

**MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 20TH DAY OF DECEMBER, 2012
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

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

Commissioners Absent Robert Conte (Chair)

Council Liaison Absent: Phillip C. Putnam

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None
-

CONTINUED
APPLICATIONS

2. **412 Oaklawn Avenue**
Applicant: Rick Wallace, Architect
Project #: 1560-COA

Project Description:

A request for a Certificate of Appropriateness to construct a 126 square foot addition to an existing 504 square foot garage, and a 333 square foot addition to an existing 516 square foot guest house. Proposed exterior materials will match those of the existing structures, except that new windows will be Jeldwen dual glazed, true divided lite wood windows. Aluminum sectional doors and one vinyl window are proposed for the garage.

Presentation:

Rick Wallace (Project Architect) presented his project and responded to questions about and responded to questions about whether there was research about the age of the two buildings and the status of an ancillary shed building.

Public Comment: None

Discussion/Vote:

Commissioners had no concerns about the garage expansion, but there were concerns about the guest house addition. The guest house addition creates massing and scale issues. The goal should be to leave the primary "South Elevation" unchanged and to keep the massing intact. Although the guest house is not visible from the street, small alterations over time could affect the status of the Oaklawn Historic District and its chances for a National Register listing.

The Commission voted 4-0 (Lesak – McLane) to **APPROVE** a Certificate of Appropriateness for the garage expansion, and **CONTINUE** the review of the Guest House alterations to the next regularly scheduled meeting. The garage expansion was approved on the findings that it is appropriate to the size, massing, and design context of the neighborhood, and the project

adds new space while preserving the streetscape.

The Commission also finds that the design and layout of the proposed project is consistent with all four findings contained in the SPMC Section 36.410.040(I) - Design Review Required Findings.

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 412 Oaklawn 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.

3. **505 Prospect Avenue**
Applicant: Kiyohara Moffitt, Architect
Project #: 1573-COA

Project Description:

A request for a Certificate of Appropriateness for a 775 sq. ft. single story addition, a 560 sq. ft. second story addition, and a new 561 sq. ft. storage basement. The existing house consisted of a; 2,560 sq. ft., two story, Spanish Colonial Revival on a 19,109 sq. ft. lot. The first story addition will consist of a library, powered room, and loggia. The second story addition will consist of a master suite. The materials for the addition will consistent with the existing house; smooth toweled plaster, single glazed wood windows, true divided lites, and simple iron railings.

Presentation:

None.

Public Comment: None

Discussion/Vote:

Since the owner is out of town, the applicant requested a continuance. The Commission voted 4-0 (Lesak – DeYoung) to **CONTINUE** this item to the next regularly scheduled meeting.

4. **1040 Garfield Avenue**
Applicant: Mr. Jay Martinez, Homeowner
Project #: 1484-COA
Project Description:

A request for a Certificate of Appropriateness for the approval in regards to the unpermitted garage conversion into a 1,163 sq. ft. living area, the unpermitted conversion of a 640 sq. ft. carport in to a detached 640 sq. ft. garage, a proposed new single story addition of 775 sq. ft., a 200 sq. ft. storage addition to the detached garage, and a proposed 476 sq. ft. deck. The

775 sq. ft. addition will consist of a dining area, a kitchen, and a sitting area. The proposed exterior materials for the addition will consist of; aluminum clad windows, James Hardie siding, and composite roof shingles. The exterior garage materials consist of James Hardie siding and composite roof shingles. The same materials will be used for the garage addition. The 476 sq. ft. deck will be located in the rear and will be made out of wood.

Presentation:

None.

Public Comment: None

Discussion/Vote:

Since the owner is still in the process of preparing materials for the CHC, the applicant requested a continuance. The Commission voted 4-0 (Lesak – DeYoung) to **CONTINUE** this item to the next regularly scheduled meeting.

