

**MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 15TH DAY OF NOVEMBER, 2012
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

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

Council Liaison Absent: Phillip C. Putnam

Staff Liaison Present: Knarik Vizcarra, Assistant Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. **None.**

CONTINUED
APPLICATIONS

2. **1704 Hanscom Drive**
Applicant, John G. Cataldo A.I.A, C.S.I, Architect
Project #: 1565-COA

Project Description:

A request for a Certificate of Appropriateness to add wood trim around the windows, install a Mission-style front door, apply wood shingle siding to the exterior walls (to replace the stucco), and legalize a carport. The Fantasy Revival style home was altered in 2002 without a Certificate of Appropriateness including: the replacement of original shingle wall-cladding with stucco; alterations to and replacement of doors and windows. The towers (circa 1933), are still visible.

Presentation:

Public Comment: None

Discussion/Vote:

The applicant was not present. Staff noted that the Commissioners had planned to schedule a date for onsite meeting. Commissioner Conte said he did not want to see the property, however, opened the option to the other Commissioner to work with staff in order to schedule an onsite meeting.

3. **1712 La Senda Place**
Applicant: Eric Sakai & Jennifer Woo, Homeowners
Project #: 1575-COA
Project Description:

A request for a Certificate of Appropriateness for a 549 square foot single story addition to an existing 1,070 square foot, single story, to a Mission/Spanish style house on a 6,468 square foot lot. A 224 square foot carport trellis is being proposed to the rear of the existing, detached garage. The existing garage will have a rear garage door, to allow access to the carport trellis. All the exterior materials for the proposed addition will match the existing; stucco and wood windows.

Presentation:

Eric Lin (project designer) presented the project and addressed previous concerns about the proposed changes to the front of the house. He stated all the front alterations originally proposed have been removed according to the direction provided by the Commission. Mr. Lin confirmed that the roof line for the addition was reduced by one foot also as suggested by the Commission. He said that although there is an upcoming Historic Garages ordinance that may remove the requirement for the second covered second parking space, he has maintained the additional covered parking as currently required.

Public Comment: None

Discussion/Vote:

Commissioner Howell-Ardila asked that the exposed rafter tails be reconsidered for removal as the detail is not found anywhere else on the original house. Commissioner McLane said this was a valid point and agreed the rafter tails should be removed. Commissioner Lesak noted that existing floor plans were missing again and having them is important as it provides a record as to how the house changes over time. Commissioner McLane agreed that the existing floor plans were requested at the previous meeting, and also thanked the applicant for responding to the main concern of the Commission with regard to the height of the addition. Commissioner Conte noted that the garage should be approved as submitted and if the Historic Garage ordinance is adopted, the applicant may come back to the Commission to request that the additional parking space be removed from the project. The Commission voted 5-0 (Conte – DeYoung) to **APPROVE** the Certificate of Appropriateness for this project with the following conditions:

1. Existing floor plans and elevations be provided to staff; and,
2. Exposed rafter tails on the addition be removed.

The project was approved on the findings that it is appropriate to the size and massing of the house, it provides a distinction between the original structure, and the new addition and adds additional living space without obliterating the overall design of the house. 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 1712 La Senda Place 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.

NEW ITEMS

4. **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. Staff noted that Architect would not be present at the meeting but requested the project be reviewed by the Commission.

Presentation:

Staff noted that Architect would not be present at the meeting but requested the project be reviewed by the Commission.

Public Comment: None

Discussion/Vote:

The Commission agreed that there was no point in reviewing the project as the applicant was not present to respond to questions and hear the comments. They voted 5-0 (Conte – DeYoung) to **CONTINUE** the application for certificate of appropriateness so the applicant could attend the next meeting.

5. **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 trowelled plaster, single glazed wood windows, true divided lites, and simple iron railings.

The current proposal would require the removal of two (2) trees. If the Cultural Heritage Commission approves this project, the Natural Resources and Environmental Commission (NREC) would then review the proposal to

remove the trees at a future meeting.

Presentation: Dana and Mary Joyab, owners of the property, presented themselves. Ms. Moffatt, project architect, then presented the project and responded to questions. She noted that the access to the rear of the property was revised.

