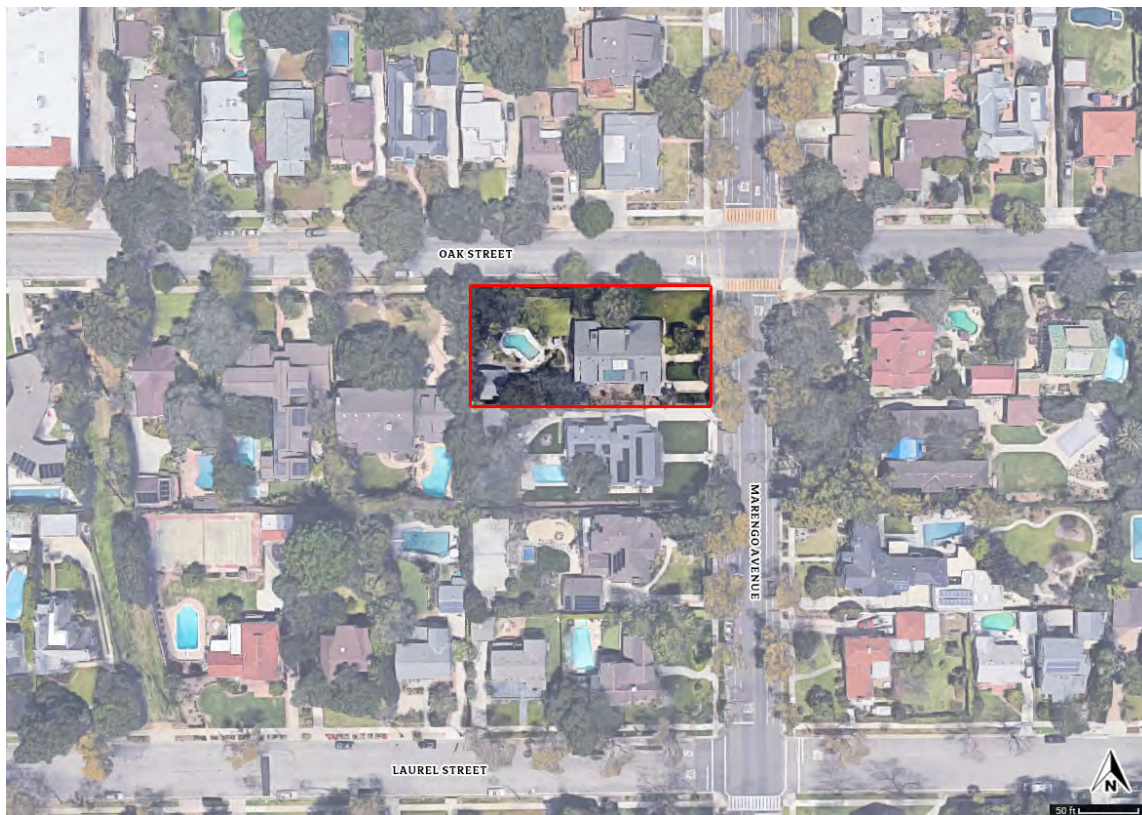
Appendix C: Historic Maps

Appendix D: Department of Parks and Recreation Form 523

INTRODUCTION

In support of a nomination for local designation, we have evaluated the property at 1601 Marengo Avenue (APN 5320-007-001) in the City of South Pasadena, California, for eligibility for designation under the City of South Pasadena Cultural Heritage Ordinance. The property was developed with a Craftsman style single-family residence and detached garage in 1907.¹ Our review included observation of existing conditions on the property; research of building permits and other primary and secondary sources; and a review of previous evaluations and survey data. A site visit was conducted on October 28, 2020. This report concludes that the property (comprising a single-family residence and detached garage) is eligible for listing as a City of South Pasadena Landmark under the following criteria: Criterion 1, reflecting character, interest, and value as an example of early 20th century residential development; Criterion 4, exemplifying the Craftsman architectural style; and Criterion 7, embodying the elements of the Craftsman style and reflecting early 20th century craftsmanship.

FIGURE 1. SITE MAP



1601 Marengo Avenue outlined in red.

¹ No original building permit was found for the property. Date of construction based on data from the Los Angeles County Tax Assessor.

METHODOLOGY

1601 Marengo Avenue was evaluated using integrity thresholds and eligibility criteria for listing as a City of South Pasadena Landmark. The field methods and analysis are based on guidance from the National Park Service and the California Office of Historic Preservation for evaluating potential historical resources; eligibility standards developed for the evaluation of potential historic resources in South Pasadena; and an identification of the physical features and evaluation of historic integrity ascertained during the site visit and through building records.

This report was prepared using sources related to the history and development of the property. The following sources were consulted:

- Building permits
- Historic newspaper articles
- Sanborn Fire Insurance maps
- Other primary and secondary sources relevant to the history of the site
- City of South Pasadena, *Citywide Historic Context Statement*, December 2014
- Previous survey information from 1991, 2002-2003, and 2015-2016 citywide historic resources surveys of South Pasadena

Research, field inspection, and analysis were performed by Christine Lazzaretto, Managing Principal; and Molly Iker-Johnson, Architectural Historian/Staff Photographer, both of whom meet the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History.

PREVIOUS EVALUATIONS/DESIGNATIONS

Historic Resources Surveys

There have been several historic resources surveys conducted in South Pasadena. The first comprehensive historic resources survey was conducted in 1991, with survey updates in 2002-2003. The result of these efforts was the identification of approximately 2,567 eligible properties that were listed in the South Pasadena Inventory of Cultural Resources (the "Inventory").

1601 Marengo Avenue was identified as a contributor to the potential Oneonta Park Historic District in the 1991 Citywide Historic Resources Survey. The 2002-2003 survey concurred with the 1991 finding for the Oneonta Park Historic District, and further noted that 1601 Marengo Avenue was also individually eligible for listing in the National Register of Historic Places.

The City conducted another survey update in 2015-2016, which found that the Oneonta Park Historic District remained eligible for historic designation and concurred that 1601 Marengo Avenue is eligible both individually and as a contributor to the district.

1601 Marengo Avenue is listed in the Inventory with a status code 3S, meaning "appears eligible for National Register as an individual property through survey evaluation," and with a status code 5B, meaning "locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation."

Built Environment Resource Directory

The California Office of Historic Preservation (OHP) maintains the Built Environment Resource Directory ("BERD"), a database of previously evaluated resources throughout the state. The BERD contains information only for cultural resources that have been processed through OHP. This includes resources reviewed for eligibility for the National Register of Historic Places and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. The property at 1601 Marengo Avenue is not listed in the BERD.²

² California Office of Historic Preservation, "Built Environment Resource Directory," 2020, <https://ohp.parks.ca.gov/pages/1068/files/Los%20Angeles.csv> (accessed November 2020).

HISTORIC CONTEXT

Early 20th Century Residential Development

The property at 1601 Marengo Avenue is developed with a single-family residence and an associated detached garage, constructed in 1907.³ It is located in the Oneonta Park subdivision, a historically middle-class neighborhood, with occupants in the early 20th century representing a range of professions as indicated in the table below.

| DATE | OWNER |
|--------------|---|
| 1908-1925 | George E. (owner, Pasadena Canning Company), Alma, Dorothy, and Gladys Grier; Achash B. Tredway |
| 1928 | Elaine V. Heisley (attendant) |
| 1930-1931 | Peter J. (proprietor, silver mine) and Eudora E. Osdick; Esther A. Cram (artist) |
| 1932 | Orange L., Grace K, and John C. Withrow (carpenter) |
| 1933-1948 | Ernest C. (retired), Stella, Ruth (music teacher), and Alice Roddewig ⁴ |
| 1950-1975 | Harold J. (gardener), Nellie, and William H. Humphrey (store clerk) ⁵ |
| 1978-present | Clive (doctor), Susan K., Matthew, Jeremy, Benedict, and Emma Taylor |

The first decades of the 20th century marked one of the greatest population increases in the history of South Pasadena. The United States Census recorded 4,659 residents in 1910 (compared to 1,001 residents in 1900), which represented a rate of growth exceeded by only three cities in the state.⁶ The period was one of immense growth in the city, and development activity reflected the demand for single-family housing. Between 1900 and 1919, the City recorded 145 subdivisions; of those, 91 were subdivided between 1900 and 1909. Advertising for many of the tracts boasted of their location and convenient proximity to the newly constructed Pasadena Short Line.

Several prominent, large-scale subdivisions were developed during this period, many of which were promoted as streetcar suburbs in proximity to downtown Los Angeles. Among these, the

³ No original building permit was found for the property. Date of construction based data from the Los Angeles County Tax Assessor. Per the property owner, construction may have begun in 1904.

⁴ After 1942, Alice Roddewig (then Alice Roberts) was no longer listed at the address.

⁵ After 1954, William Humphrey was no longer listed at the address.

⁶ Jane Apostol, *South Pasadena 1888-1988: A Centennial History* (South Pasadena, CA: South Pasadena Public Library, 1987), 83.

Oneonta Park tract, located in the southeastern portion of the city, represented 18 percent of the city's homes by 1910.⁷ Developed by Henry Huntington, the tract featured expansive lots with lush landscaping, including many varieties of ornamental trees planted under the direction of William Hertrich, the superintendent of Huntington's San Marino Ranch. The Huntington Land & Improvement Company literature explained that the tract was designed "not for the residences of millionaires...but for the well-to-do who aspire to what is artistic and who appreciate the opportunities here afforded for home building."⁸

During this period, the influence of the Arts and Crafts movement is reflected in South Pasadena's residential neighborhoods. The City retains intact streets and neighborhoods, along with prominent individual examples, illustrating the importance of Arts and Crafts architecture and the role it played in residential development in the early 20th century. Southern California, and Pasadena in particular, was a center of the American Arts and Crafts movement; the philosophy, aesthetics, and major proponents and practitioners all influenced South Pasadena during this same period.

Oneonta Park District

The Oneonta Park District was originally identified as a potential historic district in the 1991 survey of the City of South Pasadena, and re-evaluated during the 2003 and 2015 surveys. The district, situated in the Oneonta Park Tract, consists of the south side of the 1600 to 1900 blocks of Oak Street, the 1600 to 1800 blocks of Laurel and Spruce Streets, and the 1600 to 1800 blocks of Fair Oaks, Marengo, and Milan Avenues. There are 77 contributors and 41 non-contributors and 2 properties not visible from the public right-of-way out of a possible 120 residences in the district. The contributors are modestly sized, one- and two-story, single-family residences, set on rectangular lots with deep setbacks. Period revival and Craftsman style architecture, more than any other characteristic of the district, is its unifying feature. Paved paths (usually concrete) lead from the sidewalk to primary façades. Garages are detached and located at the rear of the parcel, accessed via driveways extending along the side of each parcel from the street. Landscaping consists of lush lawns and mature shrubs and trees. Streets are lined with mature trees, including Norfolk Island pines, Jacarandas, oaks, and palms. The Oneonta Park District also features concrete curbs, gutters, and sidewalks; fluted metal streetlamps; and Arroyo stone, concrete, or clinker brick retaining walls.

Craftsman Architecture

The residence at 1601 Marengo Avenue was designed in the Craftsman style, one of the predominant architectural styles in South Pasadena. Craftsman architecture grew out of the late-

⁷ Sapphos Environmental, Inc., *Historic Resources Technical Report, City of South Pasadena Downtown Revitalization Project Environmental Impact Report*, prepared for RBF Consulting, June 5, 2007, 5-4.

⁸ Apostol, 49.

19th century English Arts and Crafts movement. A reaction against industrialization and the excesses of the Victorian era, the movement stressed simplicity of design, hand-craftsmanship, and the relationship of the building to the climate and landscape. Craftsman architecture developed in the first decade of the 20th century as an indigenous California version of the American Arts and Crafts movement, incorporating Southern California's unique qualities. Constructed primarily of stained wood, with wide overhanging eaves, balconies, and terraces extending the living space outdoors, the style embodied the goals of the Arts and Crafts movement.

The style proved so popular in California that in both historic and contemporary literature, the Craftsman style is often called the "California" style.⁹ Pasadena, South Pasadena's northern neighbor, emerged as one of three American centers for Arts and Crafts architecture in the early 20th century.¹⁰ The prevalence of the Craftsman house in the Pasadena area in the early part of the 20th century was a result of the rapid growth of the middle class population. Architects in the area developed their own regional interpretation of Arts and Crafts architecture, drawing on locally available building materials and climatic conditions. In Pasadena, redwood and other readily-available woods were extensively used, and dark clapboard or shingles were typically used for exterior wall cladding. Boulders from the Arroyo Seco were often used for foundations, porch piers, chimneys, retaining walls, and other decorative elements. Architectural details included articulated wooden structural elements, decorative tilework, and leaded glass windows designed by local artisans.

The Craftsman bungalow dates from the early 1900s through the 1920s. The bungalow's simplicity of form, informal character, direct response to site, and extensive use of natural materials, particularly wood and stone, was a regional interpretation of the reforms espoused by the Arts and Crafts movement's founder, William Morris. Craftsman bungalows generally have rectangular or irregular plans, and are one to one-and-a-half stories tall. They have wood clapboard or shingle exteriors and a pronounced horizontal emphasis, with broad front porches, often composed with stone, clinker brick, or plastered porch piers. Other character-defining features include low-pitched front-facing gable roofs, and overhanging eaves with exposed rafter tails.

As opposed to smaller developer-built or prefabricated bungalows, two-story Craftsman houses were often commissioned for wealthy residents and designed specifically with the homeowner's

⁹ Information about the Arts & Crafts movement in Pasadena excerpted and adapted from U.S. Department of the Interior, National Park Service, *The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement*, National Register of Historic Places Multiple Property Documentation Form, prepared by Lauren Bricker, Robert Winter, and Janet Tearden for the City of Pasadena, 1998.

¹⁰ U.S. Department of the Interior, *The Residential Architecture of Pasadena, CA, 1895-1918*. The others were Oak Park, Illinois, and the San Francisco Bay area.

needs and the physical site in mind. They generally feature a low-pitched gable roof, wide overhanging eaves with exposed rafter tails, and windows grouped in horizontal bands. A high-style Craftsman house is distinguished by the quality of the materials and complexity of design and may feature elaborate, custom-designed woodwork, stained glass, and other fixtures.

By World War I, the Craftsman style declined in popularity and was replaced by Period Revival styles. The Craftsman bungalow continued to be built into the 1920s, but was often painted in lighter colors, stripped of its dark wood interiors, or blended with characteristics of various Revival styles.

Character-defining features of Craftsman style architecture include:

- Horizontal massing
- Low-pitched gable roof with rolled or composition shingle roofing
- Wide overhanging eaves with exposed rafter tails, outriggers, or knee braces
- Exterior walls clad in wood shingle, shake, or clapboard siding
- Projecting partial- or full-width, or wrap-around front porch
- Heavy porch piers, often of river stone or masonry
- Wood sash casement or double-hung windows, often grouped in multiples
- Wide front doors, often with a beveled light
- Wide, plain window and door surrounds, often with extended lintels
- Extensive use of natural materials (wood, brick or river stone)
- Detached garage at rear of property

Available building permits are included in Appendix A; detailed photographs of the exterior and interior are in Appendix B.

PHYSICAL DESCRIPTION



East façade, view facing west.

1601 Marengo Avenue is located on the southwest corner of the intersection of Marengo Avenue and Oak Street in the City of South Pasadena. The property is occupied by a single-family residence and associated detached garage. The residence is set back from the street with a gently sloping front yard, with an expansive lawn and mature landscaping with mature trees, some of which are reportedly the original trees planted on the site.¹¹ The property is flanked to the south and west by large single-family residences.

The one-and-one-half-story Craftsman style residence is of wood frame construction and has a rectangular plan, simple massing, and asymmetrical composition. It has a front-gable roof with composition shingle roofing, open eaves with shaped rafter tails, and overhanging rakes with decorative bargeboards and shaped knee braces. There are shed roof dormers at the north and south façades, and latticed attic vents at each gable end. There is an exterior arroyo stone chimney at the north façade. At the southeast corner of the house, the roof slope flares over the driveway to form a porte-cochère supported by battered arroyo stone piers with concrete caps. A recessed scored concrete porch with battered arroyo stone piers with concrete caps wraps the north and east façades. The porch is accessed by a concrete path and steps. There is an additional half-height battered porch pier. Exterior walls are clad in wood clapboard siding, with wood shingles at the east-facing gable. Fenestration is varied, and consists of wood sash fixed, double-hung, and awning windows with wide wood surrounds with cornices, and wood sills with shaped shoes. Several windows on the east and north (street-facing) façades have diamond-light upper sash or transoms. In the east gable there is an extended sill set into a recess with rounded corners. There is a bay window at the east (primary) façade, clad in arroyo stone, and a set of divided-light wood French doors with wide sidelights. The primary entrance is centered on the east façade. It is set within an arroyo stone recess with rounded corners. It consists of a flush wood door with a leaded, diamond-shaped viewport and partial-height casement sidelights. There is a secondary entrance at the north façade, consisting of a single partially glazed wood door with a wide wood surround. There is a back door at the west façade, consisting of a single partially-glazed wood door.

