

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 18TH DAY OF JULY, 2013
COUNCIL CHAMBERS, 1424 MISSION STREET**

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

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None

CONTINUED
APPLICATIONS

2. **1812 Fletcher Avenue**
Applicant: Denise C. Tomlan, *Architect*
Project #: 1603-COA

Project Description:

A Certificate of Appropriateness request for the demolition of a 298 sq. ft. detached garage and construct a new 637 sq. ft. detached garage with a workshop area. The project will also consist of a 196 sq. ft. wood trellis and interior remodeling of the main structure. The garage and trellis are both located on the rear of the property, behind the house. The garage materials will consist of Board and Batten to match the existing garage, high profile asphalt roof shingles, an authentic divided lite wood window to match the house, and split redwood shingles to match the house.

Presentation:

Denise Tomlan (project architect) presented possible alternatives to the proposed project and their associated costs. She also clarified information on the plans.

Lin Vlacich (realtor) provided the commission with sales analyses of homes with one car garages compared with those that have two car garages in the area. She also commented on the poor condition of the garage.

Thomas McCarthy (Owner) responded to questions about an economic hardship.

Public Comment: None

Discussion/Vote:

Commissioners discussed the unique parking issues with the site, the potential need for smaller garages in the future, and the proportional size of the proposed garage to the main house. Commissioner Howell-Ardila stated for the record that the evidence and testimony did not convince her that there would be an economic hardship.

After a motion to approve the project failed, the Commission voted 3-2

(Lesak-McLane,) to **DENY** the project. The decision to deny the project was based on the finding that the existing garage is a contributing piece to the historic property and the Commission did not have sufficient evidence to justify an economic hardship.

3. **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 August 15, 2013 meeting.

4. **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 August 15, 2013 meeting.

NEW ITEMS

5. **None**
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NEW BUSINESS

6. **1212 Diamond Ave**

Architect Earl Parson presented his conceptual project involving a 96 square foot second story addition to an existing two story colonial revival style home.

Mr. Parson responded to questions about what would be seen from the street and clarification about information on the roof plan. The Commission had no other comments.

This item was for discussion purposes only; no decision was made at this time.

7. 208 Grand Avenue

Mr. Mayer introduced this item noting that an application for this project was submitted and was incomplete. Staff placed this project on the agenda as a discussion item to comment on the second story addition. Staff was concerned about its impact on the home's distinctive asymmetrical massing with the one-story piece in the foreground, and the two-story piece stepped behind it.

Property owner Ellen Pansky presented a conceptual project involving a 328 square foot single story addition and a 975 square foot second story addition to an existing 2,698 square foot two story house on a 17,668 square foot lot.

Ms. Pansky and her architect Goli Karimi spoke about the challenges to building an addition to the house including the topography and a redwood tree near the house. They noted there are other two-story homes in the vicinity. Pansky and Karimi asked about possible alternatives to the proposed project.

The consensus of the commission was that any addition to the one-story piece would render the home non-historic. Commissioners advised the applicant to think carefully about the space and design study. Multiple extensions to the home may be an appropriate way to add floor space.

This item was for discussion purposes only; no decision was made at this time.

8. Status of Mills Act Contract Holders

Staff provided the Commission with letters from two Mills Act Contract holders (1040 Stratford Avenue and 1001 Buena Vista), that provide the statuses of their rehabilitation projects. Staff did not receive a letter from 919 Columbia Street.

Commissioners raised concerns about the Mills Act incentive being used for rehabilitation work that does not comply with the Secretary of the Interior Standards (i.e. re-roof material, vents, etc.).

The Commission selected a subcommittee (Conte and Howell-Ardila) to prepare a letter to each contract holder requesting their attendance at the September 19 meeting to discuss what was accomplished, the amount spent on renovation work, and next steps in their rehabilitation plans. The Commission prefers to see a table showing: 1) rehabilitation/maintenance items listed in the, 2) items actually completed, 3) amount spent on each item, and 4) work that will be accomplished in the future.

Staff will place this item on the September 19, 2013 meeting agenda.

COMMUNICATIONS

9. Comments from Council Liaison

None.

10. Comments from Commission

Commissioner Conte said that he is happy to see progress in the review of current Mills Act contracts and the draft cultural heritage ordinance.

Commissioner McLane said that he was troubled with tonight's discussion about the proposal to demolish a historic garage based on economic hardship.

Commissioner Howell-Ardilla said that she would like to invite a guest speaker to a future meeting to inform the Commission about historic survey work. It would also be a great opportunity for the public to learn about it. Commissioner Howell-Ardilla said that she is working with the owner of 1414 Fair Oaks (Smith Williams building) regarding a Mills Act contract.

Commissioner Lesak spoke about a request for information regarding historic resources within the proposed 710 freeway area. Mr. Lesak also commented on a chair review for after-the-fact changes to a home at 1711 Diamond Avenue.

11. Comments from South Pasadena Preservation Foundation Liaison

Commissioner Lesak spoke about this year's Preservation Award ceremony and that he would like staff to agendize an item for the September 19, 2013 meeting for a presentation of certificates.

12. Comments from Staff

Mr. Mayer said that the draft cultural heritage ordinance will be a recurring item on future agendas until it is ready for a recommendation to the City Council.

MINUTES

13. Minutes of the regular meeting of November 15, 2012

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

14. Minutes of the regular meeting of January 17, 2013

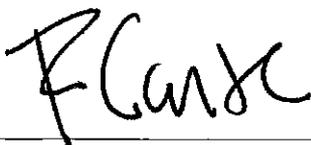
The Commission did not vote on the minutes; they were not included in the agenda packet.

15. Minutes of the regular meeting of June 20, 2013

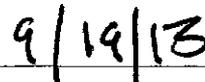
The Commission did not vote on the minutes; they were not included in the agenda packet.

ADJOURNMENT

16. Meeting Adjourned at 9:00 p.m. to the regular meeting of August 15, 2013.



Robert Conte, Chair



Date