

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

**REVISED<sup>1</sup>**

**Thursday February 16, 2017 at 6:45 P.M.**  
**City Council Chambers, 1424 Mission Street**

Deborah Howell-Ardila (Chair), Mark Gallatin (Vice-Chair), Steven Friedman, Rebecca Thompson  
Robert S. Joe, Council Liaison  
John Mayer, Staff Liaison

**PUBLIC COMMENT & PRESENTATIONS**

**RECOMMENDED  
ACTION**

**Administration of Oath of Office to newly appointed Commissioner**

Chief Deputy City Clerk, Anthony Mejia will administer the Oath of Office to newly appointed Commissioner, Rebecca Thompson.

1. Time reserved for those in the audience who wish to address the Commission. No immediate action can be taken on non-agenda items, but the Commission may place the item on an agenda for future discussion.

**CONTINUED APPLICATIONS**

**RECOMMENDED  
ACTION**

2. None

**NEW ITEMS**

**RECOMMENDED  
ACTION**

3. **709 Hermosa Street**  
**Applicant: Patrick Szurpicki, Architect**  
**Project No.: COA-1982**  
**Historic Status Code: 5S1**

**Description:**

A request for a Certificate of Appropriateness for the construction of a 585 sq. ft. single story addition to an existing 1,565 sq. ft. single story Dutch Revival Farmhouse on a 15,542 sq. ft. lot. The single story addition will consist of a new master bedroom, a new master bathroom, and interior remodeling. The exterior materials for the addition will match the existing and will consist of; wood windows, wood shingle siding, and composition asphalt shingles or a standing seam metal roof for the entire house.

Discuss and Determine  
Appropriateness

<sup>1</sup> The CHC Agenda was revised on February 13, 2017 to include the conceptual review of 1036 Adelaine Avenue.

- 4. 1740 Virginia Place**  
**Applicant: Tom Nott, Architect**  
**Project No.: COA-1985**  
**Historic Status Code: 5D3**

**Description:**

A request for a Certificate of Appropriateness for the removal of the existing stucco siding and replacing it with clapboard siding on a Craftsman house. Some of the original clapboard was discovered underneath the stucco. The attic vents will be repaired and restored to match the existing. The windows will be replaced with wood windows.

Discuss and Determine  
 Appropriateness

**NEW BUSINESS**

**RECOMMENDED  
 ACTION**

- 5. 1746 Hanscom Drive**

The Commission will review a Historic Resource Assessment and hear public testimony regarding a proposal to demolish a 316 square foot, Spanish Colonial/Swiss Chalet style house constructed in 1930. The home is not listed on the South Pasadena Inventory of Cultural Resources; however, the Commission will consider the information presented tonight and determine whether there is sufficient evidence to show that it does not merit preservation.

Discuss and Comment

- 6. 1750 Hanscom Drive**

The Commission will review a Historic Resource Assessment and hear public testimony regarding a proposal to demolish a 760 square foot, Craftsman style house constructed circa 1934. The home is not listed on the South Pasadena Inventory of Cultural Resources; however, the Commission will consider the information presented tonight and determine whether there is sufficient evidence to show that it does not merit preservation.

Discuss and Comment

- 7. Procedures for Review: Demolition of Un-Listed Structures Over 50 Years Old**

The Commission will discuss the options for an ordinance that would require review for any proposal that involves demolition of a structure that is over 50 years old and not listed on the Inventory of Historic Resources.

Discuss and Comment

- 8. 1036 Adelaine Ave (Conceptual Review)**

The proposed project involves the rehabilitation of the existing historic house and the rear ground floor addition of 219 square feet with an additional 260 square feet added to the rear of the existing second floor. The front windows and doors will be preserved during the house rehabilitation and new windows and doors for the additions will be historically appropriate selections. Historical property records indicate that a first floor 252 square foot rear addition was constructed in 1923 and a 14'x20' detached garage was constructed in 1921. A proposed roof deck

Discuss and Comment

will located atop the new single story rear addition to allow for indoor/outdoor access from the new second floor bedroom. The total square footage of the existing main house is 1210 square feet and will be enlarged to 1.750 square feet with the proposed additions. The two story Craftsman-style house was constructed in 1898, and all materials of the rehabilitation and additions will be consistent with the existing Craftsman details of wood siding, and exposed rafter tails.