¹¹ Information provided by property owner, as relayed by Mrs. Humphrey during the 1978 sale of the residence.

The primary entrance opens onto a central entrance hall and back hall that bisect the house, with a living room and dining room to the north, and a study, bedrooms, and bathroom to the south. There are hardwood floors, wide wood door and window surrounds, and five-panel wood doors with brass hardware. The central entrance hall and study have tray ceilings of plaster with wood trim; the living and dining rooms have wood beamed plaster ceilings. The central entrance hall provides access to the second floor via a quarter-turn stair with Classical wood newel posts and wood risers, treads, tread returns, stringboards, balusters, and railings. The living room, accessed from the entrance hall via a wide cased opening with wood paneled partial-height walls and square wood columns, has a wood beamed plaster ceiling, an arroyo stone fireplace, a built-in cabinet with leaded glass doors, and a window seat at the bay window. The dining room, accessed from the living room via a wide cased opening with wood paneled partial-height walls and square wood columns, has a wood beamed plaster ceiling, paneled wood wainscoting with a plate rail, and a built-in china cabinet. The small study is accessed from the central entrance hall via a wide cased opening and has a clinker brick fireplace and a built-in bookcase.

The detached garage, situated at the southwest corner of the parcel, has a rectangular plan, simple massing, and asymmetrical composition. The primary automotive entrance is located at the center of the north (primary) façade, and consists of a pair of rolling wood plank doors. There is a cross-gable roof with composition shingle roofing, open eaves with exposed rafter tails, and overhanging rakes with outriggers and knee braces. There are latticed attic vents at the gable ends. Exterior walls are clad in wood clapboard, with wood shingles at the north gable. Fenestration consists of divided-light wood sash windows set in wide wood surrounds with projecting sills. A paneled wood door with a wide wood surround, located to the east of the automotive door, provides pedestrian access.



Detached garage, view facing southwest.

Alterations

The Craftsman residence at 1601 Marengo Avenue has undergone few alterations since its original construction. In 1936, a window and a portion of the roof were repaired.¹² In 1979, the kitchen and a bathroom were remodeled, and a pool was added to the property.¹³ In 1987, the fireplaces, porch piers, and plaster, all of which sustained damage in the Whittier Narrows

¹² City of South Pasadena Building Permit 2974, April 15, 1936.

¹³ City of South Pasadena Building Permit 266, July 3, 1979; City of South Pasadena Building Permit 580, July 3, 1979.

earthquake, were repaired, and a partial fire sprinkler system was added.¹⁴ In 1996, a seismic retrofit was completed, anchoring the sill plate to the foundation.¹⁵

Character-defining Features

The residence at 1601 Marengo Avenue retains significant character-defining features of its original Craftsman style design on the interior and exterior, including:

- Rectangular plan, simple massing, and asymmetrical composition
- Detached garage
- One-and-one-half-story height
- Front gable roof with composition shingle roofing
- Open eaves with shaped rafter tails and overhanging rakes with decorative bargeboards and shaped knee braces
- Shed roof dormers
- Latticed attic vents
- Exterior arroyo stone chimney
- Porte-cochère supported by battered arroyo stone piers with concrete caps
- Recessed scored concrete wrap-around front porch
- Heavy, battered porch piers of arroyo stone with concrete caps
- Exterior walls clad in wood clapboard siding with wood shingles at the east gable
- Varied fenestration consisting of wood sash fixed, double-hung, and awning windows, some with diamond pane upper sash or transoms
- Wide wood window surrounds with cornices and wood sills with shaped shoes
- Extended sill set into recess with rounded corner at east gable
- Bay window clad in arroyo stone at east façade
- Flush wood front door, with a leaded, diamond-shaped viewport and partial-height casement sidelights
- Front door set into an arroyo stone recess with rounded corners
- Wide, plain window and door surrounds with extended lintels
- Extensive use of natural materials (wood and arroyo stone)
- Detached garage at rear of property
- Central entrance hall and back hall bisecting the house
- Hardwood floors
- Wide window and door surrounds
- Five-panel wood doors with brass hardware

¹⁴ City of South Pasadena Building Permit 5193, November 10, 1987; City of South Pasadena Building Permit 5307, December 4, 1987; City of South Pasadena Building Permit 5356, December 14, 1987.

¹⁵ City of South Pasadena Building Permit 18063, February 26, 1996.

ITEM NO. 8

- Ceilings of plaster with wood trim (central entrance hall and study)
- Wood beamed plaster ceilings (living and dining rooms)
- Quarter-turn stair with Classical wood newel posts
- Wide cased openings with wood partial-height walls and square wood columns providing access to living room from entrance hall and dining room
- Arroyo stone fireplace
- Built-in cabinet with leaded glass doors
- Wood wainscoting with plate rail in dining room
- Built-in china cabinet
- Clinker brick fireplace

LOCAL DESIGNATION: EVALUATION CRITERIA

On July 19, 2017, the City of South Pasadena adopted Ordinance No. 2315, which repealed the previous Cultural Heritage Ordinance, adopted February 19, 1992, and replaced it with a new ordinance, effective August 18, 2017.

The City of South Pasadena Cultural Heritage Ordinance as updated in 2017 contains criteria for the local designation of historic resources in Section 2.63(B):

Designation Criteria for Landmarks and Historic Districts.

Criteria and standards for the designation of landmarks and historic districts shall include any or all of the following, as applicable:

1. Its character, interest or value as a part of the heritage of the community;
2. Its location as a Site of a significant historic event;
3. Its identification (such as the residence, ownership, or place of occupation, etc.) with a person, persons or groups who significantly contributed to the culture and development of the City, state or United States;
4. Its exemplification of a particular architectural style of an era of history of the City;
5. Its exemplification of the best remaining architectural type in a neighborhood;
6. Its identification as the work of a person or persons whose work has influenced the heritage of the City, the state or the United States;
7. Its embodiment of elements of outstanding attention to architectural design, engineering, detail design, detail, materials or craftsmanship;
8. It is either a part of or related to a square, park or other distinctive area which should be developed or preserved according to a plan based on a historic cultural or architectural motif;
9. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
10. Its potential of yielding information of archaeological interest; or
11. In designating a Historic District, its significance as a distinguishable neighborhood or area whose components may lack individual distinction.

Integrity

In addition to meeting one or more eligibility criteria, the Ordinance requires that a property must retain “Historic Integrity of location, design, setting, materials, workmanship, feeling, or association.”¹⁶

Historic integrity is the ability of a property to convey its significance and is defined as the “authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s...historic period.”¹⁷ The National Register recognizes seven aspects or qualities that comprise integrity: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity a property will always possess several, and usually most, of the aspects.

The seven aspects of integrity are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event took place.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association* is the direct link between an important historic event or person and a historic property.¹⁸

¹⁶ City of South Pasadena, Ordinance No. 2315, July 19, 2017, 14.

¹⁷ U.S. Department of the Interior, *National Register Bulletin 16: How to Complete the National Register Registration Form* (Washington D.C.: National Park Service) 1997, 4.

¹⁸ U.S. Department of the Interior, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, 1995), 44-45.

HISTORIC RESOURCES ASSESSMENT

Evaluation for Local Landmark Designation

The property at 1601 Marengo Avenue is eligible for listing as a City of South Pasadena Landmark under Criteria 1, 4, and 7, and it retains all seven aspects of Historic Integrity.

Criterion 1 (character, interest, or value)

The residence and detached garage at 1601 Marengo Street were constructed in 1907. The early 20th century represents a significant period of growth in South Pasadena. The city has a particularly strong collection of residential neighborhoods that developed in the first two decades of the 20th century, and the city's residential character was largely established during this period. 1601 Marengo Avenue is located in the Oneonta Park development, originally subdivided in 1903, and one of several large-scale subdivisions developed in South Pasadena during this period. Oneonta Park was identified as a potential historic district in the 1991 historic resources survey, a finding that was confirmed in subsequent surveys.

The potential Oneonta Park Historic District represents a collection of one- and two-story single-family residences, set on rectangular lots with deep setbacks, unified by Period Revival and Craftsman style architecture. 1601 Marengo Avenue was identified as a contributor to the potential district, representing early development and settlement patterns in South Pasadena. 1601 Marengo Avenue therefore reflects "character, interest or value as a part of the heritage of the community," as an extant example of early 20th century residential development in South Pasadena and is eligible under Criterion 1.

Criterion 2 (historic event)

Based on guidance from the National Park Service, to be considered for listing for its association with an event, a property "must have an important association with the event [...], and it must retain historic integrity [...]. It must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events and to have been associated with those events[...] Mere association with historic events [...] is not enough, in and of itself, to qualify under [this criterion]: the property's specific association must be considered important as well."¹⁹

No documentation was found to suggest that specific important events in local, state or national history occurred at 1601 Marengo Avenue. The property is therefore not eligible for local designation under Criterion 2.

¹⁹ *National Register Bulletin 15.*

Criterion 3 (identified with an important person or group)

According to guidance from the National Park Service, persons significant in local, state or national history “refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements.”²⁰

George E. Grier owned the property at 1601 Marengo Avenue from 1907 to 1925. Although Grier owned and operated the Pasadena Canning Company, there is no evidence to suggest that he significantly contributed to the culture or development of South Pasadena, or to the history or development of the fruit canning industry in Southern California. Similarly, no evidence was found to suggest that subsequent owners and occupants of the property, including Peter J. Osdick, John C. Withrow, Ruth Roddewig, or H.J. Humphrey contributed significantly to the culture or development of South Pasadena.

The property is therefore not identified with a person, persons, or groups who significantly contributed to the culture and development of the city, state or United States. It is not eligible for local designation under Criterion 3.

Criterion 4 (exemplifies an architectural style)

According to guidance from the National Park Service, properties that are eligible for their architectural merit should embody the distinctive characteristics of a style or type and/or possess high artistic value. A property that is an example of a recognizable style or property type does not automatically qualify it for designation; typically, the property should be an excellent or rare example of its style or type that distinguishes it from other examples from the period. Due to the high quality of architecture in South Pasadena, properties that are individually eligible for their architectural merit represent excellent or rare examples of their style and retain a high degree of historic integrity. 1601 South Marengo is an intact and excellent local example of Craftsman residential architecture. It has been identified as individually significant for its architectural merit in previous surveys.

The Craftsman style of architecture proved so popular in California that in both historic and contemporary literature, the Craftsman style is often called the “California” style. Examples of the style were widespread in South Pasadena beginning at the turn of the 20th century. Its traction was a result of the rapid growth of the area’s middle-class population, which embraced a more informal lifestyle, and therefore a more informal style of architecture, than was found in Victorian styles. Pasadena-area architects, in particular, developed their own regional

²⁰ *National Register Bulletin 15.*

interpretation of the style and incorporated local materials into their designs, including redwood and arroyo stone.

The residence at 1601 Marengo Avenue, constructed in 1907, represents an excellent local example of Craftsman residential architecture. It embodies the distinctive characteristics of the style and possesses high artistic value. The residence exemplifies the tenets of the Arts and Crafts movement, and reflects the regional interpretation of the style stressing simplicity of design, integration of the building with its surrounding landscape, and extensive use of local, natural materials, including stones sourced from the nearby Arroyo Seco.

It has distinctive details and retains significant character-defining features its original design, including the front-gable roof with composition shingle roofing, open eaves with shaped rafter tails, and overhanging rakes with decorative bargeboards and shaped knee braces; exterior walls clad in wood clapboard siding with wood shingles at the east gable; recessed wrap-around front porch with heavy, battered porch piers of arroyo stone with concrete caps; varied fenestration consisting of wood sash double-hung and fixed windows, some with diamond-pane upper sash or transoms; extended sill set into a recess with rounded corners at the east gable; and a primary entrance set into an arroyo stone recess with rounded corners, consisting of a flush wood door with a leaded, diamond-shaped viewport and partial-height casement sidelights.

1601 Marengo Avenue exemplifies the Craftsman architectural style and is therefore eligible for local designation under Criterion 4.

Criterion 5 (best remaining architectural type in the neighborhood)

As described above, the residence at 1601 Marengo Avenue is an excellent example of the Craftsman style. However, Craftsman style single-family residences are prevalent in South Pasadena. This residence was developed as part of the Oneonta Park tract, a large subdivision platted in 1903. 1601 Marengo Avenue, situated along the perimeter of the tract, acts as a gateway to the district and contributes to the overall architectural character of the potential Oneonta Park Historic District, an intact neighborhood of Craftsman and Period Revival single-family residences from the first two decades of the 20th century. 1601 Marengo Avenue has been identified as significant as a contributor to the potential Oneonta Park Historic District and individually for its architectural merit; however, because it is located in a neighborhood with strong architectural cohesion and numerous examples of the Craftsman style, it is not eligible for local designation under Criterion 5.

Criterion 6 (work of a person whose work was influential)

No original building permit was found for the Craftsman style residence at 1601 Marengo Avenue. Therefore, it is not known whether a known architect designed the residence. As a result, the house does not appear to be eligible for local designation under Criterion 6 as the

work of a person or persons whose work has influenced the heritage of the city, the state or the United States.

Criterion 7 (embodiment of elements)

As discussed under Criterion 4 above, 1601 Marengo Avenue represents an excellent local example of Craftsman residential architecture. It embodies the distinctive characteristics of the style; possesses high artistic value; and exemplifies the tenets of the Arts and Crafts movement and the regional interpretation of the style stressing simplicity of design, integration of the building with its surrounding landscape, and extensive use of local, natural materials, including stones sourced from the Arroyo Seco.

The residence has undergone few alterations over time and exhibits high quality of design and evidence of period materials and workmanship. It embodies distinctive elements of the style and retains numerous features reflecting materials and craftsmanship from the period. Significance character-defining features include the front-gable roof with open eaves with shaped rafter tails and overhanging rakes with decorative bargeboards and shaped knee braces; exterior walls clad in wood clapboard siding with wood shingles at the east gable; recessed scored concrete wrap-around front porch; heavy, battered porch piers of arroyo stone with concrete caps; varied fenestration consisting of wood sash double-hung and fixed windows, some with diamond-pane upper sash or transoms; extended sill set into a recess with rounded corners; and a primary entrance set into an arroyo stone recess with rounded corners, consisting of a flush wood door with a leaded, diamond-shaped viewport and partial-height casement sidelights.

1601 Marengo Avenue embodies the elements of Craftsman style architecture, and reflects significant design detail, materials, and craftsmanship from the period. Therefore, it is eligible for local designation under Criterion 7.

Criterion 8 (part of a square or park)

1601 Marengo Avenue is not a part of or related to a square, park or other distinctive area. It is therefore not eligible for local designation under Criterion 8.

Criterion 9 (unique location or singular physical characteristic)

1601 Marengo Avenue does not have a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood. It is therefore not eligible for local designation under Criterion 9.

Criterion 10 (potential to yield information)

No evidence has been found to suggest that 1601 Marengo Avenue was associated with any historic or prehistoric activity. The potential of the property to yield information of archaeological interest is outside the scope of this study.

Criterion 11 (Historic District)

1601 Marengo Avenue has been identified as a contributor to the potential Oneonta Park Historic District, which represents an intact collection of residences constructed in the first two decades of the 20th century. However, for purposes of this report, the building is being evaluated for individual significance; therefore, Criterion 11 is not applicable.

EVALUATION OF INTEGRITY

1601 South Marengo Avenue has seen few alterations since its initial construction in 1907. It represents a highly intact example of Craftsman style architecture and retains significant character-defining features of its original design. 1601 Marengo Avenue retains integrity of location, design, setting, materials, workmanship, feeling, and association. Therefore, it retains sufficient Historic Integrity to be eligible for listing as a City of South Pasadena Landmark under Criteria 1, 4, and 7.

