

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 20TH DAY OF MARCH, 2014
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:56 PM

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

Commissioner Absent: John Lesak (Chair)

Council Liaison Absent: Michael A. Cacciotti, Councilmember

Staff Liaison Present: Knarik Vizcarra, Assistant Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None.

CONTINUED
APPLICATIONS

2. **630 Stratford Avenue**
Applicant: Hugh Maguire, Designer
Project #: 1670-COA/DRX
Historic Status Code: 5S3

Project Description:

A request for Certificate of Appropriateness for a 778 sq. ft. first floor addition and a 315.5 sq. ft. second floor addition to the rear of the property. The site consists of an existing 1,555 sq. ft. single story Colonial Revival/Craftsman style house on a 8,403 sq. ft. lot. The single story addition will consist of one bedroom and a new master bedroom with bathroom. The new second story addition will consist of a study area and art room.

Presentation:

Mr. Hugh Maguire presented his project and responded to questions about meeting with Commissioner Lesak and clarifying his comments about the design.

Public Comment:

None.

Commission Comments:

Commissioner Conte spoke in favor of the project noting that the applicant has worked with Commissioner Lesak on making it a better project. Commissioner Howell-Ardila spoke in favor and appreciates the applicants addressing the Commission's concerns. Commissioner McLane concurs with those comments and that this case illustrates how well the process works for the community's benefit.

Commission Decision:

Motion/Second (McLane/Conte) to **APPROVE** the Certificate of Appropriateness for the project at 630 Stratford Avenue.

The motion carried 4-0 (Lesak Absent) on the finding that the project is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood, it has a clear distinction between the new and historic elements, it adds substantial new living space while enhancing the appearance of the residence.

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 630 Stratford 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. 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 ITEMS

3. **1100 Buena Vista Street**
Applicant: Denise Tomlan, Architect
Project #: 1686-COA/DRX
Historic Status Code: 4X

Project Description:

A request for Certificate of Appropriateness for a 469 sq. ft. single story addition and a 1,158 sq. ft. new second story addition onto an existing 1,968 single story English Revival house on a 10,185 sq. ft. lot. The single story addition will consist of a 180 sq. ft. bedroom addition and a 289 sq. ft. family room addition. A new 456 sq. ft. detached garage with a 19'6" ht. The proposed materials for the additions and the garage will match the existing house; wood windows, fine sand finish cement plaster, and asphalt composition shingles.

Presentation:

None.

Public Comment:

None.

Commission Decision:

Since the applicant was not in attendance, this item was **CONTINUED** to the next regularly scheduled meeting of April 17, 2014.

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4. **1901 Oxley Street**
Applicant: Tom Nott, Architect
Project #: 1688-COA/DRX
Historic Status Code: 5D1

Project Description:

A request for Certificate of Appropriateness for a new 615 sq. ft. second story addition to an existing 1,256 sq. ft. single story Craftsman style house on a 5,555 s. ft. lot. The proposed second story addition will consist of; a laundry room, an office, a master bathroom, closet, and a master bedroom. The proposed exterior materials will match the existing and will consist of; asphalt shingles, clapboard siding, and wood windows.

Presentation:

Tom Nott presented his project and responded to questions about the garage and how the driveway works. Could the eaves be shortened and whether the dormers are faced in wood siding?

Public Comment:

None.

Commission Comments:

Commissioner McLane noted that the project illustrates extemporary design. Commissioner Conte concurs and said that the renovation is modest and preserves the house. Commissioner Howell-Ardila spoke in favor of the project, but had some reservations about the dormers' eaves. Commissioner De Young said that the project improves the property.

Commission Decision:

Motion/Second (Howell-Ardila/De Young) to **APPROVE** the Certificate of Appropriateness for the project at 1901 Oxley Street on the **CONDITION** that the eave treatment of the dormers is modified to be more in keeping with the character of the house.

The motion carried 4-0 (Lesak Absent) on the finding that the project is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood, it provides a clear distinction between the new and historic elements, it removes inappropriate alterations of the past, it restores original historic features, and it adds substantial new living space while preserving the character of the streetscape.

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 1901 Oxley 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. 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.

