

City of South Pasadena
CULTURAL HERITAGE COMMISSION¹²

Thursday, January 15, 2009 6:45 P.M.

Council Chambers, 1424 Mission Street

John Lesak (Chair), Glen Dunean (Vice-Chair), Carrie Miller, Robert Conte, and Orville Houg

Richard D. Schneider, MD, Council Liaison

John Mayer, Staff Liaison

NON-AGENDA PUBLIC COMMENT PERIOD

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. None

Discuss and Determine Appropriateness

NEW ITEMS

RECOMMENDED ACTION

3. 340 Pasadena Ave

Applicant: Meike Kramer & Jim Tavares

Project #: 1276-COA/DRX

Project Description :

A proposal to demolish an existing 396 square foot garage and replace it with a 500 square foot garage with an attached 120 square foot workshop. The siding for the new garage will clapboard to match the house and Hardiplank smooth clapboard will be used for the south and west elevations. All door and windows will be wood with true divided lites, and Certainteed Grand Manor Shingles will be used for the roof.

Discuss and Determine Appropriateness

The applicant is also proposing to replace the existing vinyl siding on the house with Hardiboard.

A qualified architectural historian assigned a rating of 5S3 to this house. This property appears to be individually eligible for local listing or designation through survey evaluation.

4. 2000 Stratford Avenue

Applicant: Jim Fenske, Architect

Project #: 1277- COA/DRX

Description:

A proposal to construct a 1,012 square foot single story addition and a new 1,395 square foot second story addition to an existing 1,352 square foot single

Discuss and Determine Appropriateness

¹ 1000 Fremont Avenue added 1/5/09

² 1505 Oak Street where added on 1/7/09

story English Revival located on a 10,095 square foot lot. The proposed single story addition will be located in the rear of the house. It will consist of adding; a master bedroom, a dinning room, a family room, a kitchen, and a mudroom with a 20 square foot porch. The new 1,395 square foot second story addition will be part of this approval but it will be constructed at a later time. The existing 257 square foot patio trellis will be reduced to 248 square feet. All exterior materials will match existing.

A qualified architectural historian assigned a rating of 5D3 to this English Revival house. This property is recognized as being historically significant by local government. It appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

5. 1000 Fremont Avenue

Applicant: Emil Leung (AJ's Caribbean Grill)

Project #: 1278- COA/DRX/CUP

Description:

A proposal to add an outdoor dining area to an existing restaurant located in the Fremont Theater complex. Proposed materials include wooden posts and beams, a stuccoed planter, and a retractable canvas roof. The project also includes a monument sign at the El Centro Street frontage and a blade sign on the Fremont Avenue façade.

Discuss and Determine
Appropriateness

A qualified architectural historian assigned a rating of 5S1 to this Mission Revival Influenced commercial building. This property is recognized as being historically significant by local government. It is listed or designated locally.

DISCUSSION ITEMS

6. Review Mills Act Application – 1040 Stratford Avenue

Discuss

7. Review Mills Act Application – 1545 Ramona Avenue

Discuss

8. Potential Landmark Nomination – 410 Arroyo Dr

The Commission shall hear recommendation from Landmark Subcommittee on the nomination of this house as a landmark.

Discuss

9. Draft Preservation Ordinance

The Commission will discuss several revisions to the City's preservation ordinance. Historic Resources Group is a consulting firm that was hired to draft those revisions. Since the draft ordinance is large, each section of the updated document will be discussed in greater detail at each Cultural Heritage Commission meeting until the entire document has been vetted. The Commission discussed the "Purpose Statement" and the "Enabling Authority" sections in December. Tonight, the Commission will review Section 2.73A-13 (Composition of the Cultural Heritage Commission) and Section 2.73 – 14 (Powers and Duties of the Commission) for comments, edits, and revisions.

Discuss

10. Mills Act Procedure

The Commission will review a draft Mills Act Application form/procedure based on a multiple step application process that emphasizes a preservation plan, and ensures appropriate treatment(s) are being applied to rehabilitate and maintain property.

11. CLG grant application for the 2009-2010

Staff will be preparing a CLG grant application for the 2009-2010 grant period. The Commission will be asked to discuss some historic preservation projects that could be funded.

Discuss

12. 1505 Oak Street

Mr. Edward Dagermangy (project architect) is seeking a conceptual review for a 922 square foot, one-story addition. The project would involve reconstruction/demolition of a 288 square foot addition that appears to be un-permitted. Overall the project would ass 922 square feet of living area. The home was built in 1886, and is described as "Eastlake Influence" on the Historic Inventory. No decisions will be made at this time; this item is for discussion purposes only.

Discuss

COMMUNICATIONS

RECOMMENDED ACTION

13. Comments from Council Liaison

Discuss

14. Comments from Commission

Discuss

15. Comments from South Pasadena Preservation Foundation Liaison

Discuss

16. Comments from Staff

Discuss

APPROVAL OF MINUTES

RECOMMENDED ACTION

17. Minutes of the regular meeting of December 18, 2008.

Approve

ADJOURNMENT

RECOMMENDED ACTION

18. Adjourn to the next regular meeting on February 19, 2009 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 Design Review Board 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.

1/7/09
Date


Signature