- **Location:** The residence at 1601 Marengo Avenue remains in its original location. Therefore, it retains integrity of location.
- **Design:** The residence at 1601 Marengo Avenue retains significant character-defining features of its original Craftsman style design, including the front-gable roof with composition shingle roofing, open eaves with shaped rafter tails, and overhanging rakes with decorative bargeboards and shaped knee braces; exterior walls clad in wood clapboard siding with wood shingles at the east gable; recessed wrap-around front porch with heavy, battered porch piers of arroyo stone with concrete caps; varied fenestration consisting of wood sash double-hung and fixed windows, some with diamond-pane upper sash or transoms; extended sill set into a recess with rounded corners at the east gable; and a primary entrance set into an arroyo stone recess with rounded corners, consisting of a flush wood door with a leaded, diamond-shaped viewport and partial-height casement sidelights. It therefore retains integrity of design.
- **Setting:** The single-family residence and associated detached garage at 1601 Marengo Avenue were constructed in 1907 as part of the Oneonta Park tract. The tract was originally laid out with uniform setbacks, expansive lots, and lush landscaping. The neighborhood was primarily developed in the first two decades of the 20th century and retains a strong sense of time place. The property therefore retains integrity of setting.
- **Materials:** The residence at 1601 Marengo Avenue retains the majority of its historic materials, including its wood clapboard and wood shingle siding; heavy, battered porch piers of arroyo stone with concrete caps; wood sash double-hung and fixed windows; and wide wood entry door with leaded, diamond-shaped viewport. It retains integrity of materials.
- **Workmanship:** The residence at 1601 Marengo Avenue retains the physical evidence of its mid-20th century construction techniques, including its wide overhanging eaves, exposed rafter tails, and knee braces; wood sash double-hung and fixed windows, some set in recesses with rounded corners; and arroyo stone chimney and porch piers. It retains integrity of workmanship.

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- **Feeling:** The residence at 1601 Marengo Avenue retains integrity of location, design, setting, materials, and workmanship, and continues to convey the aesthetic sense of its early-20th century construction and Craftsman style design. It therefore retains integrity of feeling.
- **Association:** The residence at 1601 Marengo Avenue retains integrity of location, setting, design, materials, workmanship, and association, and continues to convey its historic character as a Craftsman style single-family residence, and its association with early residential development in the City of South Pasadena. Therefore, the property retains integrity of association.

CONCLUSION

1601 Marengo Avenue was identified as eligible in previous historic resources surveys both individually and as a contributor to the potential Oneonta Park Historic District, and it is listed in the City's Inventory of Historic Resources. The Craftsman style residence, constructed in 1907, represents a significant period of development during which the residential character of South Pasadena was established. It is an excellent example of Craftsman residential architecture, exemplifying tenets of the style and reflecting the regional interpretation of the style stressing simplicity of design and extensive use of local, natural materials. It retains significant character-defining features that reflect the distinctive details and craftsmanship from the period. It is a highly intact example of the style and retains all seven aspects of Historic Integrity. Therefore, 1601 Marengo Avenue is eligible for designation as a City of South Pasadena Landmark under Criteria 1, 4, and 7 for reflecting character, interest, and value as an example of early 20th century residential development; exemplifying the Craftsman architectural style; and embodying the elements of the style and early 20th century craftsmanship.

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Apostol, Jane. *South Pasadena 1888-1988: A Centennial History*. South Pasadena, CA: South Pasadena Public Library, 1987.

California Archives. *City Wide Context Statement, City of South Pasadena*. Prepared for the City of South Pasadena Community Development Department, April 14, 2005.

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Sanborn Insurance Company maps. 1910, 1930, 1951.

Sapphos Environmental, Inc. *Historic Resources Technical Report, City of South Pasadena Downtown Revitalization Project Environmental Impact Report*. Prepared for RBF Consulting, June 5, 2007.

U.S. Department of the Interior. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: National Park Service, 1995.

U.S. Department of the Interior. *National Register Bulletin 16: How to Complete the National Register Registration Form*. Washington, D.C.: National Park Service, 1997.

U.S. Department of the Interior. National Park Service. *The Residential Architecture of Pasadena, CA, 1895-1918: The Influence of the Arts and Crafts Movement*. National Register of Historic Places Multiple Property Documentation Form. Prepared by Lauren Bricker, Robert Winter, and Janet Tearmen for the City of Pasadena. 1998.

APPENDIX A: PERMIT HISTORY

| DATE | PERMIT # | WORK PERFORMED | ARCHITECT/CONTRACTOR | OWNER |
|------------|----------|---|----------------------|-------------------------------|
| 4/15/1936 | 2974 | Window – repair roof | Roodewig [sic] | F.B. Wood [sic] ²¹ |
| 2/7/1975 | 8017 | Re-roof house only w./ 240# compo. shingles | Alhambra Roofing Co. | Mr. W.H. Humphreys |
| 7/3/1979 | 266 | Kitchen + bath remodel (non-structural). Light and ventilation to remain same. | Dennis Shewchuk | Mr. and Mrs. Taylor |
| 7/3/1979 | 580 | New 18 x 35 pool | Anthony Pools | Taylor |
| 11/10/1987 | 5193 | Remove and replace plaster on interior. Re-roof and paint. Replace chimney and fireplace and front columns. | T.K.R. Const. Co. | Clive + Sue Taylor |
| 12/4/1987 | 5307 | Masonry fireplaces & collums [sic]. Earthquake repairs (2) plans | Converse Consultants | Taylor |
| 12/14/1987 | 5356 | Fire sprinkler partial system. NFPA-13D | TKR Const. Co. | Clive + Sue Taylor |
| 2/26/1996 | 18063 | Foundation retrofit. Anchor sill plate to foundation. | ConstrucTech | Dr. Clive Taylor |

²¹ The property at 1601 Marengo Avenue was owned and occupied by Ernest C. Roddewig from 1933 through approximately 1948. Therefore, it is likely that the “owner” and “contractor” fields on this permit contain the opposite information: Roddewig was the owner, while F.B. Wood was the contractor.

APPENDIX B: CURRENT CONDITION PHOTOGRAPHS (HISTORIC RESOURCES GROUP, OCTOBER 2020)



East and south façades, view facing northwest.



South and west façades, view facing northeast.



West and north façades, view facing southeast.



North façade, view facing south.



North and east façades, view facing southwest.



East façade, view facing west.



Foyer and small sitting room, view facing southwest.



Small sitting room with clinker brick fireplace and built-in bookcase, view facing southwest.



Foyer and large sitting room, view facing northwest.



Large sitting room with arroyo stone chimney and built-in cabinet, view facing northwest.



Large sitting room with arroyo stone fireplace and built-in window seat at bay window, view facing east.



Dining room with wood wainscoting, plate rail, and built-in china cabinet, view facing southwest.



Detached garage, view facing southwest.



Contextual view along Marengo Avenue and Oak Street, view facing southwest.

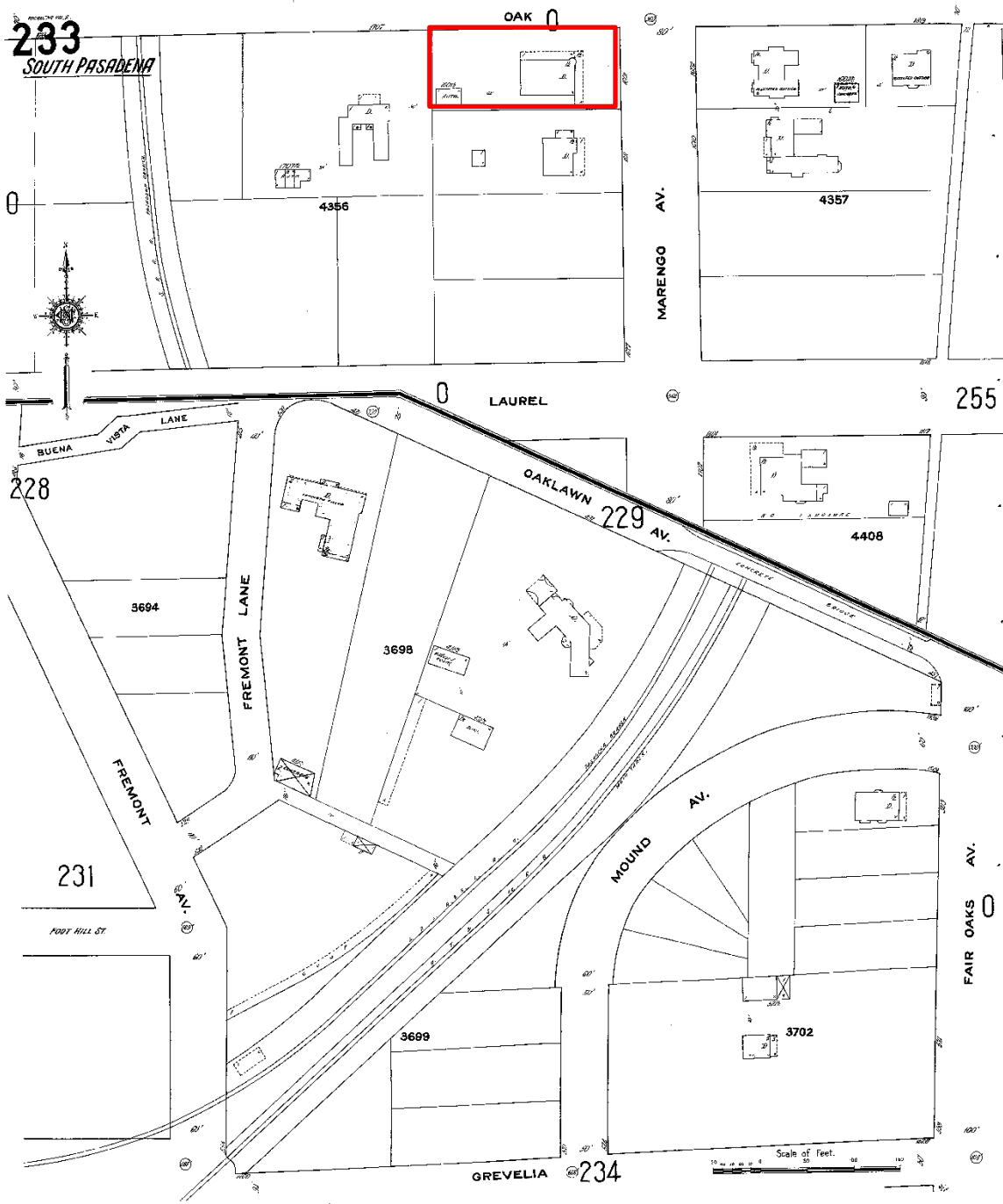


Contextual view along Marengo Avenue, view facing southwest.

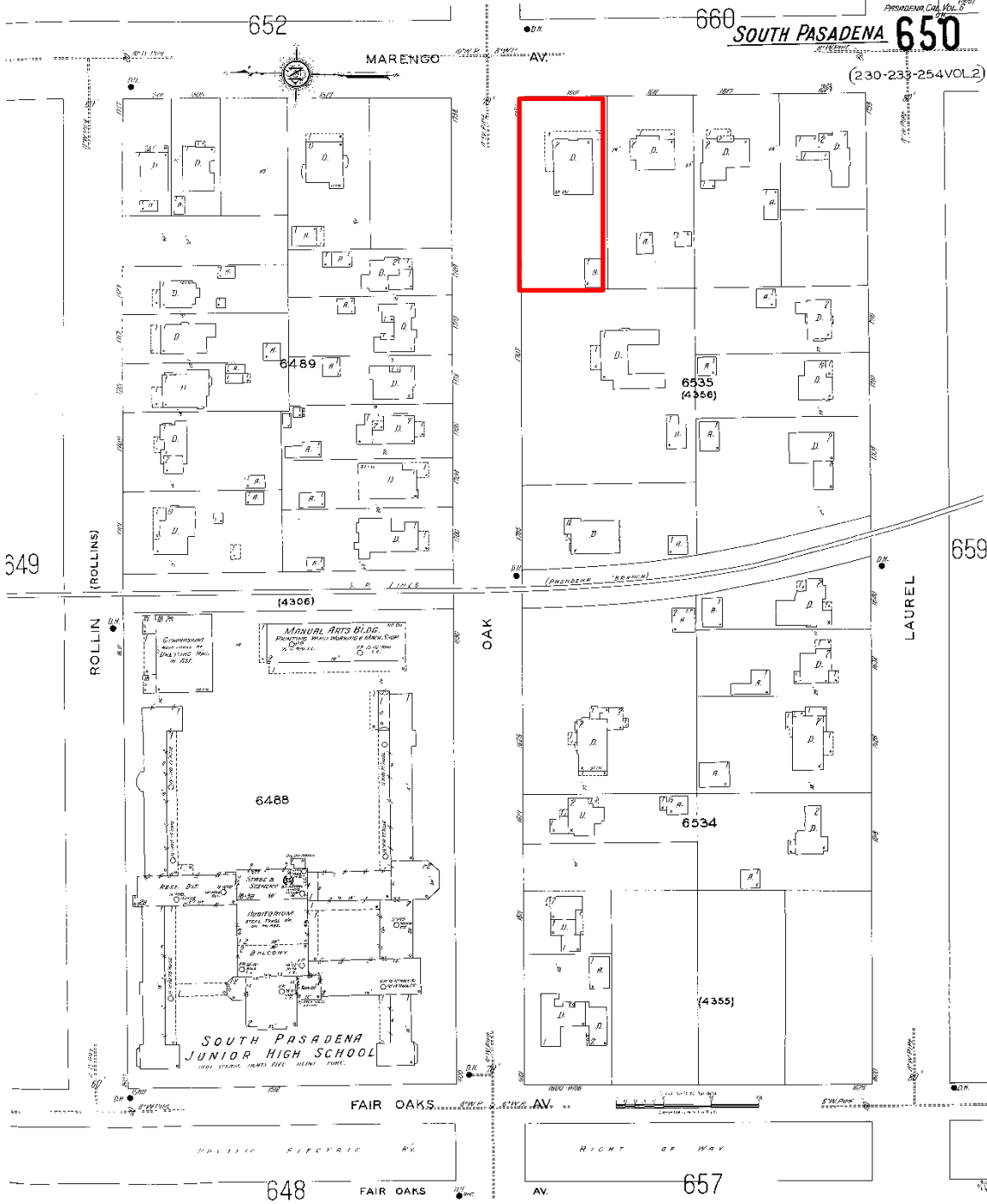


Contextual view along Marengo Avenue, view facing northwest.