NEW ITEMS

5. **834 Milan Avenue**
Applicant: Jack Green, Designer
Project #: 1580-COA

Project Description:

A request for Certificate of Appropriateness for the demolition of a 368 sq. ft. carport to construct a new detached 399.75 sq. ft. two vehicle garage. An Administrative Modification will be granted to reduce the required parking area by 10%. The Administrative Modification is required to preserve a setback for a 24" Oak Tree. The garage materials will consist of wood siding shingles, composition roof shingles, and wood garage doors. The garage will be located on the north/east elevation of the property. The existing structure is a 2,702 sq. ft., two story Craftsman style house on a 13,524 sq. ft. lot.

Presentation:

Jack Green (project designer) presented his project and responded to questions about the construction date of the existing car port and its originality and clarification that the reason for the garage location is related to the heritage trees.

Public Comment: None

Discussion/Vote:

The Commission discussed the originality of the garage and carport, affects of removing the carport, the proposed multi-lite window pattern and compatibility issues with the main house, the proposed garage door and compatibility issues with the Craftsman style.

The Commission voted 4-0(Lesak-DeYoung) to **APPROVE** the Certificate of Appropriateness for the project on the condition that the garage door be modified to be more appropriately represent the glazing patterns of the existing house.

The Certificate of Appropriateness was approved on the findings that the project is appropriate to the size, massing, and design context of the neighborhood and the project removes inappropriate alterations of the past.

The Commission also finds that the design and layout of the proposed project is consistent with all four findings contained in the SPMC Section 36.410.040(I) - Design Review Required Findings.

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 834 Milan 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.

6. **1500 Spruce Street**
Applicant: David Haas, Homeowner
Project #: 1582-COA

Project Description:

A request for Certificate of Appropriateness for the demolition of a 440 sq. ft. detached garage and construct an 864 sq. ft. detached, three vehicle garage. The new garage will be 21' high, to match the existing house's roof design. The garage materials will consist of; composition fiberglass shingles, wood panel siding, double hung wood windows, and wood trim to match the existing house. The proposed garage doors are; painted sectional garage doors with Faux hinge hardware: Clopay "Coachman" series. The new detached garage will be located in the rear of the property. The existing structure is a two story, 4,584 sq. ft. Craftsman/Shingle Influence house on a 16,977 sq. ft. lot.

Presentation:

David Haas (property owner) presented his project and responded to questions about the dormers and potential interior space, whether the proposed roof line can be lowered, length of ownership and condition of the existing garage, and whether the garage can be re-created in place.

Public Comment: None

Discussion/Vote:

The Commission discussed the proposed location of the garage, the tall height of the proposed garage and impact on neighbors, the appropriateness of the dormer windows and residential look of the secondary structure, the favorable use of matching architectural details of the house, the challenge of matching roof pitch of the house and the tallness of the proposed garage, concerns about the large scale and bulk of the proposed garage and neighborhood compatibility.

The Commission voted 4-0 (Lesak-Howell-Ardila) to **CONTINUE** this matter so that the applicant can review the design guidelines regarding accessory structures and return with a redesigned garage in keeping with those guidelines and the Commissioners' comments.

NEW BUSINESS

7. **Oaklawn District - Restoration Project**

The CHC was asked to consider selecting a subcommittee to participate in an outreach effort regarding a proposed historical restoration project on Oaklawn Avenue. Residents on Oaklawn Avenue will be requesting that the City Council approve the planting of an oak tree on Oaklawn Avenue in the same location where the original tree stood that was removed by the City in the 1960's.

Presentation:

Ray Girvigian (203 Oaklawn Avenue), Barbara Martin (325 Oaklawn Avenue), and Odom Stamps (318 Fairview) spoke about a proposal to plant an oak tree in the middle of Oaklawn Avenue to be located 212.5 feet south of Columbia Street. Mr. Girvigian said this project is a restoration effort to replace an important feature that was removed by the City in the 1960's. Mr. Girvigian presented some display boards to illustrate the project.

Mr. Girvigian responded to questions about whether there are any remnants of the original location of the tree, the size of the new tree, how the Cultural Heritage Commission can help, status of the historic Oaklawn park, status of a 2003 attempt to replace the oak tree, whether there is a grant proposal for the project, the anticipated cost of the project and protection of the tree, whether there are original Green and Green drawings of the tree.