Public Comment: None

Discussion/Vote:

Commissioner McLane commended the architect for greatly improving the design since the first review by the Commission, while expressing concern regarding the sixty-eight percent expansion of front façade resulting in a significant change of streetscape. Commissioner Howell-Ardila echoed Commissioner McLane's concerns about the two story addition that extends out and changes the front elevation even though it is significantly set back from the front of the property. Commissioner Conte said that even though the lot on which the house is located is large and can accommodate the proposed addition, this is a contributor to a potential district so it must be reviewed more carefully. He also noted that in general, he was leaning toward approving the project. Commissioner Lesak referenced Secretary of the Interior Standards 9 and 10 to determine if the proposal is in compliance with these, and contemplated whether the potential district would be able to "take" the addition. Commissioner De Young said the addition was well done and enhances the floor plan from a consumer point of view, although he understands the Commissioners concerns regarding the project. The main concern of the Commission is possibly approving a project that may result in reducing historic significance of the property in a future survey.

The Commission voted 5-0 (Conte – De Young) to **CONTINUE** the Certificate of Appropriateness for this project and appoint a subcommittee consisting of Commissioners Lesak and Howell-Ardila to meet with the architect on the subject site to discuss the concerns expressed today and determine if there are possible design resolutions.

Owner, Mr. Joyab, wanted to go on record to note that one of the members of the subcommittee has been the most critical regarding this project.

6. 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.

The current proposal would require the removal of one (1) 15" Ash Tree. If the Cultural Heritage Commission approves this project, the Natural Resources and Environmental Commission (NREC) would then review the proposal to remove the tree at a future meeting.

Presentation: Homeowner, Jay Martinez presented the project and responded to questions.

Public Comment:

Linda Louie (1108 Garfield Ave) expressed concern regarding the allowance of unpermitted work simply because it has already been done. She also questioned whether there was evidence showing there were two legal units present. Ms. Louie objected to the excessively large addition to the single story bungalow.

Discussion/Vote:

Commissioners commented on the awkward floor plan, and form of the converted carport. The Commissioners requested additional information regarding the surrounding properties to determine compatibility of the project. The Commission requested clarification from staff as to what is required. The commission expressed concern regarding the inefficient floor plan resulting in a long house. Commissioner McLane commented on the awkward form of the garage. Commission Lesak noted that if this project were to be brought before the Commission as a simple proposal and not as work already complete, the Commission would never be able to approve the project. Commissioners considering reviewing the project as in piecemeal, but determined it would be too difficult with the "middle" portion as it cannot exist on its own without either connecting it to the main house or to undo the unpermitted work. The consensus was that approval of the proposed design of the project was not possible as it did not conform to the design guidelines or the Secretary of Interior Standards. and already completed work, approval is not possible.

The Commission voted 3-2 (Conte – De Young) (McLane and Lesak – Opposed) to **CONTINUE** the Certificate of Appropriateness for this project so the applicant can substantially redesign the entire project to conform the Secretary of Interior Standards and the City's Design Guidelines, since the current project cannot be approved, or consider whether the applicant would like to take a denial from the Commission at the following meeting after which the applicant e to undo the unpermitted

work or appeal the Commission's decision to the City Council.

7. **1702 Bank Street**

Homeowners, Mr. and Mrs. Kwong

Project #: 1572-COA

Project Description:

A request for a Certificate of Appropriateness to legalize an unpermitted 276 sq. ft. single story addition and a 420 sq. ft. attached patio cover, located in the rear of the property. A new 525 sq. ft. detached garage is proposed. The proposed exterior materials for the addition will match the existing house; wood siding and composite shingles. The garage materials will consist of: Hardi-Board siding, vinyl windows, composite shingles, and a steel garage door.

Presentation: Ricardo (Owner's Representative) presented the project and clarified that prior to the unpermitted addition, there was another addition that was done with permits. He also responded to questions regarding window materials, and the distinction between the additions made to the house at different times.

Public Comment: None

Discussion/Vote:

Commissioners agreed that although the request was to approve unpermitted work, the subject work was benign and not significant. The Commission voted 5-0 (Conte – DeYoung) to **APPROVE** the Certificate of Appropriateness for this project. The project was approved on the findings that it provides a distinction between new and historic elements, is at the rear of the house, and adds additional living space without obliterating the overall design of the house. 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 1702 Bank Street 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.