APPENDIX C: HISTORIC MAPS

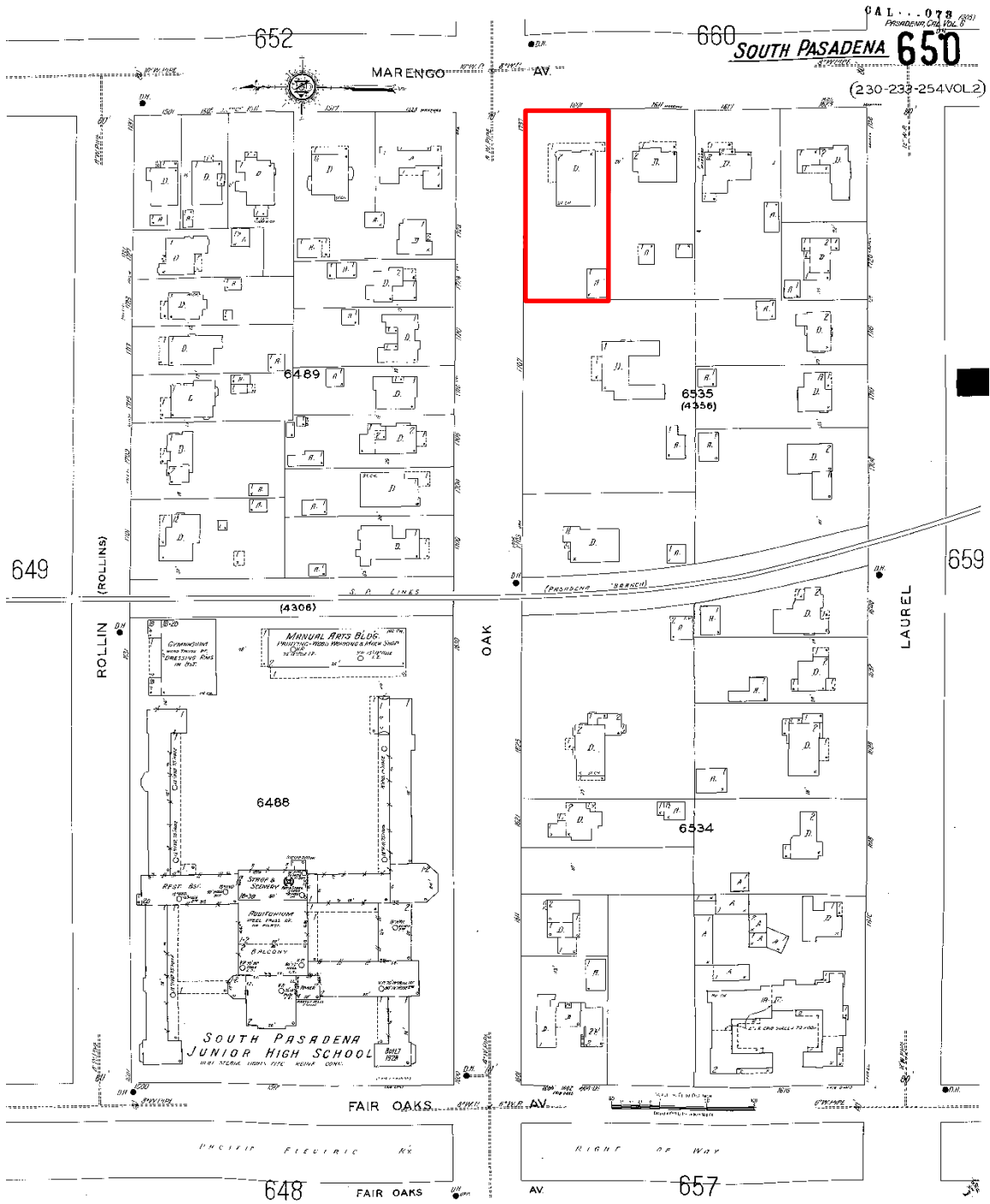


1910 Sanborn Fire Insurance Map. 1601 Marengo Avenue outlined in red.



1930 Sanborn Fire Insurance Map. 1601 Marengo Avenue outlined in red.

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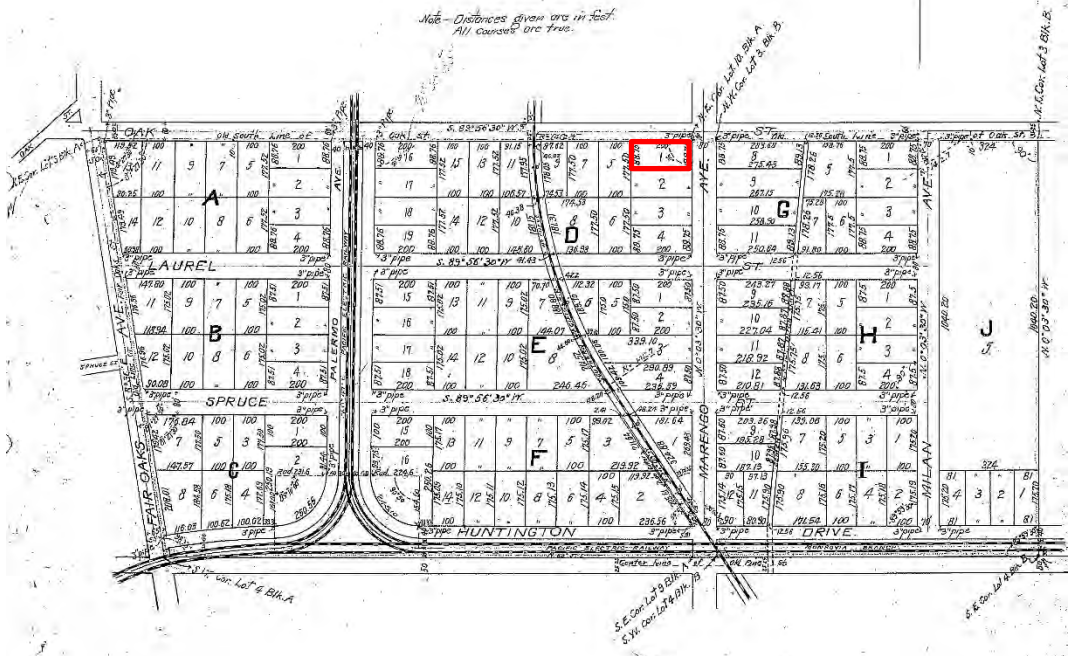
1951 Sanborn Fire Insurance Map. 1601 Marengo Avenue outlined in red.

93-94

1512
SIX 7
A 59

- Map of -
ONEONTA PARK
Being Huntington Land & Improvement Co's. Subdivision
of Lots 3, 4, 9, & 10, in Blk. A and Lots 3 & 4
in Blk. B. Marengo Tract South Pasadena
Los Angeles Co. Cal
July to Nov. 1903 E. T. Wright C. E.
- Scale 1" = 100' -

Note - Distances given are in feet
All courses are true.



Proprietors -
Huntington Land & Improvement Co.
by Geo. S. Patton Gen. Manager

Fair Oaks Ave. changed to Fremont Ave. - D: 88-205, Ord. 350
Fair Oaks Ave " " Fair Oaks Ave. - D: 88-205, Ord. 348
Prop. lots 14 & 16 Blk. F. For St. purpose - E: 67-116, O.R. 21452-355

Recorded Dec. 14, 1903.
(Scale reduced to 300" = 1")

Map of Oneonta Park subdivision. 1601 Marengo Avenue (Lot 1, Block D) outlined in red.

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***P2. Location:** Not for Publication Unrestricted

***a. County** Los Angeles County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Los Angeles **Date** 2018 **T** 1S; **R** 12W; **SW** $\frac{1}{4}$ of **SW** $\frac{1}{4}$ of **Sec** 4; **B.M.**

c. Address 1601 Marengo Ave **City** South Pasadena **Zip** 91030

d. UTM: (Give more than one for large and/or linear resources) **Zone** 11S, 396797 **mE/** 3773752 **mN**

e. Other Locational Data: APN: 5320-007-001

***P3a. Description:**
 1601 Marengo Avenue is located on the southwest corner of the intersection of Marengo Avenue and Oak Street in the City of South Pasadena. The property is occupied by a single-family residence and associated detached garage. The residence is set back from the street with a gently sloping front yard, with an expansive lawn and mature landscaping with mature trees, some of which are reportedly the original trees planted on the site. The property is flanked to the south and west by large single-family residences.

The one-and-one-half-story Craftsman style residence is of wood frame construction and has a rectangular plan, simple massing, and asymmetrical composition. It has a front-gable roof with composition shingle roofing, open eaves with shaped rafter tails, and overhanging rakes with decorative bargeboards and shaped knee braces. (See Continuation Sheet)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:**
 HP2. Single family property _____

***P4. Resources Present:** Building
 Structure Object Site District
 Element of District Other
 (Isolates, etc.)

P5b. Description of Photo:
East and south façades, View
Northwest, October 2020

***P6. Date Constructed/Age and Source:** Historic Prehistoric Both
1907; Los Angeles County Tax Assessor

***P7. Owner and Address:**
Susan and Clive Taylor
30745 Pacific Coast Highway #371
Malibu, CA 90265

***P8. Recorded by:**
Historic Resources Group
12 S Fair Oaks Ave, Suite 200
Pasadena, CA 91105

***P9. Date Recorded:** Dec. 2020

***P10. Survey Type:** (Describe) Intensive Survey; Historic Resource Assessment

***P11. Report Citation:** City of South Pasadena. Citywide Historic Context Statement. Prepared by Historic Resources Group. December 2014.

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single family property **B4. Present Use:** Single family property

***B5. Architectural Style:** Craftsman

***B6. Construction History:** (Construction date, alterations, and date of alterations)

4/15/1936 (Permit #2974) – Window – repair roof

2/7/1975 (Permit #8017) – Re-roof house only w/ 240# compo shingles

7/3/1979 (Permit #266) – Kitchen + bathroom remodel (non-structural). Light and ventilation to remain same

7/3/1979 (Permit #580) – New 18 x 35 pool

11/10/1987 (Permit #5193) – Remove and replace plaster on interior. Re-roof and paint. Replace chimney and fireplace and front columns.

12/4/1987 (Permit #5307) – Masonry fireplaces & collums [sic]. Earthquake repairs (2) plans

12/14/1987 (Permit #5356) – Fire sprinkler partial system. NFPA-13D

2/26/1996 (Permit #18063) – Foundation retrofit. Anchor sill plate to foundation.

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:** _____

B9a. Architect: _____ **b. Builder:** _____

***B10. Significance:** **Context: Theme** Architecture: Craftsman **Area** South Pasadena

Period of Significance 1907 **Property Type** Single family property **Applicable Criteria** Criteria 1, 4, 7

1601 Marengo Avenue was identified as eligible in previous historic resources surveys both individually and as a contributor to the potential Oneonta Park Historic District, and it is listed in the City’s Inventory of Historic Resources. The Craftsman style residence, constructed in 1907, represents a significant period of development during which the residential character of South Pasadena was established. It is an excellent example of Craftsman residential architecture, exemplifying tenets of the style and reflecting the regional interpretation of the style stressing simplicity of design and extensive use of local, natural materials. It retains significant character-defining features that reflect the distinctive details and craftsmanship from the period. It is a highly intact example of the style and retains all seven aspects of Historic Integrity. Therefore, 1601 Marengo Avenue is eligible for designation as a City of South Pasadena Landmark under Criteria 1, 4, and 7 for reflecting character, interest, and value as an example of early 20th century residential development; exemplifying the Craftsman architectural style; and embodying the elements of the style and early 20th century craftsmanship. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:** _____

Apostol, Jane. South Pasadena 1888-1988: A Centennial History. South

Pasadena, CA: South Pasadena Public Library, 1987.

California Historical Resources Inventory. August 15, 2011.

City of South Pasadena building permits.

City of South Pasadena directories.

Sanborn Insurance Company maps. 1910, 1930, 1951.

Sapphos Environmental, Inc. Historic Resources Technical Report, City

of South Pasadena Downtown Revitalization Project Environmental

Impact Report. Prepared for RBF Consulting, June 5, 2007.

B13. Remarks: _____

***B14. Evaluator:** Christine Lazaretto; Molly Iker-Johnson

***Date of Evaluation:** December 2020



Architecture Description (Continued):

There are shed roof dormers at the north and south façades, and latticed attic vents at each gable end. There is an exterior arroyo stone chimney at the north façade. At the southeast corner of the house, the roof slope flares over the driveway to form a porte-cochère supported by battered arroyo stone piers with concrete caps. A recessed scored concrete porch with battered arroyo stone piers with concrete caps wraps the north and east façades. The porch is accessed by a concrete path and steps. There is an additional half-height battered porch pier. Exterior walls are clad in wood clapboard siding, with wood shingles at the east-facing gable. Fenestration is varied, and consists of wood sash fixed, double-hung, and awning windows with wide wood surrounds with cornices, and wood sills with shaped shoes. Several windows on the east and north (street-facing) façades have diamond-light upper sash or transoms. In the east gable there is an extended sill set into a recess with rounded corners. There is a bay window at the east (primary) façade, clad in arroyo stone, and a set of divided-light wood French doors with wide sidelights. The primary entrance is centered on the east façade. It is set within an arroyo stone recess with rounded corners. It consists of a flush wood door with a leaded, diamond-shaped viewport and partial-height casement sidelights. There is a secondary entrance at the north façade, consisting of a single partially glazed wood door with a wide wood surround. There is a back door at the west façade, consisting of a single partially-glazed wood door.

The primary entrance opens onto a central entrance hall and back hall that bisect the house, with a living room and dining room to the north, and a study, bedrooms, and bathroom to the south. There are hardwood floors, wide wood door and window surrounds, and five-panel wood doors with brass hardware. The central entrance hall and study have tray ceilings of plaster with wood trim; the living and dining rooms have wood beamed plaster ceilings. The central entrance hall provides access to the second floor via a quarter-turn stair with Classical wood newel posts and wood risers, treads, tread returns, stringboards, balusters, and railings. The living room, accessed from the entrance hall via a wide cased opening with wood paneled partial-height walls and square wood columns, has a wood beamed plaster ceiling, an arroyo stone fireplace, a built-in cabinet with leaded glass doors, and a window seat at the bay window. The dining room, accessed from the living room via a wide cased opening with wood paneled partial-height walls and square wood columns, has a wood beamed plaster ceiling, paneled wood wainscoting with a plate rail, and a built-in china cabinet. The small study is accessed from the central entrance hall via a wide cased opening and has a clinker brick fireplace and a built-in bookcase.

The detached garage, situated at the southwest corner of the parcel, has a rectangular plan, simple massing, and asymmetrical composition. The primary automotive entrance is located at the center of the north (primary) façade, and consists of a pair of rolling wood plank doors. There is a cross-gable roof with composition shingle roofing, open eaves with exposed rafter tails, and overhanging rakes with outriggers and knee braces. There are latticed attic vents at the gable ends. Exterior walls are clad in wood clapboard, with wood shingles at the north gable. Fenestration consists of divided-light wood sash windows set in wide wood surrounds with projecting sills. A paneled wood door with a wide wood surround, located to the east of the automotive door, provides pedestrian access.

Significance Statement (Continued):**Criterion 1 (character, interest, or value)**

The residence and detached garage at 1601 Marengo Street were constructed in 1907. The early 20th century represents a significant period of growth in South Pasadena. The city has a particularly strong collection of residential neighborhoods that developed in the first two decades of the 20th century, and the city's residential character was largely established during this period. 1601 Marengo Avenue is located in the Oneonta Park development, originally subdivided in 1903, and one of several large-scale subdivisions developed in South Pasadena during this period. Oneonta Park was identified as a potential historic district in the 1991 historic resources survey, a finding that was confirmed in subsequent surveys.

The potential Oneonta Park Historic District represents a collection of one- and two-story single-family residences, set on rectangular lots with deep setbacks, unified by Period Revival and Craftsman style architecture. 1601 Marengo Avenue was identified as a contributor to the potential district, representing early development and settlement patterns in South Pasadena. 1601 Marengo Avenue therefore reflects "character, interest or value as a part of the heritage of the community," as an extant example of early 20th century residential development in South Pasadena and is eligible under Criterion 1.

Criterion 4 (exemplifies an architectural style)

According to guidance from the National Park Service, properties that are eligible for their architectural merit should embody the distinctive characteristics of a style or type and/or possess high artistic value. A property that is an example of a recognizable style or property type does not automatically qualify it for designation; typically, the property should be an excellent or rare example of its style or type that distinguishes it from other examples from the period. Due to the high quality of architecture in South Pasadena, properties that are individually eligible for their architectural merit represent excellent or rare examples of their style and retain a high degree of historic integrity. 1601 South Marengo is an intact and excellent local example of Craftsman residential architecture. It has been identified as individually significant for its architectural merit in previous surveys.

The Craftsman style of architecture proved so popular in California that in both historic and contemporary literature, the Craftsman style is often called the "California" style. Examples of the style were widespread in South Pasadena beginning at the turn of the 20th century. Its traction was a result of the rapid growth of the area's middle-class population, which embraced a more informal lifestyle, and therefore a more informal style of architecture, than was found in Victorian styles. Pasadena-area architects, in particular, developed their own regional interpretation of the style and incorporated local materials into their designs, including redwood and arroyo stone.

The residence at 1601 Marengo Avenue, constructed in 1907, represents an excellent local example of Craftsman residential architecture. It embodies the distinctive characteristics of the style and possesses

Significance Statement (Continued):

high artistic value. The residence exemplifies the tenets of the Arts and Crafts movement, and reflects the regional interpretation of the style stressing simplicity of design, integration of the building with its surrounding landscape, and extensive use of local, natural materials, including stones sourced from the nearby Arroyo Seco.

It has distinctive details and retains significant character-defining features its original design, including the front-gable roof with composition shingle roofing, open eaves with shaped rafter tails, and overhanging rakes with decorative bargeboards and shaped knee braces; exterior walls clad in wood clapboard siding with wood shingles at the east gable; recessed wrap-around front porch with heavy, battered porch piers of arroyo stone with concrete caps; varied fenestration consisting of wood sash double-hung and fixed windows, some with diamond-pane upper sash or transoms; extended sill set into a recess with rounded corners at the east gable; and a primary entrance set into an arroyo stone recess with rounded corners, consisting of a flush wood door with a leaded, diamond-shaped viewport and partial-height casement sidelights.

1601 Marengo Avenue exemplifies the Craftsman architectural style and is therefore eligible for local designation under Criterion 4.

Criterion 7 (embodiment of elements)

As discussed under Criterion 4 above, 1601 Marengo Avenue represents an excellent local example of Craftsman residential architecture. It embodies the distinctive characteristics of the style; possesses high artistic value; and exemplifies the tenets of the Arts and Crafts movement and the regional interpretation of the style stressing simplicity of design, integration of the building with its surrounding landscape, and extensive use of local, natural materials, including stones sourced from the Arroyo Seco.

The residence has undergone few alterations over time and exhibits high quality of design and evidence of period materials and workmanship. It embodies distinctive elements of the style and retains numerous features reflecting materials and craftsmanship from the period. Significance character-defining features include the front-gable roof with open eaves with shaped rafter tails and overhanging rakes with decorative bargeboards and shaped knee braces; exterior walls clad in wood clapboard siding with wood shingles at the east gable; recessed scored concrete wrap-around front porch; heavy, battered porch piers of arroyo stone with concrete caps; varied fenestration consisting of wood sash double-hung and fixed windows, some with diamond-pane upper sash or transoms; extended sill set into a recess with rounded corners; and a primary entrance set into an arroyo stone recess with rounded corners, consisting of a flush wood door with a leaded, diamond-shaped viewport and partial-height casement sidelights.

1601 Marengo Avenue embodies the elements of Craftsman style architecture, and reflects significant design detail, materials, and craftsmanship from the period. Therefore, it is eligible for local designation under Criterion 7.

Additional Photos:



North façade, view facing south.



South and west façades, view facing northeast.

