

**MINUTES OF THE MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 15<sup>TH</sup> DAY OF AUGUST, 2013  
COUNCIL CHAMBERS, 1424 MISSION STREET**

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ROLL CALL

The Meeting convened at: 6:50 PM

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

Commissioners Absent: None

Council Liaison Absent: Michael A. Cacciotti, Councilmember

Staff Liaison Present: John Mayer, Senior Planner

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NON-AGENDA  
PUBLIC COMMENT  
PERIOD

1. None
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CONTINUED  
APPLICATIONS

2. **820 Milan Avenue**  
**Applicant: Tom Nott, Architect**  
**Project #: 1589-COA**

**Project Description:**

A request for a Certificate of Appropriateness for changing the wood post on the front porch and on the second story balcony within the front of the house. The project was recently granted a Certificate of Appropriateness on February 21, 2013 for a 9 sq. ft. addition, and exterior changes, replacing wood siding panels with James Hardie board panels and replacing stucco siding will with James Hardie board panels.

**This Item was Continued to the September 19, 2013 meeting.**

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3. **613 Meridian Avenue**  
**Applicant: Joe Venegas, Home Owner**  
**Project #: 1600-COA/DRX**

**Project Description:**

A request for a Certificate of Appropriateness and Design Review approval for a front and rear addition to an existing two story home, as well as construction of a new detached 2-car garage with a 196 square foot attached accessory structure. The proposed addition to the front of the house consists of the rebuilding and enlarging of the existing front entry porch, adding 109 square feet and extending it along the front façade, while adding a second floor deck above the front porch. An existing sleeping porch located at the northeast corner of the house is proposed to be enclosed and converted into a bathroom. The proposed rear addition consists of 652 square foot two story addition. Proposed exterior materials consist of lap siding and asphalt shingle roof to match the existing house, and wood dual paned windows.

**This Item was Continued to the September 19, 2013 meeting.**

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NEW ITEMS

4. **1212 Diamond Ave**  
**Applicant: Earl Parson, Architect**  
**Project #: 1638-COA/DRX**
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**Public Comment:**

None

**Discussion/Vote:**

After review and a brief discussion about the legal nonconforming signs on the building and channel letters, the Commission voted 4-0 (Conte-Lesak, McLane abstained) to **APPROVE** the project subject to Staff Review to ensure that the letters are channel letters prior to issuing a permit. The sign was approved on the finding that it is consistent with the existing signs on the building and it is a marginal upgrade.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, consideration of the application, and all written and oral testimony submitted, including the evaluation of the property by a qualified architectural historian and categorization of the property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that the building at 1124 Fair Oaks Avenue as it exists, and as it is proposed to be altered, would reasonably meet national, state or local criteria for designation as a landmark or part of an historic district, and is exempt from CEQA under Class 31.

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6. **803 Fremont Ave**

**Applicant: Manuel and Gyllian Lozano, Business Owners**

**Project #: 1634-COA/DRX**

**Project Description:**

A request for a Certificate of Appropriateness and Design Review for a proposed 4'x4' wood monument sign. The sign will read, "Green Brooms MUSIC ACADEMY SOUTH PASADENA" in white letterings. The existing building is a Craftsman style structure.

**Presentation:**

Manuel Lozano presented his project.

**Public Comment:**

None

**Discussion/Vote:**

After review and a discussion about the location of the monument sign, Commissioners were satisfied that the monument sign would be located on the Hope Street side of the property. The Commission voted 5-0 (Conte-Howell) to **APPROVE** the project subject as submitted. The sign was approved on the finding that it is appropriate to the architectural character of the house and is a feature that can be removed without harm to the historic resource.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, consideration of the application, and all written and oral testimony submitted, including the evaluation of the

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property by a qualified architectural historian and categorization of the property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that the building at 803 Fremont Avenue as it exists, and as it is proposed to be altered, would reasonably meet national, state or local criteria for designation as a landmark or part of an historic district, and is exempt from CEQA under Class 31.

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NEW BUSINESS

7. **1723 Gillette Crescent**  
**Applicant: Tom Nott, Architect**

**Presentation:**

Gary McKee Of Nott and Associates presented a conceptual review for a proposal to build a 459 s.f. second story addition to a 1,467 s.f. Spanish Colonial Revival style home. The CHC previously denied a proposal to add a second story addition due to its size and massing. The applicant is requesting Commissioner comments on conceptual plans showing a reduced second story addition.

This item is for discussion purposes only; the conceptual project will not be approved or denied at this time.

**Discussion:**

Commissioners made the following comments about the existing structure: it has remained intact for several years, it is a low slung house, and the lot's small size hinders expansion. Commissioners' comments about the addition include: it does not portray the significance of the one-story character of the house, it has too much embellishment (i.e. shudders) that detracts from the simplicity of the house, and there are concerns about the addition's appearance from the street. Commissioners noted that a 3-D model or perspective drawing would be helpful.

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8. **208 Grand Avenue**  
**Applicant: Cynthia Bennett, Architect**

**Presentation:**

Ale Von Sydow of Cynthia Bennett and Associates presented revisions to her project. The 2<sup>nd</sup> story addition was reduced in size and re-located to the south end of the house adjacent to the existing two story section of the house. There would be a living room expansion and new office on the first floor and a day room/nursery and master bath on the second floor. Ms. Sydow also added a garage remodel and expansion to the proposed scope of work.

This item is for discussion purposes only; the conceptual project will not be approved or denied at this time.

**Discussion:**

The Commission cautioned about the placement of the addition and suggested that the massing be far away from the street as possible. Some concerns were raised about altering the window openings on the main elevation. And, the elevation of the addition should be clearly secondary to

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the existing gable form.

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**9. Historic Preservation Ordinance**

The Commission reviewed and commented on the latest version of the "Definitions" section of the draft historic preservation ordinance. Commissioners reviewed several definitions and noted that further discussion will be needed to determine which definitions need to be kept, be removed, and/or modified. Upon discussion and refinement of several definitions, this item was continued to the September 19, 2013 meeting.

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**COMMUNICATIONS**

**10. Comments from Council Liaison**

None.

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**11. Comments from Commission**

Commissioner Conte said that he drafted a letter to Mills Act contract holders for review.

Commissioner Lesak requested that staff agendize a presentation of this year's preservation award winners at the beginning of the meeting in September.

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**12. Comments from South Pasadena Preservation Foundation Liaison**

None

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**13. Comments from Staff**

None

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**MINUTES**

**14. Minutes of the regular meeting of November 15, 2012**

The Commission voted 5-0 (Lesak-Conte) to **APPROVE** the minutes, with a minor edit on Items 9 and 14.

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**15. Minutes of the regular meeting of January 17, 2013**

The Commission did not vote on the minutes; they were not included in the agenda packet.

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**16. Minutes of the regular meeting of June 20, 2013**

The Commission did not vote on the minutes; they were not included in the agenda packet.

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**17. Minutes of the regular meeting of July 18, 2013**

The Commission voted 5-0 (Conte-Howell) to **APPROVE** the minutes

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**ADJOURNMENT**

**18. Meeting Adjourned at 9:00 p.m. to the regular meeting of September 19, 2013.**

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Robert Conte, Chair

9/18/13  
Date

