

City of South Pasadena
CULTURAL HERITAGE COMMISSION

Thursday, March 20, 2014 6:45 P.M.

Council Chambers, 1424 Mission Street

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

Michael Cacerotti, Council Liaison

John Mayer, Staff Liaison

PUBLIC COMMENT & PRESENTATION

**RECOMMENDED
ACTION**

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

CONTINUED APPLICATIONS

**RECOMMENDED
ACTION**

2. **630 Stratford Avenue**
Applicant: Hugh Maguire, Designer
Project #: 1670-COA/DRX
Historic Status Code: 5S3

Project Description:

A request for Certificate of Appropriateness for a 778 sq. ft. first floor addition and a 315.5 sq. ft. second floor addition to the rear of the property. The site consists of an existing 1,555 sq. ft. single story Colonial Revival/Craftsman style house on a 8,403 sq. ft. lot. The single story addition will consist of one bedroom and a new master bedroom with bathroom. The new second story addition will consist of a study area and art room.

Discuss and Determine
Appropriateness

NEW ITEMS

**RECOMMENDED
ACTION**

3. **1100 Buena Vista Street**
Applicant: Denise Tomlan, Architect
Project #: 1686-COA/DRX
Historic Status Code: 4X

Project Description:

A request for Certificate of Appropriateness for a 469 sq. ft. single story addition and a 1,158 sq. ft. new second story addition onto an existing 1,968 single story English Revival house on a 10,185 sq. ft. lot. The single story addition will consist of a 180 sq. ft. bedroom addition and a 289 sq. ft. family room addition. A new 456 sq. ft. detached garage with a 19'6" ht. The proposed materials for the additions and the garage will match the existing house; wood windows, fine sand finish cement plaster, and asphalt composition shingles.

Discuss and Determine
Appropriateness

4. **1901 Oxley Street**
Applicant: Tom Nott, Architect
Project #: 1688-COA/DRX
Historic Status Code: 5D1

Project Description:

A request for Certificate of Appropriateness for a new 615 sq. ft. second story addition to an existing 1,256 sq. ft. single story Craftsman style house on a

Discuss and Determine
Appropriateness

5,555 s. ft. lot. The proposed second story addition will consist of; a laundry room, an office, a master bathroom, closet, and a master bedroom. The proposed exterior materials will match the existing and will consist of; asphalt shingles, clapboard siding, and wood windows.

5. 1737 Mission Street

Applicant: Philip Han, Designer

Project #: 1693-COA/DRX

Historic Status Code: 5D3

Project Description:

A request for Certificate of Appropriateness for a 880 sq. ft. addition to an existing single story; 1,048 sq. ft. Craftsman style house on a 5,575 sq. ft. lot. The addition will consist of two slip level additions. The lower level addition is 445 sq. ft. and it consists of a family room and bathroom. The upper level addition will be 350 sq. ft. and will consist of a master bedroom with a master bathroom. There will be a 48 sq. ft. street level addition, consisting of a kitchen expansion. A 27 sq. ft. balcony is proposed on the rear elevation of the property. The exterior materials for the addition will consist of wood siding to match the existing, Mataverde Ipe Rain Screen 6" planks siding, La Habra Crystal White stucco, wood windows, and rolled-roof materials for the addition roof.

Discuss and Determine
Appropriateness

6. 1123 Montrose Avenue

Applicant: Lisa Henderson, Harvest Architecture

Project #: 1696-COA/DRX

Historic Status Code: 5D1

Project Description:

A request for Certificate of Appropriateness for a 186 sq. ft. covered patio and a 343 sq. ft. patio with open trellis above. The structures are attached to the rear of the existing dwelling unit. The site consists of an existing 2,086 sq. ft. single story Craftsman style house on a 8,502 sq. ft. lot. The applicant is also proposing to renovate 102 sq. ft of the interior storage area within the existing 435 sq. ft garage. The new renovation will consist of adding new counter tops and shelves as well as increasing the opening of the storage area with sliding track doors.