Additional Photos:



West and north façades, view facing southeast.



North and east façades, view facing southwest.

Additional Photos:



East façade, view facing west.



Foyer and small sitting room, view facing southwest.

Additional Photos:



Small sitting room with clinker brick fireplace and built-in bookcase, view facing southwest.



Foyer and large sitting room, view facing northwest.

Additional Photos:



Large sitting room with arroyo stone chimney and built-in cabinet, view facing northwest.



Large sitting room with arroyo stone fireplace and built-in window seat at bay window, view facing east.

Additional Photos:



Dining room with wood wainscoting, plate rail, and built-in china cabinet, view facing southwest.



Detached garage, view facing southwest.

Additional Photos:



Contextual view along Marengo Avenue and Oak Street, view facing southwest.



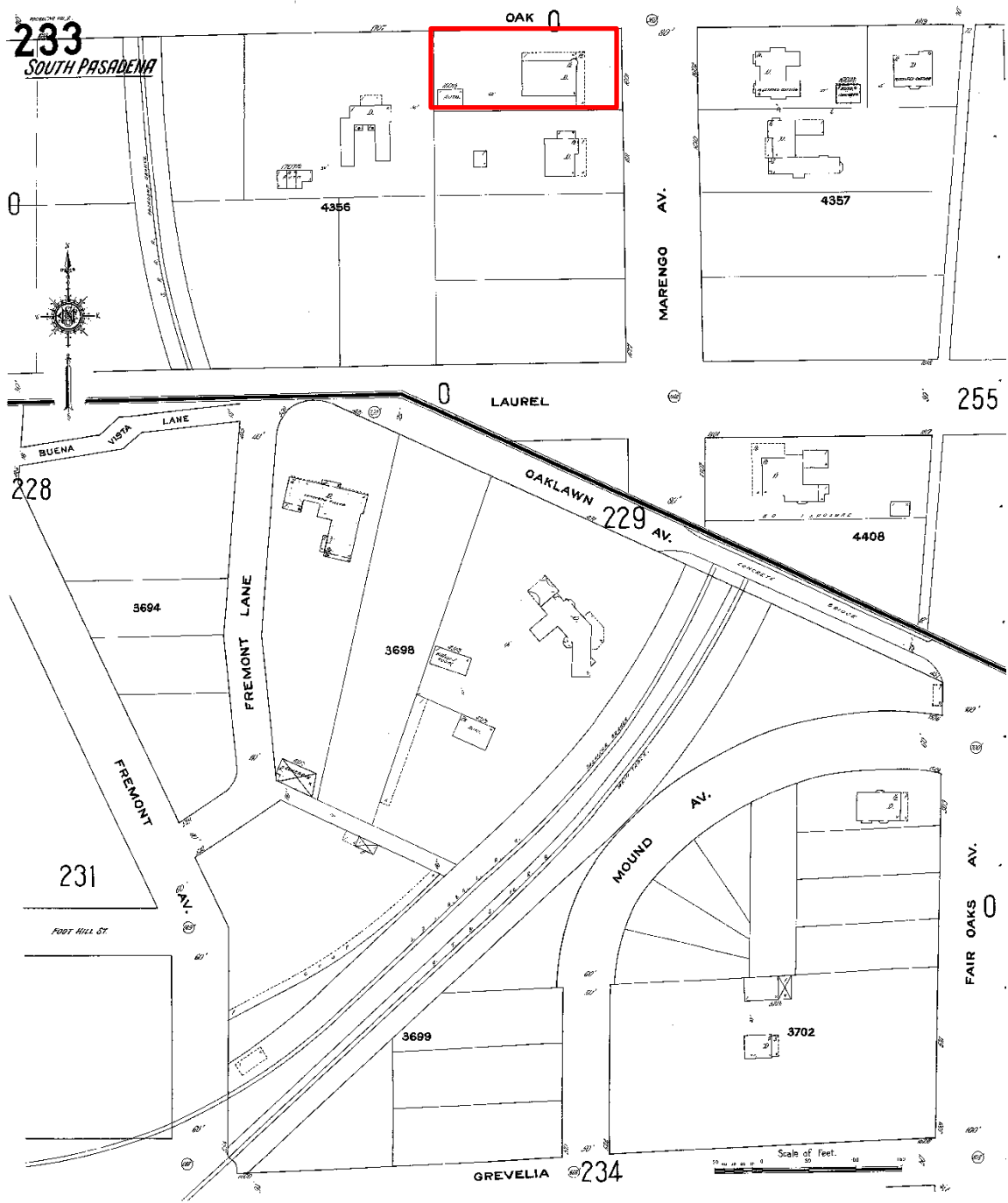
Contextual view along Marengo Avenue, view facing southwest.

Additional Photos:



Contextual view along Marengo Avenue, view facing northwest.

Sanborn Map:



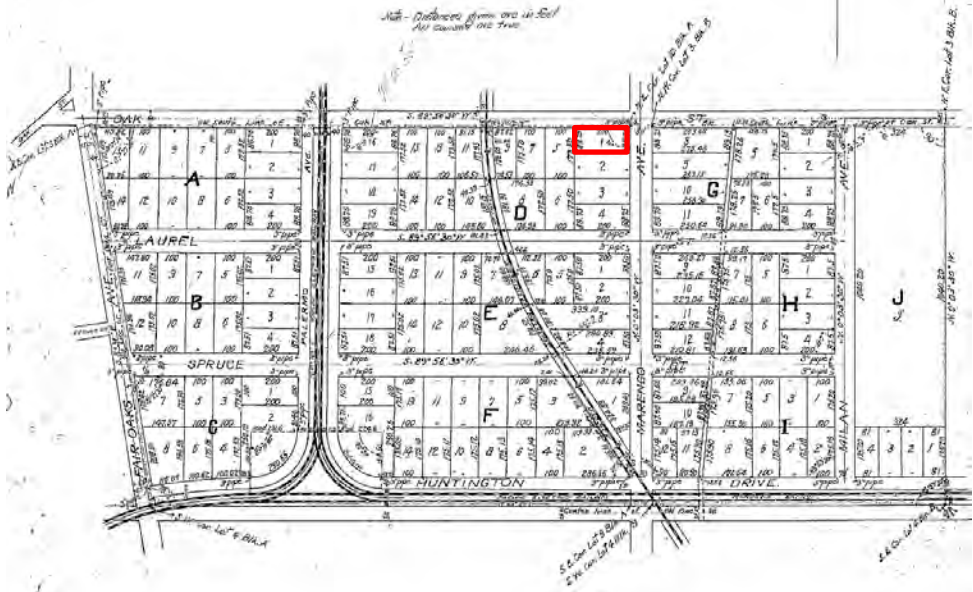
1910 Sanborn Fire Insurance Map. 1601 Marengo Avenue outlined in red.

Tract Map:

98-94

1512
Sls 3
A 59

- Map of -
ONEONTA PARK
 Being Huntington Land & Improvement Co's Subdivision
 of Lots 3, 4, 9, & 10, in Blk. A and Lots 3 & 4
 in Blk. B, Morengo Tract South Pasadena
 Los Angeles Co. Cal.
 July to Nov 1903 E. T. Wright C. E.
 - Scale 1" = 100' -



Preparators -
Huntington Land & Improvement Co.
 of Geo. S. Patton Gen. Manager

Fair Oaks Ave changed to Fremont Ave. - D:88-205, Ord. 350
 Palermo Ave Fair Oaks Ave. - D:88-205, Ord. 348
 For lots 14 & 16 Blk. F. For St. purpose - E:67-116, O.R. 21452-355

Recorded Dec. 17, 1903.
 (Scale reduced to 300' = 1")

Map of Oneonta Park subdivision. 1601 Marengo Avenue (Lot 1, Block D) outlined in red.



**Cultural Heritage Commission
Agenda Report**

ITEM NO. 9.

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Kanika Kith, Planning Manager

PREPARED BY: Aneli Gonzalez, Planning Management Intern

SUBJECT: **Certified Local Government Program 2019 to 2020 Annual Report**

Recommendation

Staff is requesting that the Cultural Heritage Commission review and provide information to staff for the Certified Local Government Program 2019 to 2020 Annual Report.

Background

To encourage direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions and promote the integration of local preservation interests and concerns into local planning and decision-making processes, a Certified Local Government Program (CLG) was established. The CLG program is a partnership among local governments, the State of California (OHP), and the National Park Service (NPS) which is responsible for administering the National Historic Preservation Program. As part of CLG reporting requirements, each year CLG's must submit an annual report to help the OHP track the local preservation program's ongoing activities.

Staff requires the help of the Commission to complete the annual report. A final report will be presented before the Cultural Heritage Commission at the April 15, 2021 meeting for approval.

Attachments

- 1. Draft Certified Local Government Program 2019-2020 Annual Report

ITEM NO. 9

ATTACHMENT 1

Draft Certified Local Government Program
2019-2020 Annual Report

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

INSTRUCTIONS: This is a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City Of South Pasadena

Report Prepared by:

Date of commission/board review: March 18, 2021

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.

REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

The City of South Pasadena adopted a complete update of its Cultural Heritage Ordinance during the 2016-2017 reporting period. No amendments were made to the Ordinance during this 2019-2020 reporting period.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.
<https://www.southpasadenaca.gov/government/departments/planning-and-building/new-cultural-heritage-ordinance>

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2019 – September 30, 2020, what properties/districts have been locally designated?

| Property Name/Address | Date Designated | If a district, number of contributors | Date Recorded by County Recorder |
|---|-----------------|---------------------------------------|----------------------------------|
| 1. Rollin Craftsman Cluster 1500 Rollin Street 1506 Rollin Street 1507 Rollin Street 1510 Rollin Street 1512 Rollin Street | 6/17/2020 | 5 | Type here. |

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

| Property Name/Address | Date Removed | Reason |
|-----------------------|--------------|--------|
| N/A | N/A | N/A |

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

Provide an electronic link to the historic preservation section(s) of the General Plan or to the separate historic preservation element. <https://www.southpasadenaca.gov/home/showdocument?id=216>

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

All projects subject to design review go the commission.

Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? **Type here.**

2. California Environmental Quality Act

- What is the role of the staff and commission in *providing input* to CEQA documents prepared for or by the local government? The Cultural Heritage Commission (CHC) is required by law to consider the environmental impacts and adopt the appropriate CEQA document prior to making a decision for alteration and demolition. Since the CHC ensures that alterations comply with the Secretary of the Interior Standards, the CHC deems most alterations as Categorical Exempt from CEQA under Class 31. If staff determines that a project might have an impact to the Historic Resource, staff will retain the services of an Architectural Historian to prepare an impacts analysis for purposes of CEQA. The CHC will then consider three possible CEQA documents including: 1) a Negative Declaration if the demolition and new construction would have no impact whatsoever; 2) a Mitigated Negative Declaration if the project has no impacts based on certain changes to the project; or 3) an Environmental Impact Report (EIR) if the project would have a significant and unavoidable impact on historic resources.

What is the role of the staff and commission in *reviewing* CEQA documents for projects that are proposed within the jurisdiction of the local government? Any environmental issue that directly or indirectly affects a Historic Resource is reviewed by the Planning staff and staff provide a recommendation to the Cultural Heritage Commission. The City may hire a consultant to peer review CEQA documents pertaining to potential impacts of Historic Resources.

3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in *providing input* to Section 106 documents prepared for or by; the local government? Providing input to Section 106 documents are administered in the same manner as CEQA documents prepared for or by the City.

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

- What is the role of the staff and commission in *reviewing* Section 106 documents for projects that are proposed within the jurisdiction of the local government? Reviewing Section 106 documents are administered in the same manner as CEQA documents prepared for or by the City

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

| Name | Professional Discipline | Date Appointed | Date Term Ends | Email Address |
|--------------------------|--------------------------------|---|--------------------------|--|
| Mark Gallatin | Retired; City Planning | 01/17/2018 01/20/2021 (reappointed) | 12/31/2020 12/31/2023 | mgallatin@prodigy.net |
| Rebecca Thompson, AIA | Architect | 02/01/2017 12/18/2019 (reappointed) | 12/31/2019 12/31/2022 | becky@cruxstudioarchitecture.onmicrosoft.com |
| Kristin Morrish | Real Estate Professional | 12/19/2018 | 12/31/2021 | krishmorrish@gmail.com |
| William Cross | Retired; County Planning | 12/05/2018 12/18/2019 (reappointed) | 12/31/2019 12/31/2022 | Williamcross82gmail.com |
| Steven Friendman | Attorney | 2/06/2019 | 12/31/2020 | Friedman-steven@aramark.com |
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |
| Type here. | Type here. | Type here. | Type here. | Type here. |

Attach resumes and Statement of Qualifications forms for all members.

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. The Commission meets CLG professional qualification standards. The CHC currently has two professional planners and one professional architect as members.
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? There is currently no vacancy on the Commission.

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff? Staff liason to the Cultural Heritage Commission is the Planning Manager, Kanika Kith. The CLG coordinator is Associate Planner, Malinda Lim.
2. If the position(s) is not currently filled, why is there a vacancy? N/A

Attach resumes and Statement of Qualifications forms for staff.

| Name/Title | Discipline | Dept. Affiliation | Email Address |
|-------------------------------|-----------------------------|---------------------------------|--|
| Kanika Kith, Planning Manager | Urban and Regional Planning | Planning and Buiding Department | kkith@southpasadenaca.gov |

C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

| Commissioner/Staff | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Mark Gallatin | ☒ | ☒ | ☒ | ☒ | ☒ | ☐ | ☒ | ☒ | ☒ | ☒ | ☒ | ☒ |
| Steven Friedman | ☒ | ☒ | ☐ | ☒ | ☒ | ☐ | ☒ | ☒ | ☒ | ☐ | ☒ | ☐ |
| Rebecca Thomspen | ☒ | ☒ | ☒ | ☒ | ☒ | ☐ | ☒ | ☒ | ☒ | ☒ | ☐ | ☒ |
| Kristin Morrish | ☒ | ☒ | ☒ | ☒ | ☒ | ☐ | ☒ | ☒ | ☒ | ☐ | ☒ | ☒ |
| William Cross | ☒ | ☒ | ☒ | ☒ | ☐ | ☐ | ☐ | ☐ | ☐ | ☒ | ☒ | ☐ |

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

| | | | | | | | | | | | | |
|-------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Kanika Kith | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Malinda Lim | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
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D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

| Commissioner/Staff Name | Training Title & Description (including method presentation, e.g., webinar, workshop) | Duration of Training | Training Provider | Date |
|-------------------------|---|----------------------|------------------------------------|-----------|
| Mark Gallatin | Mastering CEQA Compliance and Mitigation for Historic Resources | 8 hr | California Preservation Foundation | 9/11/2020 |
| Rebecca Thompson | Mastering CEQA Compliance and Mitigation for Historic Resources | 8hr | California Preservation Foundation | 9/11/2020 |
| Steven Friedman | Mastering CEQA Compliance and Mitigation for Historic Resources | 8hr | California Preservation Foundation | 9/11/2020 |
| Kanika Kith | Mastering CEQA Compliance and Mitigation for Historic Resources | 8hr | California Preservation Foundation | 9/11/2020 |
| Malinda Lim | Mastering CEQA Compliance and Mitigation for Historic Resources | 8hr | California Preservation Foundation | 9/11/2020 |

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

| | | | | |
|---------------|---|------------|------------------------------------|---------------------|
| Kris Morirish | Conservation Approaches to Historic Buildings | 1.5 hr | California Preservation Foundation | 10/13/2020 |
| Kris Morrish | Adaptive Reuse in Downtown | 1 hr | California Preservation Foundation | 10/20/2020 |
| Kris Morrish | Ethics Training and commissioner Congress | Type here. | City of South Pasadena | 2/24/2020-2/25/2020 |

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. (If you have not done so, submit an electronic copy or link if available online with this report.)

| Context Name | Description | How it is Being Used | Date Submitted to OHP |
|----------------------------------|----------------------------------|----------------------------------|----------------------------------|
| Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. | Click or tap here to enter text. |

B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

| Survey Area | Context Based-yes/no | Level: Reconnaissance or Intensive | Acreage | # of Properties Surveyed | Date Completed | Date Submitted to OHP |
|-------------|----------------------|------------------------------------|------------|--------------------------|----------------|-----------------------|
| Type here. | Type here. | Type here. | Type here. | Type here. | Type here. | Type here. |

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

How are you using the survey data? Type here.