NEW BUSINESS

8. **919 Palm Ave**

The Commission will review updates to a Mills Act application to include a schedule and financial information.

Presentation: The homeowner of the subject house updated the Commission on what was done for the application since the last review. He noted that he obtained additional estimates for the work to be done, and revised the total estimate for the Mills Act application, updated the

schedule, and delineated the work to be done into building systems, as well as removed work, such as garage and back garden, from the list.

Discussion: The Commissioner Howell-Ardila updated the Commission regarding the meeting she and Commissioner McLane had with the applicant to review the application and re-work some parts with which the applicant had complied. The Commission commended the applicant on the work that was done on the application and stated that this would serve as a template for future Mills Act Contract applications. They also noted that this is a worthy contender for a Mills Act Contract. Commissioner Lesak complemented Mr. Knight for an application that is clearly not simply financially motivated as it is clear that the applicant appreciates the history of the home.

The Commission voted 5-0 (McLane – DeYoung) to recommend that the City Council approve the Mills Act Contract for 919 Palm Ave.

9. **1935, 1939, and 1941 Mill Road**

Commissioner Lesak recused himself from this item.

The Commission will consider adding 1935, 1939, and 1941 Mill Road to the Inventory of Historic Resources. The two homes at '35 and '39 were never considered to be architecturally/historically significant, and the City Council previously denied a request to add a ranch style home at 1941 Mill Road.

Discussion: This item was rescheduled for the December 20, 2013 meeting.

10. **2001 Fletcher Avenue**

A conceptual review for a 200 sq. ft. garage addition to an existing 500 sq. ft. detached garage with an attached 200 sq. ft. patio-trellis in the rear elevation. The proposed addition will expand the existing garage area. The addition is not a storage room nor a workshop room. This item is for discussion purposes only; no decision shall be made at this time.

Discussion: Although the applicant was not present, Commissioner Lesak commented on the proposal to save the applicant time. There was a question as to the reason the addition was drawn to be much taller than the rest of the garage. Overall, the Commission agreed the proposal was over-scaled and would likely not be approved if the proposal were to be submitted without substantial changes made.

11. **Historic Garage Ordinance**

The Commission will review a draft ordinance that would amend the Zoning Code to protect historic garages from inappropriate alterations and demolition when an owner adds on to a home.

Discussion: Commissioner Lesak stated that he had revised the ordinance after the packets had been distributed, and some of the revisions and comments included correction of terminology, rewording and reorganizing of the ordinance. The Commission agreed to email staff all other revisions

and comments to be included in an updated version of the draft ordinance.

12. Review of Existing Mills Act Contracts

The Commission will review existing Mills Act Contracts and determine whether to issue notices of nonrenewal.

Discussion: Commission reviewed the memo prepared by staff and said that when they begin reviewing the status of existing contracts they would like to see what the original contracts. They stated the intent of the review as follows: 1. Ensure that the contract is being adhered to, and 2. Reapply the intent of the preservation incentive to ensure that the contract still meets this, and 3. Determine whether a notice of nonrenewal should be issued. They asked that the following three contracts be reviewed first. 303 Meridian Ave, 1040 Stratford Ave. and 1001 Buena Vista Street.

COMMUNICATIONS

13. Comments from Council Liaison

None.

13. Comments from Commission

Commissioner Lesak requested that staff inform the Commission regarding any Zoning Code infractions that have a possible affect on a project (i.e. reason behind the desire to connect the front house and the second unit at 1040 Garfield Ave driven by the fact that they could not keep the second unit as it had been altered as it was too large). He also asked that existing garage plans be included in the plans and to ensure that plans show structures on adjacent properties.

14. Comments from South Pasadena Preservation Foundation Liaison

Commissioner Lesak announced that the Preservation Foundation asked that the CHC establish a regular column for the Foundation's Newsletter. He noted that he was working one on the Mills Act.

15. Comments from Staff

None.

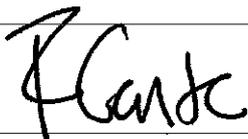
MINUTES

16. Minutes of the regular meeting of October 19, 2012

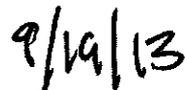
The Commission did not vote on the minutes.

ADJOURNMENT

17. Meeting Adjourned at 11 p.m. to the regular meeting of December 20, 2012.



Robert Conte, Chair



Date