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5. **1737 Mission Street**
Applicant: Philip Han, Designer
Project #: 1693-COA/DRX
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Historic Status Code: 5D3

Project Description:

A request for Certificate of Appropriateness for a 880 sq. ft. addition to an existing single story; 1,048 sq. ft. Craftsman style house on a 5,575 sq. ft. lot. The addition will consist of two slip level additions. The lower level addition is 445 sq. ft. and it consists of a family room and bathroom. The upper level addition will be 350 sq. ft. and will consist of a master bedroom with a master bathroom. There will be a 48 sq. ft. street level addition, consisting of a kitchen expansion. A 27 sq. ft. balcony is proposed on the rear elevation of the property. The exterior materials for the addition will consist of wood siding to match the existing, Mataverde Rain Screen 6” planks siding, La Habra Crystal White stucco, wood windows, and rolled-roof materials for the addition roof.

Presentation:

Phillip Han (property owner/designer) presented his project and responded to questions clarifying that the addition will not be seen from the street.

Public Comment:

None.

Commission Comments:

Commissioner Conte appreciates the modernist/contemporary style of the addition showing a distinction between the original structure and the new addition. Commissioner Howell-Ardila concurs with Commissioner Conte and was impressed with the amount of floor space added within the project area. Commissioner De Young supports the project, but had concerns about the lack of windows on the east elevation. Commissioner McLane spoke in favor of the project noting that the applicant used the sloping topography to his advantage.

Commission Decision:

Motion/Second (De Young/ Howell-Ardila) to **APPROVE** the Certificate of Appropriateness for the project at 1737 Mission Street.

The motion carried 4-0 (Lesak Absent) on finding that the project is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood, it makes a clear distinction between the new and historic elements, and it adds substantial new living space while preserving the single story bungalow character of the streetscape.

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 1737 Mission 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. 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.

6. 1123 Montrose Avenue

Applicant: Lisa Henderson, Harvest Architecture

Project #: 1696-COA/DRX

Historic Status Code: 5D1

Project Description:

A request for Certificate of Appropriateness for a 186 sq. ft. covered patio and a 343 sq. ft. patio with open trellis above. The structures are attached to the rear of the existing dwelling unit. The site consists of an existing 2,086 sq. ft. single story Craftsman style house on an 8,502 sq. ft. lot. The applicant is also proposing to renovate 102 sq. ft of the interior storage area within the existing 435 sq. ft garage. The new renovation will consist of adding new counter tops and shelves as well as increasing the opening of the storage area with sliding track doors.

Presentation:

Lisa Henderson (project architect) presented her project including presentation boards and a computer massing model.

Public Comment:

None.

Commission Comments:

Commissioner Conte had no objections to the project because it's a modest outdoor addition to the rear side of the historic structure and the garage work is mostly interior. Commissioner Howell-Ardila concurred with those comments and applauded the applicant for a thorough presentation. Commissioners De Young and McLane had no objections to the project.

Commission Decision:

Motion/Second (Conte/De Young) to **APPROVE** the Certificate of Appropriateness for the project at 1123 Montrose Avenue. The project is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood. The project adds substantial outdoor living space while preserving the original character of the structure. The project nicely enhances the appearance of the residence without affecting its original design, character, or heritage.

The motion carried 4-0 (Lesak Absent) on finding that is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood.

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 1123 Montrose 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. 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.

7. 2040 Primrose Avenue

Applicant: Sandra Duval, Architect

Project #: 1669-COA/DRX

Historic Status Code: 5D3

Project Information:

A request for Certificate of Appropriateness for an 854sq. ft. single story addition to the rear of the property. The site consists of an existing 1,796 sq. ft. single story English Revival style house on a 7,500 sq. ft. lot. The single story addition will consist of extending the existing kitchen/dining room area and a new master bedroom with bathroom. The exterior materials will match the existing; stucco finish and wood windows. The façade of the house will remain the same.

Presentation:

Jeremy Duval (representing property owners) presented his project and noted that this project was presented as a conceptual review at the February 20, 2014 meeting. Mr. Duval clarified that he and Sandra Duval are the principle designers for the Atelier Duval Design firm. Mr. Duval spoke about how addressed the Commissioners' concerns. He responded to questions about the drawing for the dormer, information on the drawings, clarification about the dimensions of the dormer, purpose of the dormer window, and details about his conversation with Commissioner Lesak regarding the project.

Public Comment:

None.

