

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

Thursday October 19, 2017 at 6:45 P.M.

City Council Chambers, 1424 Mission Street

Mark Gallatin (Vice-Chair), Steven Friedman, Rebecca Thompson, John Lesak, Victor Holz  
Robert S. Joe, Council Liaison  
Edward Sissi, Staff Liaison

**PRESENTATIONS & PUBLIC COMMENT**

**RECOMMENDED  
ACTION**

**1. Public Comment**

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

**CONSENT CALENDAR**

**RECOMMENDED  
ACTION**

**2. None.**

**CONTINUED APPLICATIONS**

**RECOMMENDED  
ACTION**

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

**Project Description:**

A request for a Certificate of Appropriateness to build a new 607 square foot contemporary style, second story addition to an existing 2,018 square foot one story, English Revival house on a 7,217 square foot lot. The second story addition will consist of adding a master bedroom, a master bathroom, a closet, a sitting area, and a study. The proposed exterior materials for the addition will be smooth stucco siding with aluminum windows and doors. The project includes two-second story decks. One deck would be located on the rear elevation at 126 square feet; the other would be on the south elevation at 70 square feet. Both decks would feature guard rails made of steel cable.

Discuss and Determine  
Appropriateness

**NEW ITEMS**

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

**Description:**

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

Discuss and Determine  
Appropriateness

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

**Project Description:**

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

Discuss and Determine  
Appropriateness

6. **2070 Fremont Avenue**  
**Applicant: Tom Nott (Architect)**  
**Project No.: 2046-COA**  
**Historic Status Code: 5S3**

**Description:**

A request for a Certificate of Appropriateness for a 424 sq. ft. single story addition to a 1,565 sq. ft. Brick Bungalow house on a 10,395 sq. ft. lot. The addition will consist of a new master bedroom suite along with a walk-in closet and bath. The addition also consists of a powder room, guest bedroom, and laundry. The new exterior walls will be clad in reclaimed brick (restored from demolished areas of the house) and new brick which will match color of existing brick.

Discuss and Determine  
Appropriateness

7. **1026 Indiana Avenue**  
**Applicant: Dahl Architects**  
**Project No.: 2049-COA**  
**Historic Status Code: 5D1**

**Description:**

A request for a Certificate of Appropriateness to build a 1,122 sq. ft. addition to an existing 996 sq. ft. single story Craftsman style home, built in 1922. The single story addition will include a family room, kitchen, bedroom, master bedroom, and master bathroom. All of the addition will take place in the rear

Discuss and Determine  
Appropriateness

of the existing home and only minor changes will be made to the historic front of the home. The front porch will be expanded and a new wooden railing will replace the current non-original aluminum railing. The new porch extension will be uncovered and the roof will not change. Overall, the roof will look very similar in the front. The new roof ridge in the rear will match the height of the current front ridge and will not be visible from the front of the house.

NEW BUSINESS	RECOMMENDED ACTION
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**8. 636 Alta Vista Circle**  
**Owner: Karen Hallock**

**Description:**

The owner is requesting a discussion about her property and its proposed inclusion on the Inventory of Historic Resources.

Discuss and Determine Appropriateness

**9. 929 Buena Vista Mills Act**

The Commission will consider a Letter of Intent to enter into a Mills Act contract for Landmark No. 41 (the Torrance Childs House). The Commission may appoint a subcommittee to review this request and set up an on-site meeting to inspect the condition of the property and discuss any potential items for restoration that may be needed.

Discuss and Determine Appropriateness

**10. 1810 Foothill Street**

**Applicant: Julie Phanstiel**  
**Year Built: 1926**  
**Architectural Style: Adobe Revival**  
**Historic Status Code: 5B1**

**Description:**

A request for a CONCEPTUAL REVIEW for the conversion of an existing attached garage into a master bedroom suite with some additional square footage. The applicant is proposing a new single-car garage with a carport tandem parking. The property is located in the RH zoning district, and tandem parking is allowed in this zoning district. The addition will vary slightly from the historic Adobe style of the home, but will be in keeping with the Adobe style. **This is for discussion purposes only; no decision shall be made at this time.**

Discuss and Comment

**11. Historic Resources Survey and Inventory of Addresses Survey Update**

The Commission will review the historic resources survey and inventory of addresses update that was prepared by the City's consultant, Historic Resources Group (HRG), review any changes based on the October 12, 2017 special meeting, and make a recommendation to the City Council.

Discuss Appropriateness

COMMUNICATIONS	RECOMMENDED ACTION
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**12. Comments from Council Liaison**

Comment

- |                              |         |
|------------------------------|---------|
| 13. Comments from Commission | Comment |
| 14. Comments from Staff      | Comment |

**APPROVAL OF MINUTES**

**RECOMMENDED ACTION**

- |  |         |
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| 15. Minutes of the regular meeting of August 17, 2017    | Approve |
| 16. Minutes of the regular meeting of September 21, 2017 | Approve |

**ADJOURNMENT**

**RECOMMENDED ACTION**

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| 17. Adjourn to the next meeting on November 16, 2017 at 6:45 p.m. | Adjourn |
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*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.

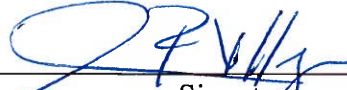
STATE OF CALIFORNIA )  
 CITY OF SOUTH PASADENA ) SS  
 COUNTY OF LOS ANGELES )

**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.*

10/13/17

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)