**COMMUNICATIONS**

**RECOMMENDED ACTION**

- 9. Comments from Council Liaison Comment
- 10. Comments from Commission Comment
- 11. Comments from Staff Comment

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

- 12. Minutes of the regular meeting of January 19, 2017 Approve

**ADJOURNMENT**

**RECOMMENDED ACTION**

- 13. Adjourn to the next meeting on March 16, 2017 at 6:45 p.m. Adjourn

*Project plans and related documents are on file in the Planning & Building Department and available for public review. Any person who has a question concerning the nature of an agenda item may call the Planning & Building Department at (626) 403-7220.*

**NOTICE**

**General:** Pursuant to South Pasadena Ordinance No. 2001, the above projects have been scheduled to appear before the South Pasadena Cultural Heritage Commission. The date, time, and location of the meeting are indicated on this agenda.

**Contents:** The contents of this agenda provide information prescribed by §65094 of the Government Code. The Planning and Building Department does not assume any liability to the accuracy of the project description provided. The project description provided is based on application information initially submitted. Reviews may require material change to the initial submittal, which may or may not be reflected on subsequent agendas. Agenda errors and omissions may not necessarily invalidate the occurrence of any scheduled meetings. The project description may not include information such as exterior finishes, method of construction, extent of demolition, or architectural style. Interested or affected party may review the design materials either at the Planning and Building Department at 1414 Mission Street, South Pasadena, and submit written comments regarding any of the above projects to the Department and/or attend the Cultural Heritage Commission meeting and comment on the projects at the meeting.

**Noticing:** This agenda is provided in accordance with the noticing requirements of the ordinance. All continued items are posted on subsequent agendas for the Cultural Heritage Commission renders a continuous period of 60 days or until such decisions. The 60-day review period in which projects expire is indicated below the review type. Future notices are not provided for any continued items. Notices may not be provided for a new item continued to a subsequent meeting due to a lack of quorum. A decision on a project not rendered by the Cultural Heritage Commission after 60 days shall be forwarded to the Planning Commission for action or considered as inactive and removed from the agenda with no further action. Under certain circumstances and upon agreement between the Planning and Building Department and the applicant, the Cultural Heritage Commission may continue to review a project after 60 days if material changes to the initial project warrant additional review. The additional review period is subject to initial noticing requirement. Notices may not be provided for projects approved with a condition that they are resubmitted prior to permit issuance. It is the responsibility of any interested party to be kept updated and informed as to the progression of any of the projects listed above.

**Appeals:** Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Cultural Heritage Commission for the above projects may appeal the decision before the South Pasadena City Council. Appeals must be filed within 15 calendar days of the Board's decision. Appeals should be filed with the Planning and Building Department. Instruction on appeals, forms, and fee schedule may be obtained at the South Pasadena Planning and Building Department, 1414 Mission Street, South Pasadena.

**Meeting:** Please plan to attend the meeting earlier than your scheduled time, as some projects may require less time than their allotted 15 minute discussion.

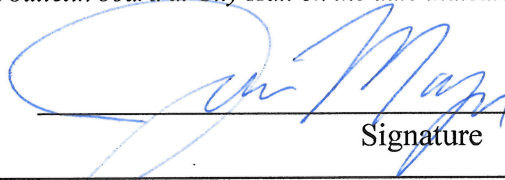
STATE OF CALIFORNIA )  
CITY OF SOUTH PASADENA ) SS  
COUNTY OF LOS ANGELES )

**AFFIDAVIT OF POSTING**

*I declare under penalty of perjury that I am employed by the City of South Pasadena in the Planning & Building Department, and that I posted this notice on the courtyard bulletin board at City Hall on the date indicated below.*

2/13/2017

Date



Signature

**Accommodations**

Meeting facilities are accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Planning and Building Department at (626) 403-7220. Hearing assistive devices are available in the Council Chambers. Notification at least 72 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II)