Discussion:

The Commission decided that the selected subcommittee would provide official support for the project, help work out the nuances of the project, outreach, and fundraising. The subcommittee would start out as a "liaison group" between the CHC and the Oaklawn neighbors who are participating in the effort.

The Commission voted 4-0 (Lesak-DeYoung) to **CREATE** a subcommittee consisting of Commissioners Lesak and DeYoung for the restoration project on Oaklawn Avenue and the associated stone work. The subcommittee's purview is to work with the neighborhood and other organizations to: 1) refine the design, 2) feasibility of the proposal, 3) seek fundraising opportunities, and 3) to secure those funds.

8. **Adding 1935, 1939, and 1941 Mill Road to Inventory**

Commissioner Lesak left the room when this item was called to avoid any conflict of interest with the applicant.

The Cultural Heritage Commission considered adding three homes including

1935, 1939, and 1941 Mill Road to the Inventory of Historic Resources; the homes at 1933 and 1937 Mill Road are currently listed on the Inventory. This application is being filed in order to comply with Condition No. 12 of City Council Resolution No. 7230 in which the filing of a final subdivision map requires that the property owner apply for an application to add these three homes to the Inventory.

Presentation: Joanne Nuckols explained her proposal to add three homes to the Inventory of Historic Resources. She responded to questions about the layout of the homes.

Public Comment: None

Discussion/Vote: The Commission discussed the dissimilar designs of the homes and that more information about the neighborhood's potential district is needed. Commissioners discussed neighborhood context. Commissioners considered the applicant's consent to not list 1935 and 1939 Mill Road and to reaffirm a recommendation to add 1941 Mill Road to the Inventory.

The Commission voted 3-0 (Howell-McLane) to **CONTINUE** this matter to the next regularly scheduled meeting so that the applicant can obtain additional information from her architectural historian regarding the neighborhood's potential district.

9. **905 Monterey Road**

A conceptual review for the partial demolition and conversion of an existing one-car garage into an accessory structure, and a new, attached two-car garage. Construction of an unpermitted addition to the rear of the house will also be reviewed. This item is for discussion purposes only; no decision shall be made at this time.

Presentation: Liza Kerrigan presented her proposed project and solicited comments from the Commission.

Discussion: Commissioners requested more information including drawings of the following: 1) the structure that existed before unpermitted work began, the structure as it exists with the unpermitted work; and 3) the proposed work that does not yet exist.

10. **804 Stratford Ave**

A conceptual review for a second story addition for to an existing two story house located on a corner lot. This item is for discussion purposes only; no decision shall be made at this time.

Discussion: Commissioners agreed that the project will need to be considered in context with the home's historic integrity. Commissioners suggested that the applicant look at air plane bungalows around town and that a ground level expansion to the east might also be considered.

COMMUNICATIONS

11. Comments from Council Liaison

None.

12. Comments from Commission

Commissioner Howell-Ardila spoke about a meeting she had with Cal Trans officials handling the environmental work for the 710. She also spoke about her work helping to design an exhibit for Whitney Smith at UCSB's Architecture and Design Collection. The exhibit takes place next spring, and an accompanying catalog is currently in the works.

Commissioner Lesak asked for more information when Conceptual Reviews are presented and that staff consider handing out a list of required items.

13. Comments from South Pasadena Preservation Foundation Liaison

None.

14. Comments from Staff

Staff informed the Commission that the Mills Act for 919 Palm Avenue was approved and that Councilmember Putnam requested that a Cultural Heritage Commissioner be in attendance at future Council meetings when there is a Mills Act contract on the agenda. Staff announced that the City Council will review the Commission's draft language for the Mills Act on January 2, 2013 and the Historic Garage Ordinance on January 16, 2013.

MINUTES

15. Minutes of the regular meeting of October 18, 2012

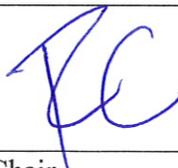
The Commission did not vote on the minutes; they were not included in the agenda packet.

16. 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.

ADJOURNMENT

17. Meeting Adjourned at 9:50 p.m. to the regular meeting of January 17, 2013.


Robert Conte, Chair


Date