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide an electronic link to all publications or other products not previously provided to OHP.

| Item or Event | Description | Date |
|---|--|------------|
| California Preservation Foundation at South Pasadena Library, Mark Gallatin | Partnered with the Pasadena Heritage to tour houses in Pasadena and South Pasadena | 11/3/2019 |
| California Preservation Foundation at South Pasadena Library, Mark Gallatin | South Pasadena Preservation Foundation held a event with local Arthur Chip Jacobs to read from his latest book Arroyo, which reveloved around buiding the Colorado Street Bridge | 11/15/2019 |

ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2019-September 30, 2020) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

| Program area | Number of Properties added |
|------------------------|---|
| City of South Pasadena | 5 additional properties from the Rollin Craftsman Cluster were added during this time period to the CLG |

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2018 to September 30, 2019? 5 properties, Rollin Craftsman Cluster : 1500 Rollin Street ;1506 Rollin Street; 1507 Rollin Street;1510 Rollin Street ;1512 Rollin Street were designated on 6/17/2020

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No
2. If the answer is yes, how many properties have been added to this program from October 1, 2018 to September 30, 2019? No Mills Acts were added during that time period.

| Name of Program | Number of Properties Added During 2019-2020 | Total Number of Properties Benefiting From Program |
|-----------------|--|--|
| Mills Act | No properties were added during this time period | <i>Click or tap here to enter text.</i> |

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? n/a

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| Type here. | Type here. |

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2019-September 30, 2020) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government's historic preservation regulatory law(s) from October 1, 2019 to September 30, 2020? 71

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2019-September 30, 2020) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2019 to September 30, 2020? N/A

| Name of Program | Number of Properties that have Benefited |
|-----------------|--|
| N/A | N/A |

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? Type here.
- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? Type here.

Certified Local Government Program -- 2019-2020 Annual Report

(Reporting period is from October 1, 2019 through September 30, 2020)

- C. What recognition are you providing for successful preservation projects or programs? *Type here.*
- D. What are your local historic preservation goals for 2020-2021? *Type here.*
- E. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? *Type here.*
- F. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

| Training Needed or Desired | Desired Delivery Format |
|----------------------------|-------------------------|
| Type here. | Type here. |

- G. Would you be willing to host a training working workshop in cooperation with OHP? Yes No
- H. Is there anything else you would like to share with OHP? *Click or tap here to enter text.*

XII Attachments (electronic)

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov



Cultural Heritage Commission Agenda Report

ITEM NO. 10

DATE: March 18, 2021

TO: Chair and Members of the Cultural Heritage Commission

FROM: Kanika Kith, Planning Manager

PREPARED BY: Kanika Kith, Planning Manager

SUBJECT: Rialto Theatre – Interior Renovation by Mosaic

Recommendation

It is recommended that the Cultural Heritage Commission appoint a Commissioner to fill a vacancy on the subcommittee for interior renovation for Rialto.

Discussion

On August 20, 2020, the Cultural Heritage Commission appointed Vice-Chair Gallatin and former Commissioner Freidman as the subcommittee to review and approve the work plan for interior renovation for Rialto. The subcommittee reviewed and approved the work plan with conditions on September 16, 2020. On January 25, 2021, the Planning Division approved the construction plans to proceed with issuance of a building permit for interior renovation. Currently, the project is under construction.

Staff is requesting the Commission to appoint a Commissioner to replace former Commissioner Friedman for this subcommittee.



ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), Rebecca Thompson (Vice-Chair), William Cross, Steven Friedman, Kristin Morrish

Commissioners Absent: None

Staff Present: Kanika Kith, Planning Manager
Malinda Lim, Contract Planner

City Council Liaison: To Be Determined

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.
An audio recording of the meeting can be made available upon request with the City Clerk's Office.*

APPROVAL OF AGENDA

1. Commissioner Morrish requested reordering to set public hearing first.

APPROVED 5-0

PUBLIC HEARING

2. **Certificate of Appropriateness for the addition of approximately 743 square feet to an existing two-story house and Administrative Use Permit to allow tandem parking and waive the requirement of a second covered parking space located at 1122 Meridian Avenue. (CONTINUED from December 19, 2019)**

Recommendation:

Approve the Certificate of Appropriateness and Administrative Use Permit, subject to conditions of approval.

Presentation:

Planning Manager Kith provides the staff presentation.

Questions for Staff:

Vice-Chair Thompson questions staff's recommendation for waiving the 5-foot setback requirement and for the two story addition building plane in line with the original portion of the house. Planning Manager Kith answers that it could be waived subject to the Commission's decision.

ITEM NO. 11

Chair Gallatin comments that the trellis in option 1 would satisfy the requirement of the setback. Planning Manager Kith concurs.

Vice-Chair Thompson inquires about option 2, commenting that the design does not look good for the building. Planning Manager Kith provides information regarding option 2 and how the addition would be distinguished from the original portion of the structure.

Questions for Applicant:

Applicant's architect provides updates to the plans based off previous comments from the Commission.

Vice-Chair Thompson inquires from the applicant's architect if they would consider a belly band for option 2. The architect confirms that a thin line band will be added with the shingles.

Vice-Chair Thompson inquires about the gable. The architect confirms that the master bedroom would retain the decorative gable element. Chair Gallatin adds on that staff's report offers a recommendation for re-design, therefore the addition of a decorative gable design bracket can be done. Vice-Chair Thompson agrees with the architect and encourages the architect to add on the detail to make it appear better.

Commissioner Cross inquires if the architect has considered adding a vent louver near the front of the house. Architect confirms that it could be added on and would tie the existing and new elements together.

Chair Gallatin questions if there was an updated site plans due to the trellis. Architect informs that it is included under the roof plan section.

Chair Gallatin questions staff regarding the second floor projections over the first floor would comply with the Zoning Code. Planning Manager Kith comments that she is not certain, however, reiterates that the applicant is trying to avoid matching building planes and notes that the Commission needs to determine if the code is met.

Commissioner Cross inquired from Commissioners regarding how the new presented options align with the feedback provided from the previous meeting.

Vice-Chair Thompson expresses her concerns regarding the roof's element. Chair Gallatin comments on the decision surrounding the trellis, and notes how they were aiming for the best design for the house while not sticking solely to the Code.

Chair Gallatin reiterates his comments from the previous meeting regarding examples of craftsman homes which have successfully dealt with the issue regarding the pushback of the second floor. Commissioner Morrish disagrees and notes the photographs do not relate. Chair Gallatin discusses the options and reviews the photos provided.

Planning Manager Kith informs Chair Gallatin that the project can be approved with the proposed modifications from the Commission members.

Vice-Chair Thompson comments that the trellis does not seem concurrent with the period of architecture. She adds that she is okay with option 2 and likes the verticality.

ITEM NO. 11

Planning Manager Kith summarizes that the Commission is leaning towards option 2 with improvements of the first floor and shingles. She comments that added conditions, such as the gable, could be done with sub-committee review.

Chair Gallatin comments that the option 2 addition of the detailing items would be more preferable than the belly band as it makes the architecture more appealing. Chair Gallatin inquires if the detail would wrap around the building.

Planning Manager Kith encourages the sub-committee work with the architect to discuss the options regarding detailing.

Decision:

Chair Gallatin motions to APPROVE the project subject to amended condition P8 for final plan review by the sub-committee.

Commissioner Friedman seconds.

Motion carried 5-0.

BUSINESS ITEMS

3. Cultural Heritage Commission Reorganization

Recommendation:

Select a chair and Vice-Chair

Decision:

Vice-Chair Thompson nominates Chair Gallatin as Chair.

Commissioner Morrish seconds.

Motion carried 5-0.

Commissioner Cross nominates Vice-Chair Thompson as Vice-Chair.

Commissioner Morrish seconds.

Motion carried 5-0.

4. Annual Report and Work Plan (Continued)

Recommendation:

Discuss and approve the 2019 Annual Report and 2020 Work Plan.

Discussion:

Planning Manager Kith provides verbal update for the 2019 Annual Report and 2020 Work Plan.

Planning Manager Kith discusses the amount of hours for Chair Review by the Chair and changes brought on by staff's updated accounts such as an Accessory Dwelling Unit (ADU) Ordinance and discussions regarding standards for ADUs.

The Commission offers wording and grammar additions to provide more clarifications such as the first Tesla solar roof, the stating of an improved design, and including "when appropriate" to approvals.

Chair Gallatin comments if the Department would offer more community workshops such as one for the Mills Act, as the Historic Preservation Society does so. The Commission concurs this would be a good idea.

Decision:

Commissioner Morrish motions to approve the Work Plan and Annual Report with recommended changes and comments to be included.

Chair Gallatin seconds.

Motion carried 5-0.

5. Rialto Theatre Restoration

Recommendation:

Receive update from staff.

Discussion:

Planning Manager Kith informs the Commission regarding a building permit for scaffolding to repair exterior of building. The owner is working with the Planning Department to ensure correct colors are being utilized.

Commissioner Morrish questions how long the scaffolding should be up for. Vice-Chair Thompson inquires who the sub-contractor is for this project.

Planning Manager Kith informs the Commission that more information will be provided at a later date.

The Commission questions the previously decided agreement for sub-committee review for progress on this project.

Chair Gallatin informs the Commission regarding the consensus reached with Mosaic Church for their Work Plan. Chair Gallatin continues to discuss what items have been discussed during the sub-committee meetings and notes that the qualifications should be reviewed by City staff.

Planning Manager Kith informs the Commission of the process such as scheduling an inspector to periodically visit the site in addition for submission of the work plan. Chair Gallatin questions if it would be in the best interest to conduct weekly meetings to ensure the work plan is being followed.

Planning Manager Kith informs the Commission of that the owners plan on doing so and offers the sub-committee to monitor the progress.

6. Cultural Heritage Commission Minutes, December 19, 2019

Recommendation:

Approve.

Discussion:

Vice-Chair Thompson comments on the name correction for Jeff Nott.

Chair Gallatin comments on title corrections, verb tenses, grammar corrections on page 2, page 4, and inclusion of “silent and live auctions” at the Miltmore on page 5.

Commissioner Morrish motions to approve the minutes with additional comments and corrections provided.

Vice-Chair Thompson seconds.

Motion carried 5-0.

PRESENTATIONS

7. NONE

COMMUNICATIONS

8. COMMENTS FROM COUNCIL LIASON:

NONE.

9. COMMENTS FROM COMMISSION:

Commissioner Cross comments on the Commission’s webpage noting that his term was not listed.

Chair Gallatin adds on that Commissioner Cross and Vice-Chair Thompson were reappointed and not reflected as is.

Planning Manager Kith informs the Commission staff will review the items and comments to the Commission that mobile browsing does not demonstrate the full webpage, as she has had similar issues with finding previous agendas and meetings.

10. COMMENTS FROM SUB-COMMITTEES

NONE.

11. COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF)

Chair Gallatin reminds of the SPPF’s Irving Guild Garden Gala at the Miltmore House on May 3rd.

12. COMMENTS FROM STAFF:

Planning Manager Kith updates the Commission on an upcoming item regarding the Ramona landscaping project.

ADJOURNMENT

13. The meeting adjourned at 7:55pm to the next regularly scheduled meeting on February 20, 2020.

| | |
|--|-------|
| APPROVED, | |
| _____ | _____ |
| Mark Gallatin Chair, Cultural Heritage Commission | Date |

MINUTES OF THE REGULAR MEETING OF THE CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, February 20, 2020 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET

ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), Rebecca Thompson (Vice-Chair), Steven Friedman, Kristin Morrish

Commissioners Absent: William Cross

Staff Present: Kanika Kith, Planning Manager
Malinda Lim, Contract Planner

City Council Liaison: Marina Khubesrian, M.D.

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.
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APPROVAL OF AGENDA

APPROVED 4-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Chair Gallatin comments on his visits to projects such as 1625 Oak Street and meetings regarding the Rialto Theater.

Commissioner Friedman comments on driving past the Rialto Theatre.

Vice-Chair Thompson comments on her daily walks past the Rialto Theatre.

PUBLIC HEARING

1. **Certificate of Appropriateness for a two-story addition of approximately 1,239 square feet to an existing two-story house, construction of a new pool house an garage structure, a new roof Tesla solar shingles, and associated site and landscape improvements located at 1625 Oak Street.**

Recommendation:

Approval of the Design Review Permit, subject to conditions of approval.

ITEM NO. 12

Presentation:

Contract Planner Malinda Lim provides a presentation for this project.

Questions for Staff:

Chair Gallatin questions if this property is exempt from the California Environmental Quality Act (CEQA) as it falls under Class 31. Planning Manager Kith confirms that it is exempt.

Commissioner Friedman questions from staff if the percentages the in floor area ratio on the plan and staff report are correct. Contract Planner Lim confirms the percentages.

Vice-Chair Thompson comments on a “sign project” under the tree removal section as there is no sign project. Planning Manager Kith confirms it is a typo.

Commissioner Cross thanks staff for their inclusion (in the staff report) of the comparison page that includes both the existing and proposed floorplans for the project.

Questions for Applicant:

Architects provide a presentation for the project noting the changes brought on by the Commission’s comments.

Commissioner Morrish questions if the bricks in the front of the house will be painted. architect confirms and notes that that the brick will not be painted.

Council Liaison Khubesrian questions the permeability of the landscape. The architects answers that they aim to create more permeability and notes that they will review this item during the Building Permit process to comply with the City’s Water Conservation Measures. Planning Manager Kith informs Council Liaison Khubesrian that there is a condition for the landscape plan be reviewed prior to building permit submittal in order to ensure that the landscape ordinance is followed as it was recently adopted. However this item is subject to it.

Chair Gallatin discusses with the architects regarding the rock wall from the property’s rear wall, proposed curb cut, spacing for proposed driveway between trees, filling of basement, proposed roof sheet plan, Tesla solar shingles capacity and locations, windows on the east and west elevations, building elevations, fascia board sizing, shingle and wood siding painting, south elevation door, and missing door schedule.

Commission Discussion:

Vice-Chair Thompson brings up the sleeper porch that was removed.

Chair Gallatin adds that the original windows are also part of the original character of the property and suggests they should be used on the south elevation. Vice-Chair Thompson and Chair Gallatin discuss other options for the original window locations.

The Commission discuss the benefit of solar shingles as opposed to having a solar panel for the property and expresses their appreciation regarding the floor plan details.

Decision:

Commissioner Morrish motions to APPROVE the Certificate of Appropriateness with an added condition that the plans be revised to address the Commission's comments.

Chair Gallatin seconds.

Motion carried 4-0.

PRESENTATIONS

2. NONE

DISCUSSION ITEMS

3. **Rialto Theatre Restoration**

Recommendation:

Receive an update from staff.

Discussion:

Mr. Escott Norton from Friends of the Rialto provides a presentation regarding the updates. Mr. Norton comments on the conditions of the trim work, conditions of replacements, information regarding stucco damage, and original paint colors. Mr. Norton provides details as to where and how samples were pulled and processed.

The Commission inquires if the marquee will be replaced. Mr. Norton confirms that the owner is responsible for the painting of the building but the tenants are responsible for the interior work.

Owner of Rialto Theater, Mr. Shomof, confirms that the tenants are indeed responsible for both the marquee and blade sign. He notes that the owner is responsible for the exterior paint.

The Commission and Council Liaison Khubesrian discuss with Mr. Shomof regarding the removal of cast concrete, time frames for existing work, and moldings.

Chair Gallatin and Planning Manager Kith discuss protocols regarding work being done on the Rialto. Planning Manager Kith confirms that they will provide weekly updates to assist them as needed.

Mr. Shomof states that he can provide development updates to support the historical archive for the theater.

4. **Mills Act Brochure**

Recommendation:

Create a sub-committee.

Discussion:

The Commission and Planning Manager Kith discuss the purpose of the brochure, what information to include, and where it would be located.

Commissioners Friedman and Morrish volunteer to be a part of the sub-committee.

Decision:

Commissioner Friedman and Commissioner Morrish form the sub-committee.

Motion carried 4-0.

5. Historic Resource Evaluation Template

Recommendation:

Create a sub-committee.

Discussion:

Planning Manager Kith discusses how the template would provide information when working with consultants while lowering costs for applicants moving forward.

Decision:

Chair Gallatin volunteers and the Commission volunteers Commissioner Cross.

Motion carried 4-0.

ADMINISTRATION

6. COMMENTS FROM COUNCIL LIASON:

Council Liaison Khubesrian thanks the Commission for the work so far on the Rialto Theatre and looks forward to working with a full team.

7. COMMENTS FROM COMMISSION:

Commissioner Friedman comments the communications he has received for the Ethic Training and the Commissioner Congress.

8. COMMENTS FROM SUB-COMMITTEES

NONE.

9. COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF)

Chair Gallatin reminds of the SPPF's Irving Guild Garden Gala at the Miltimore House on May 3rd and of the upcoming discussion at the South Pasadena Public Library Community Room with the Preservation Foundation on March 15th.

ITEM NO. 12

10. COMMENTS FROM STAFF:

Planning Manager Kith reminds the Commission regarding the Commission Congress, restaurants permits on Mission Street, and an upcoming presentation for affordable housing.