Discuss and Determine
Appropriateness

7. 2040 Primrose Avenue

Applicant: Sandra Duval, Architect

Project #: 1669-COA/DRX

Historic Status Code: 5D3

Project Information:

A request for Certificate of Appropriateness for a 854sq. ft. single story addition to the rear of the property. The site consists of an existing 1,796 sq. ft. single story English Revival style house on a 7,500 sq. ft. lot. The single story addition will consist of extending the existing kitchen/dining room area and a new master bedroom with bathroom. The exterior materials will match the existing; stucco finish and wood windows. The façade of the house will remain

Discuss and Determine
Appropriateness

the same.

- 8. 2016 Edgewood Drive**
Applicant: Steven P. Dahl, AIA, Architect
Project #: 1704-COA/DRX
Historic Status Code: 5D1

Project Information:

A request for Certificate of Appropriateness to demolish an existing second floor, non-original addition, as well as a non-original, two car garage in order to construct a 789 square foot first floor addition, 25 square foot second floor addition (both to be at the rear of the existing house), and a new two car garage with attached 200 square foot accessory structure to be located in the northwest corner of the 19,719 square foot lot. Exterior materials for the proposed alterations to the existing two-story Craftsman home consist of Certained siding, wood windows, and custom wooden garage doors.

Discuss and Determine
Appropriateness

- 9. 224 Mockingbird Lane**
Applicant: James Fenske, Architect
Project #: 1704-COA/VAR/HDP
Historic Status Code: 5S1

Project Information:

A request for Certificate of Appropriateness to construct a two story, 2,624 square foot house on an existing 6,746 square feet hillside lot containing remnants of cobblestone retaining walls that were part of the Raymond Hotel property. The Cultural Heritage Commission will consider the location of the proposed structure in relation to the historic resources on site.

Discuss and Determine
Appropriateness

The Planning Commission will also review this project for hillside development permit, design review, and variances requested for the project. Separate public noticing will be done for that meeting.

NEW BUSINESS

**RECOMMENDED
ACTION**

- 10. 230 Hillside Road**

The Cultural Heritage Commission will review and comment on a proposal to build a second story addition to a Spanish Colonial style home that was originally constructed in 1926. The home was evaluated with a Rating of 2D2, which means the property is a contributor to a district that is determined eligible for the National Register of Historic Places.

Review and Comment

- 11. 846 Glendon Court**

The Cultural Heritage Commission will review and comment on a proposal to build a second story addition to a Craftsman style home that was originally constructed in 1913. The home was evaluated with a Rating of 5D1, which means the property is recognized as a Historically significant by local government as a contributor to a district that is listed or designated locally. This item is for discussion only. No decision will be made at this time.

Review and Comment

12. 1108 Fremont Avenue

The Cultural Heritage Commission will review and comment on a proposal for a wall sign. The existing style of the home is a Turn of Century/Craftsman house that was originally constructed in 1905. The home was evaluated with a Rating of 5D1, which means the property is recognized as a Historically significant by local government as a contributor to a district that is listed or designated locally. This item is for discussion only. No decision will be made at this time.

Review and Comment

COMMUNICATIONS

RECOMMENDED ACTION

13. Comments from Council Liaison

Comment

14. Comments from Commission

Comment

15. Comments from South Pasadena Preservation Foundation Liaison

Comment

16. Comments from Staff

Comment

APPROVAL OF MINUTES

RECOMMENDED ACTION

17. Minutes of the regular meeting of January 16, 2014

Approve

ADJOURNMENT

RECOMMENDED ACTION

18. Adjourn to the next meeting on April 17, 2014 at 6:45 p.m.

Adjourn

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

NOTICE

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

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

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

Appeals: Any person who owns real property or resides within 300 feet of any of the above projects aggrieved by a decision rendered by the Cultural Heritage Commission for the above projects may appeal the decision before the South Pasadena

Planning Commission. Appeals must be filed within 15 calendar days of the Board's decision. Appeals should be filed with the Planning and Building Department. Instruction on appeals, forms, and fee schedule may be obtained at the South Pasadena Planning and Building Department, 1414 Mission Street, South Pasadena.

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

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

AFFIDAVIT OF POSTING

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

3.14.14

Date

Jason Cortaves

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)