

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 15TH DAY OF MAY, 2014
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:55 PM

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

Commissioners Absent: Deborah Howell-Ardila

Council Liaison Absent: Michael A. Cacciotti, Councilmember

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None.

CONTINUED
APPLICATIONS

2. None.

NEW ITEMS

3. **1622 Bank Street**
Applicant: Tom Nott, Architect
Project #: 1700-COA/DRX

Project Description:

A request for Certificate of Appropriateness to build a new two-story addition to the rear side of the primary residence, and to demolish a detached garage/apartment structure and replace it with a new two-car garage in an architectural style consistent with the Craftsman features of the house. The proposed project retains the primary residence and another smaller detached bungalow in the rear yard. A Negative Declaration was prepared stating that the project would not have a significant impact to the environment.

Presentation:

Tom Nott (project architect) presented his project and introduced Dr. Margarita Wuellner. She prepared the Historical Resources Assessment report. Dr. Wuellner responded to questions about the period of significance, the dormers and second story space. Mr. Nott responded to questions and comments about the fascia and eaves.

Public Comment:

Galvin Wasserman (1622 Bank Street) spoke in favor of the project and commented on the importance of this project for his family.

Commission Decision:

Motion/Second (Leak/McLane) to adopt a Negative Declaration and **APPROVE** the demolition of the garage/apartment structure identified as "Building B" on the site plan for property located at 1622 Bank Street. This decision was made on the finding that the garage/apartment was significantly altered over time and lacks historic significance. The motion carried 4-0, Howell-Ardila Absent.

Motion/Second (Leak/McLane) to **APPROVE** the new two-story addition on the rear side of the primary residence, and the new two-car garage which would replace the existing garage/apartment. The addition was approved on the **CONDITION** that the architect revises the drawings to eliminate the older dormer and bring the addition's eave directly to the main gable form. The revision shall be subject to a Chair Review prior to obtaining building permits. The motion carried 4-0 (Howell-Ardila Absent) on finding that the modifications are appropriate to the design context of the neighborhood and that the addition to the rear side of the main house is compatible with its historic district.

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 1622 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. 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.

NEW BUSINESS

4. **709 Hermosa Street – Conceptual Review**
Prospective Applicant: Erica Deutsch

Presentation:

Erica Deutsch (homeowner) solicited comments on a proposal to build a new addition to the back side of a Dutch Revival Farmhouse built in 1910. The addition would consist of a new bedroom, bathroom, and hallway on the first floor, and a staircase leading to the second floor. The second floor addition would be constructed on top of the new first floor construction and includes a bedroom, landing, and full bathroom for a total of 446 sq. ft. The existing loft would open up to the new addition, thereby providing the necessary safe access to this space.

Discussion:

Commissioners need to see building sections in order to understand the project. Concerns were raised about seeing the addition from the street. The Commission requested to see a chronology of the building permits. Commissioners had questions about the authenticity of the exterior materials. The Commission only provided comments and did not make any decisions on the proposed project.

5. **1024-B Mission Street – Conceptual Review**
Prospective Applicant: Boris Shirvanian

Presentation:

The prospective applicant was not in attendance. The request is a conceptual review for a new 7 sq. ft. sign with dimensions of 10"inch x 8'6"ft. The new sign would be a brushed aluminum case with reverse

channel letter and halo backlit for “Oculus Optometry”.

Discussion:

Commissioner Lesak asked about the status of an existing sign on the building, which was not approved by the CHC. Commissioners raised concerns about signs interfering with certain architectural ventures above the store front windows. Commissioners suggested alternative signs such as window, or projecting style signs. This item was for discussion purposes only; no decisions were made about the proposed project.

COMMUNICATIONS

6. **Comments from Council Liaison**

None

7. **Comments from Commission**

Commissioner Conte asked that the City Attorney to draft a letter to Mills Act contract holders about the sunset clause.

Commissioner Lesak spoke about a handbook that contains information about CEQA (California Environmental Quality Act) and provided staff with 2 copies.

Commissioner McLane spoke about a site visit related to a recent project that the CHC approved. In order to facilitate better communication, Commissioner McLane requested that the project architect be present whenever a Commissioner visits a site to discuss a project.

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

None

9. **Comments from Staff**

None

MINUTES

10. **Minutes of the regular meeting of January 16, 2014**

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

11. **Minutes of the regular meeting of February 20, 2014**

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

12. **Minutes of the regular meeting of March 20, 2014**

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

13. **Minutes of the regular meeting of April 17, 2014**

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

ADJOURNMENT

14. **Meeting Adjourned at 8:30 p.m. to the special meeting of May 27, 2014.**

John Lesak, Chair

Date

11.20.2014