ADJOURNMENT 1.56

11. The meeting adjourned at 8:26pm to the next regularly scheduled meeting on March 19, 2020.

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|--|-------|
| APPROVED, | |
| _____ | _____ |
| Mark Gallatin Chair, Cultural Heritage Commission | Date |

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, August 20, 2020 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET



ROLL CALL

The meeting convened at: 6:35 pm
Commissioners Present: Mark Gallatin (Chair), Steven Friedman, William Cross, Kristin Morrish
Commissioners Absent: Rebecca Thompson (Vice-Chair)
Staff Present: Kanika Kith, Planning Manager
Malinda Lim, Associate Planner
Aneli Gonzalez, Planning Management Intern
City Council Liaison: Richard Schneider, M.D.

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APPROVAL OF AGENDA

Planning Manager Kith requests the Rialto item be moved to be discussed prior to the Mills Act items.
Commissioner Friedman motions to approve the changes.
Commissioner Morrish seconds.

APPROVED 4-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Morrish comments on walks near the sites, and Commissioner Freidman comments on a drive-by a site.

PUBLIC COMMENTS

NONE

PRESENTATIONS

NONE

PUBLIC HEARING

1. **822 Orange Grove Place/Project No. 2321-COA/DEL – Delisting a single family residence from the South Pasadena Inventory of Cultural Resources.**

Recommendation:

Recommend approval to the City Council for the “delisting” (removal) of the property from the South Pasadena Inventory of Cultural Resources.

Presentation:

Planning Manager Kith introduces Debbie Howell, who is a contracted Preservation Planner. Contract Planner Howell provides the presentation for this project.

Questions for Staff:

Chair Gallatin questions as to the remainder of the paragraph regarding the “b-10 significance”.

Debbie Howell responds that this is all the information provided by the applicant from the DPR form.

Chair Gallatin inquires if there are any issues with having the consultants prepare the historic resources report (HRE) and the staff report.

Planning Manager Kith confirms that there is no issue with this.

Public Comments:

Two public comments were provided for this project.

Questions for Applicant:

Applicant Katie Chiu provides her rebuttal noting that the doors, siding, and porch have been worked on throughout along with termite damage along the porch. She comments that her proposed architectural style will be an East Asian style to go with the current craftsman style of the neighborhood.

Commissioner Morrish requests clarification regarding the “single-story” or “single-family” details.

Applicant Chiu confirms that it will not be a single-story, single-family residence.

Commission Discussion:

Commissioner Friedman asks Planning Manager Kith regarding the emails that included the public comments.

Commissioner Friedman comments that the HRE was persuasive and he could make the findings to recommend to the City Council to remove this property from the City’s Historic Resources Inventory list.

Commissioner Morrish concurs with the staff recommendations to have the property de-listed.

Commissioner Cross comments that they should see to the demolition but leave the design to the Design Review Board.

ITEM NO. 13

Chair Gallatin questions what the zoning of the property is, as it was not listed in the report.

Planning Manager Kith confirms that the property is within medium density residential zone.

Chair Gallatin asks Planning Manager Kith if there could be two residential houses due to the lot size. Chair Gallatin discusses the possibilities of the lot, built within the codes, as one of the public comments contained a concern regarding over-building.

Chair Gallatin questions if they are rushing in deciding this project for future projects with this same classification.

Contract Planner Howell responds that this property is a bad fit for the 6L status and reiterates the importance of the zoning codes for the properties.

Commissioner Morrish concurs with Contract Planner Howell and notes that the proposed changes work well for this property.

Planning Manager Kith reiterates the conditions typically used when delisting properties.

Chair Gallatin questions that if this property is delisted, the Cultural Heritage Commission would no longer oversee any changes as it would now fall under the Design Review Board.

Planning Manager Kith confirms.

Chair Gallatin asks if there could be non-binding recommendations due to concerns from the public comments provided.

Planning Manager Kith confirms that the applicant would not need to heed the recommendation as it would be out of the CHC's purview.

Planning Manager Kith and Contract Planner Howell confirm from the Delisting Ordinance that there is no provision to allow restrictions on delisted properties.

Decision:

Commissioner Morris motions to RECOMMEND approval to City Council to delist the property from the City's Inventory of Cultural Resources.

Commissioner Friedman seconds.

Motion carried 4-0.

- 2. 1502 Bank Street/Project No. 2328-NID/DRX – Notice of Intent to Demolish a 1,442 square-foot single-family home and 240 square-foot detached garage and Design Review of two new single-family homes.**

Recommendation:

Make a determination that the property does not meet the national, state, or local criteria for historic designation and the project may proceed through the city’s application process without any further restrictions under the Cultural Heritage Ordinance.

Presentation:

Contract Planner Howell provides the presentation for this project.

Questions for Staff:

Chair Gallatin questions the original shingles for the property as asbestos shingles were typically used during the property’s creation.

Contract Planner Howell confirms that the original shingles may have already been altered but there is no record of it for this property.

Chair Gallatin asks about the second unit dated from 1940. Contract Planner Howell confirms that the additions were located in the rear of the project and can confirm that these were incorporated into the house as Accessory Dwelling Units (ADU) which was common during the Great Depression in the City.

Public Comments:

None.

Questions for Applicant:

The applicant was unavailable to provide a presentation or comment on the project.

Commissioner Friedman, Commissioner Morrish, and Commissioner Cross agree with the demolition.

Decision:

Commissioner Friedman motions to APPROVE the demolition of the house.

Chair Gallatin seconds.

Motion carried 4-0.

DISCUSSION ITEMS

3. **807 Bank Street Landmark Historic Designation Request**

Recommendation:

Appoint a subcommittee to review the request.

Presentation:

Planning Intern Gonzalez provides a presentation for this project.

Commission Discussion:

Chair Gallatin asks for two Commissioners to be on the sub-committee for this project.

Commissioner Morrish nominates herself.

Commissioner Cross nominates himself as the second member.

Decision:

Chair Gallatin motions to APPROVE Commissioners Morrish and Cross to be on the sub-committee.

Commissioner Friedman seconds.

Motion carried 4-0.

4. Rialto Theatre – Interior Renovation by Mosaic

Recommendation:

Appoint a sub-committee to review the work plan.

Discussion:

Planning Manager Kith explains that there is no presentation for this item and asks if a new sub-committee should be appointed or if the previously selected sub-committee could review the interior work that will be completed or has been completed.

Commissioner Friedman questions when the Work Plan will be ready for the Rialto as he is interested in serving on the sub-committee prior to his term ending.

Planning Manager Kith confirms that the applicant has expressed interest.

Commissioner Cross questions if Commissioner Friedman could remain on the sub-committee if he were to “term-out” during the sub-committee’s work on the project.

Planning Manager Kith comments that the sub-committee would need to consist of current commission members and would confirm with the City attorney.

The Applicant provides a presentation for their planned interior work.

Chair Gallatin inquiries from Architect Dahl regarding the accessible lift as it was not included on the project plans.

Architect Dahl confirms the location is still in its designated location.

Commissioner Friedman comments he can serve on the sub-committee.

Chair Gallatin questions if the previous sub-committee for the project could be used.

Planning Manager Kith confirms that the previous designated sub-committee could be assigned.

Decision:

Commissioner Morrish motions to APPROVE the previous sub-committee members, Commissioners Friedman and Chair Gallatin, to be appointed for review of the work plan.

Commissioner Cross seconds.

Motion carried 4-0.

5. Mills Act Work Plan Cost Estimates

Recommendation:

Allow Mills Act Work Plan cost estimates be provided by a Historic Preservation Specialist.

Discussion:

Planning Manager Kith provides research information for comparison between cities for Mills Act Work plans.

Chair Gallatin adds on that the City of San Gabriel does not require cost estimates from contractors for Mills Act work plan submissions.

Planning Manager Kith questions if the Commission would like to do this only during the pandemic or for it to be continued for post-pandemic.

Commissioner Friedman, Commissioner Morrish, and Commissioner Cross agree that the work plan cost estimates should be prepared by Historic Preservation Specialists.

Chair Gallatin concurs and comments that he hopes this can become a continued item to help incentivize more applicants.

Decision:

Commissioner Morrish motions to APPROVE Mills Act work plan estimates to be provided by Historic Preservation Specialists

Commissioner Friedman seconds.

Motion carried 4-0.

6. Mills Act Brochure

Recommendation:

Review and provide direction.

Discussion:

Planning Manager Kith asks for feedback on the brochure from the Commission.

ITEM NO. 13

Commissioner Cross questions if they should include comments from previous Mills Act applicants to help provide useful comments regarding the process.

Commissioner Morrish questions if Contract Planner Howell or any other Historic Preservation Specialist reviewed the brochure.

Planning Manager informs the Commission that the brochure has not been reviewed however, the brochure is simply informative to be provided to the public.

The Commission will provide their comments to staff.

Planning Manager Kith informs them that they will incorporate all comments and will return the brochure for review.

Decision:

Commissioner Friedman and Commissioner Morris form the sub-committee.

CONSENT ITEMS

7. NONE

ADMINISTRATION

8. COMMENTS FROM COUNCIL LIASON:

Council Liaison Schneider comments his return to the Commission and looks forward to future meetings.

9. COMMENTS FROM COMMISSION:

NONE

10. COMMENTS FROM SUB-COMMITTEES

NONE

11. COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF)

Chair Gallatin provides an update regarding the continued closure of the Iron Works Museum.

12. COMMENTS FROM STAFF:

NONE

ADJOURNMENT

13. The meeting adjourned at 7:57pm to the next regularly scheduled meeting on September 17, 2020.

APPROVED,

Mark Gallatin
Chair, Cultural Heritage Commission

Date

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, September 17, 2020 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET



ROLL CALL

The meeting convened at: 6:33 pm
Commissioners Present: Mark Gallatin (Chair), Rebecca Thompson (Vice-Chair), Kristin Morrish, and William Cross
Commissioners Absent: Steven Friedman
Staff Present: Kanika Kith, Planning Manager
Malinda Lim, Associate Planner
Aneli Gonzalez, Planning Management Intern
City Council Liaison: Robert Schneider, M.D.

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APPROVAL OF AGENDA

APPROVED 4-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Chair Gallatin – Drove by address for Item No. 7 and spoke with the neighbors.

PUBLIC COMMENTS AND SUGGESTIONS

A written public comment was received from “Yes on Measure U”.

PRESENTATIONS

- 1. NONE

PUBLIC HEARING

- 2. 23 Short Way/Project No. 2309-NID/DRX/HDP/PMR – Notice of Intent to Demolish a 830 square-foot single-family home and attached two-car garage, Design Review of a new single-family home and an accessory dwelling unit over the garage, Hillside Development Permit to allow construction on a site with an average slope of 20% or greater, and Parcel Merger to combine two existing lots.

Recommendation:

Make a determination that the property does not meet the national, state, or local criteria for historic designation and the project may proceed through the city's application process without any further restrictions under the Cultural Heritage Ordinance.

Presentation:

Planning Consultant, Candida O'Neal, provides a presentation for this project.

Questions for Staff:

Commissioner Cross states that this property does not meet the Historic Designation and should be allowed to be demolished.

Public Comments:

None.

Questions for Applicant:

Applicant did not provide a presentation.

The Commission did not have any questions for the applicant.

Chair Gallatin comments that the Historic Resources Evaluation (HRE) report was very well prepared and thorough and has no questions for commission discussion and proposes a motion.

Decision:

Commissioner Cross motions to make the determination that the property does not meet the criteria of a historic designation or purview of the Commission.

Chair Gallatin seconds.

Motion carried 4-0.

3. Mills Act Contract for 1506 Rollin Street/Project No. 2305-MIL, which is a contributor to the Rollin Cluster Craftsman District

Recommendation:

Commission to direct the Applicant to re-evaluate their financial analysis and work plan.

Presentation:

Planning Management Intern Aneli Gonzales provides a presentation for this project. Planning Management Intern Gonzales updates the Commission that a revised work plan and financial analysis was provided to the Commission as an additional document and that Staff's new recommendation is for the Commission to recommend approval to the City Council.

Questions for Staff:

None.

Public Comments:

None.

Questions for Applicant:

Applicant presentation was not provided.

The Commission does not have any questions or discussion points regarding the project.

Decision:

Commissioner Morrish motions to RECOMMEND APPROVAL of the Mills Act Contract to the City Council.

Vice-Chair Thompson seconds.

Decision Re-Motioned:

Commissioner Morrish motions to RECOMMEND APPROVAL to the City Council with the following condition added:

- All mean and methods of implementing the work plan shall be reviewed by the CHC Chair or their designee prior to commencement of any work.

Chair Gallatin seconds.

Motion carried 4-0.

4. **Mills Act Contract for 1545 Ramona Avenue/Project No. 2306-MIL, which is a contributor to the Ramona Craftsman District**

Recommendation:

Recommend approval to the City Council.

Presentation:

Intern Planner Aneli Gonzales provides a presentation for this project.

Questions for Staff:

None.

Public Comments:

One public comment was received in support of the Mills Act Contract.

Questions for Applicant:

Applicant did not provide a presentation.

Commission Discussion:

Vice-Chair Thompson questions if review is needed to be done for the scope of work for cracked concrete steps of the property.

ITEM NO. 14

Chair Gallatin clarifies if the work could be reviewed by the Commission or would it be done by staff.

Planning Manager Kith answers that if the work does not require building permits, they can include a review and approval process. However, it is not needed when fixing one step.

Council Liaison Schneider questions if the Commission is responsible for checking in on the work being done on all Mills Act properties.

Chair Gallatin confirms that the applicants must report annually in their progress. The report would include photos and work to date.

Commissioner Morrish notes that the applicant is certifying that the changes are following the Secretary of Interior Standards, but concurs with Vice-Chair Thompson regarding the follow through.

Planning Manager Kith comments that Commission can request detailed work plans to be submitted for staff/chair review to ensure all future applicants follow through.

Decision:

Commissioner Morrish motions to RECOMMEND APPROVAL to the City Council with the following condition/recommendation:

- All mean and methods of implementing the work plan shall be reviewed by the CHC Chair or their designee prior to commencement of any work.

Vice-Chair Thompson seconds.

Motion carried 4-0.

5. Mills Act Contract for City Landmark No. 47, Burwood House at 335 Monterey Avenue/Project No. 2348-MIL

Recommendation:

Commission to direct the Applicant to re-evaluate their financial analysis and work plan.

Presentation:

Intern Planner Gonzales provides a presentation for this project. Planning Intern Gonzales updates the Commission that a revised work plan and financial analysis was provided to the Commission as an additional document and that Staff's new recommendation is for the Commission to recommend approval to the City Council.

Questions for Staff:

Commissioner Morrish inquires as to what was changed with the revised plans.

Planning Manager Kith comments that Contracted Preservation Planner Debi Howell can confirm the changes.

Public Comments:

None.

Questions for Applicant:

Preservation Planner Howell discusses the applicant's interests regarding the plan changes and tax savings to bring into alignment.

Vice-Chair Thompson notes a discrepancy in the price. Preservation Planner Howell comments that they are including the optional item.

Commissioner Morrish questions if by including it, they could chose to do it at a future date. Preservation Planner Howell confirms that items included as a capitalized expense must be done.

Vice-Chair Thompson states that the geotechnical and the light stabilization issues are important for repairs and questions as to why they were set for a later date.

Preservation Planner Howell notes that the leaking roof, inoperable windows, and salvaging woods from the deteriorating porch are priority for the property owner, and notes that the issues will be addressed as the property is facing issues due to COVID-19.

Decision:

Vice-Chair Thompson motions to recommend approval to the City Council with the following condition/recommendation:

- All mean and methods of implementing the work plan shall be reviewed by the CHC Chair or their designee prior to commencement of any work.

Commissioner Morrish seconds.

Motion carried 4-0.

6. Mills Act Contract for 704 Meridian Avenue/Project No. 2346-MIL, which is a contributor to the North of Mission Historic District.

Recommendation:

Recommend approval to the City Council.

Presentation:

Intern Planner Gonzales provides the presentation for this project.

Questions for Staff:

None.

Public Comments:

None.

Questions for Applicant:

No presentation from the applicant was provided.

The Commission did not have any questions or comments for the applicant.

Decision:

Commissioner Morrish motions to recommend approval to the City Council with the following condition/recommendation:

- All mean and methods of implementing the work plan shall be reviewed by the CHC Chair or their designee prior to commencement of any work.

Chair Gallatin seconds.

Motion carried 4-0.

7. **1534 Ramona Avenue/Project No. 2349-COA – Certificate of Appropriate for Front Yard Landscape Design at 1534 Ramona Avenue.**

Recommendation:

Receive an update from the subcommittee and take one of the following actions:

1. Approve the project and adopt the findings provided in the Historic Assessment report or modify as appropriate; or
2. Provide design recommendations to support approval of a Certificate of Appropriateness; or
3. Direct staff to get a second opinion.

Presentation:

Planning Manager Kith provides the presentation along with additional documents provided that includes a 32 page comment letter from an attorney representing the neighbors of the project site, along with authorization from the property owner for the property changes.