Commission Comments:

Commissioner McLane had reservations about the two additions that are not yet fully resolved and the long relentless addition in the back. Commissioner Howell-Ardila was also concerned about the long volume in the back and she believes the dormers create more of a distraction. Commissioner Conte believes there are alternatives that wouldn't overwhelm the original structure. Commissioner De Young doesn't prefer the long massing, but the applicant did a good job retaining natural light and providing outdoor space under the circumstances. All Commissioners commended the applicant for working with the Commission and Chairman to improve the design. Commissioners discussed the challenges of the project.

Vice-Chair McLane re-opened the public hearing and asked the applicant if he and the property owners are willing to take a Continuance on this matter in order to consider revisions to the proposed project.

Mr. Duval said that he is willing to work out additional details with Chair Lesak provided that it's an expedited review. However, he and his client oppose a continuance due to his adherence with the Design Guidelines and previous consultation with Chair Lesak.

Commission Decision:

Motion/Second (De Young/Howell-Ardila) to **APPROVE** the Certificate of Appropriateness for the project at 2040 Primrose Avenue. The project was approved on the **CONDITION** that the applicant submits an alternative roof line to the Chairman for review and for the Chairman to decide which roofline design is more appropriate prior to the applicant submitting plans to Plan Check.

The motion carried 3-1 (Lesak Absent, Conte Abstained) on finding that the project is appropriate to the size, massing, and the design context of the historic neighborhood, it adds substantial new living space while preserving the historic character of the streetscape, and it nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

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 2040 Primrose 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. 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.

8. **2016 Edgewood Drive**
Applicant: Steven P. Dahl, AIA, Architect
Project #: 1704-COA/DRX
Historic Status Code: 5D1

Project Information:

A request for Certificate of Appropriateness to demolish an existing second floor, non-original addition, as well as a non-original, two car garage in order to construct a 789 square foot first floor addition, 25 square foot second floor addition (both to be at the rear of the existing house), and a new two car garage with attached 200 square foot accessory structure to be located in the northwest corner of the 19,719 square foot lot. Exterior

materials for the proposed alterations to the existing two-story Craftsman home consist of wood windows, and custom wooden garage doors.

Presentation:

Steve Dahl (project architect) introduced the homeowner, Mr. Steven Godwin who spoke about his family's long-time interest in the house at 2016 Edgewood Drive. Mr. Godwin said that he has a great appreciation for the city's design and historic preservation efforts.

Mr. Dahl presented his project. He spoke about his conversations with Chair Lesak prior to tonight's meeting and the difficulties satisfying design guidelines, Secretary of the Interior Standards, and Zoning requirements. He responded to questions about the alternative designs that he submitted. He elaborated about his conversations with Chair Lesak regarding the project and clarified information about the window details.

Public Comment:

None.

Commission Comments:

Commissioner Conte spoke in favor of the project. Commissioner De Young spoke in favor of the project noting that he likes the bolder style windows for the pool house (Commissioner Conte concurred with that comment). Commissioner Howell-Ardila spoke in favor of the project, noting that she appreciates the removal of the inappropriate addition, but prefers the less bold windows because they would be visible and there are compatibility issues with the main house. Commissioner McLane believes that the garage should look like a 21st century garage; the siding treatment should be left to the architect since it will be in the back of the house, and that he has no objections to the windows.

Commission Decision:

Motion/Second (Conte/Howell-Ardila) to **APPROVE** the Certificate of Appropriateness for the project at 2016 Edgewood Drive and that the alternative drawing shown on Sheet A10 is selected as the approved garage design.

The motion carried 4-0 (Lesak Absent) on the finding that the project is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood, it provides a clear distinction between the new and historic elements, the project removes inappropriate alterations of the past, it proposes to restore original historic features, and it adds substantial new living space while preserving the original character of the streetscape, and the project nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

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 630 Stratford 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. 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.

9. **249 Mockingbird Lane**
Applicant: James Fenske, Architect
Project #: 1704-COA/VAR/HDP
Historic Status Code: 5S1

Commissioner McLane recused himself and left the room when this item was called due to a conflict of interest.

Commissioner Conte was selected to preside over this matter in the absence of Vice-Chair McLane.

Assistant Planner Knarik Vizcarra clarified the Commission's role in evaluating this case.

Project Information:

A request for Certificate of Appropriateness to construct a two story, 2,624 square foot house on an existing 6,746 square feet hillside lot containing remnants of cobblestone retaining walls that were part of the Raymond Hotel property. The Cultural Heritage Commission will consider the location of the proposed structure in relation to the historic resources on site. The Planning Commission will also review this project for hillside development permit, design review, and variances requested for the project. Separate public noticing will be done for that meeting.

