

**MINUTES OF THE REGULAR MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 18<sup>TH</sup> DAY OF OCTOBER, 2012  
COUNCIL CHAMBERS, 1424 MISSION STREET**

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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: John Mayer, Senior Planner

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NON-AGENDA  
PUBLIC COMMENT  
PERIOD

1. **None.**

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CONTINUED  
APPLICATIONS

2. **None.**

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NEW ITEMS

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

**Project Description:**

A request for a Certificate of Appropriateness for a 192 square foot single story addition to an existing 2,997 square foot to a Spanish Colonial Revival style house. The addition will extent the existing; kitchen, den, and dining room. The addition is located on the rear elevation of the property. The existing second story, balcony/deck will be expanded by 29 square feet. The proposed exterior materials will match the existing and will consist of smooth trowelled stucco siding with wood windows. The handrails for the balcony/deck will be retained, to match the existing. This is the first phase of this project. A second phase for this project will require a new public notification.

**Presentation:**

Gina Moffitt (project architect) presented her project including details about the plaster reveals, cut sheets of the proposed light fixtures, and responded to Commissioners' questions and comments.

**Public Comment:** None

**Discussion/Vote:**

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 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

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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 505 Prospect Avenues 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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4. **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:** Mr. John Cataldo presented the project and responded to questions about the information on the plans.

**Public Comment:** None

**Discussion/Vote:**

Commissioners agreed that there was very little information about the original structure including its form, materials, and condition. Commissioners did not know what the restoration efforts would achieve; however, any proposed improvements would be a benefit to the neighborhood. Commissioners expressed interest in a site visit for a better understand of the house and the property.

The Commission voted 5-0 (Conte – Howell) to **CONTINUE** the Certificate of Appropriateness for this project so that the Commission can schedule an on-site meeting to tour the property.

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5. **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

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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:** Mr. Eric Lin (Owner's Representative) presented the project and responded to questions.

**Public Comment:** None

**Discussion/Vote:**

Commissioners commented on the following: addition and compatibility issues, additional drawings needed (existing and proposed), the design of the front entrance (original arch), and the need for a Sanborn Map of this property.

The Commission voted 5-0 (Conte – Howell) to **CONTINUE** the Certificate of Appropriateness for this project so that the architect can address the height issue, submit drawings of the front entrance (original and proposed), a Sanborn map showing whether the garage is original, and an elevation of the front wall.

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NEW BUSINESS

6. **804 Stratford Ave**

A conceptual review for a 972 square foot two-story addition to a two story house located on a corner lot. This item is for discussion purposes only; no decision shall be made at this time.

**Presentation:** Daphne Abigail solicited comments from the Commission regarding her proposed project.

**Discussion:** The Commission had questions about how the original structure appeared. Commissioners suggested additional research regarding the 2<sup>nd</sup> story addition. The proposed massing is too large and destroys the single story bungalow appearance; the addition overwhelms the original house.

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7. **629 Grand Avenue**

A conceptual review for a new one car garage with attached second unit as well as trellis structure attached to the main house for a second covered parking space. The original garage was demolished without permits. This item is for discussion purposes only; no decision shall be made at this time.

**Discussion:** Commissioners said they need drawings that make sense. Commissioners need to see all options available to them. Commissioners prefer the garage be replaced.

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8. **1112 Glendon Way**

A conceptual review for a covered patio added on the rear of an existing house. This was added without approval or permits. This item is for discussion purposes only; no decision shall be made at this time.

**Discussion:** The Commission was concerned that the project wouldn't meet

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Building Code requirements. It has the appearance of a temporary structure and is thus reversible.

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**9. Feedback for City Strategic Planning Session**

The Mayor has asked that the Commission review and provide input for the 2012 Strategic Planning Session, as well as designate one Cultural Heritage Commission representative to attend the November 3, 2012 Planning Session.

Staff requested feedback from the Commission.

Commissioners stated that the important goals include: 1) update the Inventory of Historic Resources as a way to eliminate the 710 Freeway proposal; 2) use the Mills Act preservation incentive effectively to maintain a strong financial position; and 3) preserve and improve the environment by moving forward with an ordinance that protects historic detached garages from unnecessary demolition.

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COMMUNICATIONS

**10. Comments from Council Liaison**

None.

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**11. Comments from Commission**

Chair Conte wants to see a review of the three oldest Mills Act contracts. The Commission would then be asked to select the ones for which a status update is due.

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

Commissioner Lesak announced that there will be a fundraising event at the Flores Adobe house on October 28.

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**13. Comments from Staff**

None.

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MINUTES

**14. Minutes of the regular meeting of July 19, 2012**

The Commission voted 5-0 (Lesak-McLane) to **APPROVE** the minutes.

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**15. Minutes of the regular meeting of August 16, 2012**

The Commission voted 5-0 (Lesak-McLane) to **APPROVE** the minutes.

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**16. Minutes of the regular meeting of September 20, 2012**

The Commission voted 5-0 (Lesak-McLane) to **APPROVE** the minutes.

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ADJOURNMENT

**17. Meeting Adjourned at 9:35 p.m. to the regular meeting of November 15, 2012.**

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Robert Conte, Chair

4/20/13  
Date