Staff recommends continuance of this item to another date, to allow time for the applicant to respond to public comments and the 32 page letter provided to staff from the attorney.

Questions for Staff:

Commissioner Morrish inquiries as to who the letter from the lawyer is addressed to.

Planning Manager Kith confirms that it is addressed to the Commission and was submitted as a public comment.

Commissioner Cross questions if the water fountains that were submitted had addresses as they do not fit the time period of the house.

Planning Manager Kith confirms that no address were provide for those sample fountain images. However, the Commission can request that the applicant provide the information.

Public Comments:

Residents verbal comments express opposition regarding the landscape plans noting that the plans are not meaningfully addressed, not in suit with the craftsman home design,

Questions for Applicant:

Applicant Grimes provided a presentation for this project and was available to answer questions.

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Vice-Chair Thompson expresses concerns regarding the original walkway and its removal with the property.

Applicant Grimes states that character defining features contribute to the property but notes that the plain concrete walk-way, original or not, is not character defining.

Vice-Chair Thompson notes that the flatwork is typical with the other craftsman bungalow properties as well it noted in the report.

Applicant Grimes argues that a primary record detail is not the same as a character defining feature.

Vice-Chair Thompson inquires if the applicant believes that would disqualify the Ramona District from historic designation. Applicant Grimes does not believe it would be disqualified.

Vice-Chair Thompson notes that the design is different from the neighboring yards and questions if they think it will stand out.

Applicant Grimes does not believe it will be and follows the City's ordinances for water conservation. She believe this project follows the Secretary of Interior Standards based off her process and research from the City's ordinance.

Vice-Chair Thompson provides her comment regarding the preservation that original features are meant to be kept, even with ADA compliance. She expresses that although the design is okay, it may be so fitting with the historic nature of the district.

Commissioner Cross would like to know the inspiration for the fountain with the surrounding plants as the current plan/activity is similar to Mediterranean characteristics. In addition to this, Commissioner Cross adds on that the fountains were not fitting with the neighborhood and the proposed items were not appropriate for the historic design.

Chair Gallatin questions how the texture and color of the proposed new walkway will mimic the old one.

Applicant Grimes notes that the point of reference will be based off the porch concrete as previous photos indicate it as the similar.

Chair Gallatin inquiries from staff if the concrete ramp being suggested needs to be approved through the City.

Planning Manager Kith notes that it would need to be done through a building permit.

Chair Gallatin comments for the record, that the Golden Arrow Awards provided by South Pasadena Beautiful are given under a different set of criteria than what the Commission uses and notes that the awarded projects do not meet the City's Standards and the Secretary of Interior Standards.

Applicant Grimes does not provide a rebuttal regarding comments, however notes that she wishes the item can be approved or continued.

Commission Discussion:

Vice-Chair Thompson notes this item can be continued and hopes the applicant can address how the design fits into the community, as it does not in her opinion.

Commissioner Morrish concurs that the item should be continued.

Commissioner Cross notes the proposal is inappropriate and would like the item to be continued.

Chair Gallatin comments that the item should be continued and provides direction to see landscape plans encompass complete property as opposed to the west front yard, and side south yard. Chair Gallatin notes that this project should be a collaborative item with the neighbors as the result could be stunning.

Decision:

Commissioner Morrish motions to CONTINUE the item to the next scheduled meeting noting that the applicant should collaborate with staff and the sub-committee prior to returning to the Commission.

Vice-Chair Thompson seconds.

Motion carried 4-0.

DISCUSSION ITEMS

8. NONE

CONSENT ITEMS

9. NONE

ADMINISTRATION

10. COMMENTS FROM COUNCIL LIASON:

Council Liaison comments on the resignation of former City Manager DeWolfe and the work being done to hire a new City Manager.

11. COMMENTS FROM COMMISSION:

Commissioner Morrish comments if there could be wording added for CHC Chair review of work list in the work plan for future Mills Act applications.

Chair Gallatin expresses his gratitude to staff for their assistance and work being done.

12. COMMENTS FROM SUB-COMMITTEES

Chair Gallatin updates the Commission regarding the Rialto Theatre meetings for conceptual plans and notes the approval, with conditions, for the architect to start on the construction drawings. He also noted that the owner wanted to start construction prior to the end of the year.

13. COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF)

NONE.

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14. COMMENTS FROM STAFF:

Planning Manager Kith adds on subcommittee update regarding the paint color change of the marquee sign from yellow to red.

Additionally, the development of the ad-hoc committee to appeal the RHNA request and encourages the Commission to participate in the housing element workshop for September 23, 2020 and for September 26, 2020.

Vice-Chair Thompson inquires if as a resident, how she would be able to comment on the changes in paint color or the color study.

Planning Manager Kith answers that it should be addressed to the Planning Director, Chair Gallatin, and herself.

ADJOURNMENT

15. The meeting adjourned at 8:39pm to the next regularly scheduled meeting on October 15, 2020.

APPROVED,

Mark Gallatin
Chair, Cultural Heritage Commission

Date



ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Rebecca Thompson (Chair), Mark Gallatin (Vice-Chair), Conrado Lopez, William Cross, Kristin Morrish

Commissioners Absent: None

Staff Present: Teresa Highsmith, City Attorney
Kanika Kith, Planning Manager
Malinda Lim, Associate Planner
Aneli Gonzalez, Planning Management Intern

City Council Liaison: Evelyn G. Zneimer

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.
An audio recording of the meeting can be made available upon request with the City Clerk's Office.*

APPROVAL OF AGENDA

APPROVED 5-0

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Chair Thompson – None.
Vice-Chair Gallatin – None.
Commissioner Morrish – Site visit to items on the agenda.
Commissioner Cross – Site visit to items on the agenda.
Commissioner Lopez - Site visit to items on the agenda.

PUBLIC COMMENTS

NONE

PRESENTATIONS

NONE

PUBLIC HEARING

1. 1030 Brent Avenue/Project No. 2238-COA – Modification of Certificate of Appropriateness to bifurcate the demolition of the unpermitted patio cover and foundation from the construction of the approximately 329 square-foot single-story addition to the back of an existing single-family home.

Recommendation:

Approve the modification to the Certificate of Appropriateness, subject to conditions of approval.

Presentation:

Associate Planner Lim provides a presentation for this project.

Questions for Staff:

Planning Manager Kith invites City Attorney Highsmith to provide a brief procedural overview of the project and why the project is before the Commission.

City Attorney Highsmith provides insight into how the City Council can remand a project back to the lower hearing body when a project is appealed or called up for review. She states that for this project, the City Council decided to bifurcate the unpermitted work due to concerns that the foundation was built without permits and that it would be impossible to check the stability of it. The Council felt strongly that the unpermitted work be removed first and afterwards, for the Commission to reconsider the modification to the Certificate of Appropriateness. In addition, the Commission can impose a 5-year moratorium on future construction to prevent future work and/or may impose additional strict conditions.

Vice-Chair Gallatin asks if the Commission has the ability to approve the unpermitted construction and condition it with the 5-year moratorium or would it be considered a taking and unconstitutional. City Attorney Highsmith comments that the Commission should follow the City Council's direction and can add additional conditions of approval to further protect the cultural resource. However, including conditions would entail approving the project.

Vice-Chair Gallatin follows-up that if the Commission were unable to make the required project findings for approval, then the Commission has no choice but to approve the project. City Attorney Highsmith notes that required findings are needed to approve the project, however, if there is no findings, the Commission would need to state for the record that there are no findings to be made.

Commissioner Morrish questions if there are a total of four trees or five trees required to comply with the conditions. Associate Planner Lim confirms that a total of five trees were required, four of which were required from the Natural Resources and Environmental Commission and one required from the Commission.

Vice-Chair Gallatin questions as to what steps staff will take to ensure the plans are accurate and being followed. Planning Manager Kith states that the property owner provided a property survey and gave a walkthrough for a typical review. She also adds that the building inspector will be reviewing plans for

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compliance along with site visits and inspections to verify plans are followed. If during the inspections the building inspector notices a violation, the Planning Division and Code Enforcement are notified and steps are taken to address the violation. Planning Manager Kith also reminds the Commission that they have seen projects which did not follow the approved plans and the applicant had the choice to tear down the unpermitted construction and build per the approved plans or submit for a Certificate of Appropriateness to be reviewed by the Commission.

Public Comments:

Three public comments in addition to the public comment in the staff report were provided for this project. Two verbal comments were opposed with the project.

Questions for Applicant:

Architect Fenske provides a presentation for the project.

Chair Thompson questions the architect's dimensions of the site plan and notes discrepancies between the east elevation and grade level. Architect Fenske notes that there will be elevation changes out of the patio as requested by the client, and no changes to the inside stairs.

Chair Thompson inquires the materials of the addition, such as the shiplap. Architect Fenske confirms that it is wood and is not differentiated substantially except by the building plane. Chair Thompson suggests changing the scale and how this may help with it being differentiated.

Architect Fenske questions if the City will include the permit for the accessory dwelling unit (ADU) under the moratorium. City Attorney Highsmith provides clarification that the moratorium isn't intended to prohibit someone from improving and maintaining their property regarding the existing structures; it is meant to prohibit brand new development. Corrections and repairs to the existing structure would not be a part of the moratorium if the Commission decides to impose it as part of the conditions of approval.

Commissioner Lopez questions the logic behind the four set of doors for the proposed addition. Architect Fenske responds that this was originally the applicant's vision but it was to make more open space for the family. Applicant confirms that the space was built to have these doors to allow extended family and be more open as similarly noted with other craftsman styled homes.

The applicant provides a rebuttal to the public comments. He agrees with the project timeline provided by staff, questions the reasoning behind the requirement to tear down the patio cover, and states that the tear down of the patio cover would create additional noise, be a waste of lumber, and is punitive. Chair Thompson asks for City Attorney Highsmith to provide an explanation to why the City Council decided to bifurcate. City Attorney Highsmith explains that Council Member Cacciotti expressed concerns that much of the work done was unpermitted and the foundation was poured without a permit. She continues that in order to correct the violation and get compliance, the City has to do an inspection but it is impossible when the cement has been poured therefore Council Member Cacciotti's reasoning to bifurcate. The applicant responds that he is in agreement with Council Member Cacciotti that the concrete needs to be exposed and states that he is a licensed contractor

Vice-Chair Gallatin asks the applicant for clarification of his contractor license. The applicant replies that he is a general contractor but also carries a C8, C29, and C33 license which are all currently active.

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Commission Discussion:

Commissioner Morrish asks the Commission if the addition needs to be more differentiated from the house and if the Commission could make additional design suggestions since the findings were made and the project was approved previously. City Attorney Highsmith confirms that the Commission is permitted to make additional design suggestions. Chair Thompson states that plans are incomplete, there are discrepancies the drawings, and would like to see more differentiation.

Planning Manager Kith states that the only design change to the plans from the previous approval involved a transom over one of the doors. Associate Planner Lim confirms that this was the only change to the plans.

Planning Manager Kith also suggests that the Commission add a condition to allow Chair Review to correct the issues that Chair Thompson brought up.

Commissioner Morrish asks the Commission if they would like to continue the project to provide time for the architect to make revisions or if they could be corrected through Chair Review. Chair Thompson states she finds it hard to believe the Commission had approved the plans previously but that the requested corrections could be done under Chair Review.

Commissioner Lopez poses the question if the design of the addition would change once the unpermitted construction is removed. Planning Manager Kith clarifies that if the design of the addition were to change, a new Certificate of Appropriateness would be needed.

Commissioner Morrish proposes to approve the project with the demolition of the slab and unpermitted structure with a Chair Review for the design. If the Chair decides that the design changes dramatically with the conditions, the Chair could bring the design back to the Commission.

Vice-Chair Gallatin seconds the motion for discussion. He thanks City Attorney Highsmith for her clear explanation of why the City Council remanded the project back to the Commission, the intention of the remand, and that the demolition of the slab and patio cover is a collective and not a punitive action. He also wanted to state for the record the applicant's argument for environmental sensitivity and request to reuse the materials but finds it as a plea bargain and disingenuous. Vice-Chair Gallatin also brings up that the applicant has licenses and decades of experience yet conducted unpermitted work and finds it indefensible.

Commissioner Cross agrees with his fellow Commissioners, would like a Chair Review for the corrections, and if there were any design changes from the Chair Review, the Chair could remand the project back to the Commission.

Decision:

Commissioner Morrish motions to DEMOLISH the patio cover and concrete slab, and APPROVE the modification to the Certificate of Appropriateness, subject to conditions of approval with the added condition for Chair Review of the transom window, wood siding, and corrections to the plans. If the design changes from what was before the Commission tonight, it will require a new Certificate of Appropriateness.

Commissioner Lopez seconds the motion.

Motion carried 5-0.

Commissioner Morrish states that she needs to leave the meeting. Planning Manager Kith apologizes to the Commission for not informing them earlier and states that she asked Commissioner Morrish to be available for a full commission to vote on the item.

2. **807 Bank Street/Project No. 2338-LHD – Historic Landmark Designation**

Recommendation:

Review and recommend approval of the historic landmark designation to the City Council.

Presentation:

Planning Management Intern Gonzalez provides a presentation.

Questions for Staff:

None.

Public Comments:

Two public comments received in support of the landmark designation.

Questions for Applicant:

None.

Commission Discussion:

Vice-Chair Gallatin found the historic report informative and helpful in review of the project. Chair Thompson concurred with his comment.

Decision:

Vice-Chair Gallatin motions to RECOMMEND APPROVAL of the historic landmark designation to the City Council.

Commissioner Cross seconds.

Motion carried 4-0.

BUSINESS/DISCUSSION

3. **1016 Orange Grove – Intent to Request for Historic Landmark Designation and Mills Act Contract**

Recommendation:

Formation of a sub-committee to review the requests for Historic Landmark Designation and Mills Act Contract.

Planning Manager Kith recuses herself.

Presentation:

Planning Management Intern Gonzalez provides a presentation.

Questions for Staff:

Vice-Chair Gallatin asks for clarification on the percentage of reduction in property tax revenue from the Mills Act Contract. Planning Management Intern Gonzalez provided clarification of the percentage.

Commission Discussion:

Commissioner Lopez asks the Commission if there was value in the structure being used as a schoolhouse and completely changed to a residence for consideration of the landmark designation. Chair Thompson states that the Secretary of the Interior allows for adaptive reuse. Vice-Chair Gallatin responds that the landmark designation criteria is in the Cultural Heritage Ordinance and an example of a criteria is the period of significance of the structure.

Chair Thompson and Vice-Chair Gallatin volunteer to be the sub-committee.

Decision:

Vice-Chair Gallatin motions the formation of a sub-committee consisting of himself and Chair Thompson.

Chair Thompson seconds the motion.

Motion carried 4-0.

4. Historic Preservation Funding Opportunities

Recommendation:

Formation of a subcommittee to explore and apply for historic preservation funding.

Planning Manager Kith rejoins the meeting.

Presentation:

Planning Manager Kith provides a verbal presentation and asks for the formation of a sub-committee to assist staff with exploring and applying for grant funding to continue historic preservation for the city.

Commission Discussion:

The Commission suggests to continue the item to the next meeting in order to provide Commissioner Morrish the opportunity to be part of the subcommittee.

Decision:

Chair Thompson motions to CONTINUE the item to the next CHC meeting.

Commissioner Lopez seconds the motion.

Motion carried 4-0.

ADMINISTRATION

5. COMMENTS FROM COUNCIL LIASON:

Council Liaison Zneimer brings up consent item number 12 from the City Council meeting the night prior pertaining to the light beacons in a historic district and thanks Vice-Chair Gallatin for submitting a comment. Council Liaison Zneimer states that the Commission should and will have the opportunity to review the design of the light beacons.

6. COMMENTS FROM COMMISSION:

Vice-Chair Gallatin states that he brought up to the previous City Manager that the Commission should be provided the opportunity to review capital improvement projects in order to identify where there might be potential concerns relating to historic resources which might be impacted by capital improvements.

7. COMMENTS FROM SUB-COMMITTEES

NONE.

8. COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF)

Vice-Chair Gallatin states that the preservation museum will be getting improvements, specifically repairs to the concrete floor at the rear and a virtual event is planned in celebration of Irving Gill's birthday tentatively scheduled for April 24th.

9. COMMENTS FROM STAFF:

Planning Manager Kith states that she will follow up with Public Works on discussion of the flashing light beacons, an upcoming joint meeting in June with the Commission, Design Review Board, and Planning Commission for the Phase 2 ADU Ordinance, and the upcoming Planning Commission meeting for discussion of Phase 1 draft ADU Ordinance.

ADJOURNMENT 1.56

10. The meeting adjourned at 8:29pm to the next regularly scheduled meeting on March 18, 2021.

APPROVED,

Rebecca Thompson
Chair, Cultural Heritage Commission

Date