Presentation:

Jim Fenske (Project Architect) presented his project and spoke about how the house would be constructed and the walls protected. Mr. Fenske responded to questions about ongoing structural engineering inspections and plans for addressing problems during construction.

Andrew Gertruda (G&G Engineering) spoke about his qualifications and the structural characteristics of the proposed project.

Jennifer Trotoux (Architectural Resources Group) spoke about the status of the walls in terms of historic significance (a local resource not eligible for State or National standards), and recommends that the historic walls be shored up and held in place during construction.

Public Comment:

None.

Commission Comments:

Commissioners were comfortable with the “protection plan” and had no further comments. Commissioner Howell-Ardila’s comments about ongoing inspections were addressed.

Commission Decision:

Motion/Second (Conte/Howell) to **APPROVE** the Certificate of Appropriateness for the protection plan for the historic wall remnants at 249 Mockingbird Lane. The project was approved on the **CONDITION** that if the City observes that the historic walls begin to fail, the project will stop until the matter is resolved.

The motion carried 3-0 (McLane Abstained, Lesak Absent)

NEW BUSINESS

10. **230 Hillside Road– Conceptual Review**

Presentation:

Ronald Edinger (prospective applicant) solicited comments from the CHC regarding a proposal to build a second story addition to a Spanish Colonial style home that was originally constructed in 1926. The home was evaluated with a Rating of 2D2, which means the property is a contributor to a district that is determined eligible for the National Register of Historic Places.

Discussion:

Commissioner Howell-Ardila noted that it’s an abrupt change and would like to know more about the house such as the home’s original architect and floor plans. There were concerns about the size of the addition and its potential impact to the house. There was some discussion about the purpose of the proposed project (a new master suite). Commissioner Howell-Ardila said that re-sale value is secondary when evaluating this project. This item was for discussion purposes only; no decisions were made about the proposed project.

11. **846 Glendon Court– Conceptual Review**

Presentation:

Jim Fenske (prospective applicant) solicited comments from the CHC regarding a proposal to build a second story addition to a Craftsman style home that was originally constructed in 1913. The home was evaluated with a Rating of 5D1, which means the property is recognized as a Historically significant by local government as a contributor to a district that is listed or designated locally.

Discussion:

Commissioners were concerned about the massing and scale. Commissioner Howell-Ardila advised that the front windows be retained. This item was for discussion purposes only; no decisions were made about the proposed project.

12. **1108 Fremont Avenue – Conceptual Review**

Presentation:

The prospective applicant solicited comments from the CHC regarding a proposal to install a wall sign. The existing style of the home is a Turn of Century/Craftsman house that was originally constructed in 1905. The home was evaluated with a Rating of 5D1, which means the property is recognized as a Historically significant by local government as a contributor to a district that is listed or designated locally.

Discussion:

Commissioner McLane advised slightly narrower letters and may be better with a frame around it. This item was for discussion purposes only; no decisions were made about the proposed project.

COMMUNICATIONS

13. **Comments from Council Liaison**

None.

14. **Comments from Commission**

None.

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

None.

16. **Comments from Staff**

None.

MINUTES

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

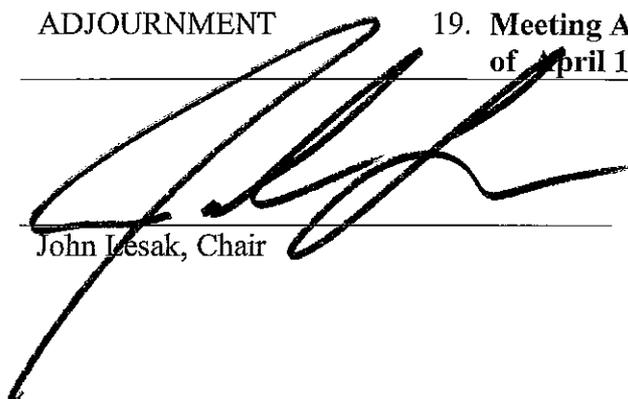
The Commission did not vote on the minutes; they were not included in the agenda packet.

18. **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.

ADJOURNMENT

19. **Meeting Adjourned at 9:59 p.m. to the next regularly scheduled meeting of April 17, 2014.**


John Lesak, Chair

10.21.2014
Date