

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 17TH DAY OF JULY, 2014
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:50 PM

Commissioners Present: John Lesak (Chair), Robert Conte, Deborah Howell-Ardila

Commissioners Absent: James McLane (Vice-Chair), West J. De Young

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. **811 Montrose Ave**
Applicant: Scott and Angela Sullivan, *Homeowners*
Historic Status Code: 5D3

Project Description:

A request for Certificate of Appropriateness to add 861 square feet to the back of an existing 1,506 square foot house located on an 8,794 square foot lot. An existing carport is also being proposed to be demolished and replaced with a 400 square foot 2 car garage. To enhance the front of the house, a new front porch is proposed. All non-original and/or non-salvageable (and original) windows will be replaced with wood windows with true divided lites. All other exterior materials will match the original materials.

Presentation:

Scott Sullivan (homeowner) presented his project and responded to questions about the status of the exterior shingles and the chimney.

Public Comment:

None.

Discussion:

Commissioners noted that the addition is set back far enough so that the effect to the street is minimal. And, the project includes some restoration work.

Commission Decision:

Motion/Second (Lesak/Howell-Ardila) to **APPROVE** the project. This motion was made 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 and it restores original historic features.

The motion carried 3-0, McLane and De Young Absent.

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 811 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.

NEW BUSINESS

4. **436 Oaklawn Avenue**
Prospective Applicant: Joseph Catalano, AIA
Mills Act Contract Request
Historic Status Code: 3D

Presentation:

Joseph Catalano solicited comments from the Commission on a letter of intent to file a Mills Act Contract application with the City. The contract would reduce property taxes as an incentive to rehabilitate and restore a Colonial Revival home at 436 Oaklawn Avenue.

Mitchell Sawasy (project architect) responded to questions about the most expensive repairs including: seismic reinforcement, rebuild the porch, restore/replace wood windows, restore/replace cement plaster, restore/reproduce intricate wood vents under the gable.

Discussion:

Commissioners raised concerns about the Mills Act incentive being used for a house that is undergoing an addition. Commissioners came to a consensus that the money saved through the tax savings will be going into restoring a house in an important historic district and the expected work will exceed normal routine repairs. Commissioners Lesak and Conte were selected to serve on a subcommittee to review this proposal in detail.

5. **1024-B Mission Street**
Prospective Applicant: Boris Shirvanian
Conceptual Review
Historic Status Code: 1D

Presentation:

A conceptual review for a new 7 sq. ft. sign with dimensions of 10"inch x 8'6"ft. The new sign will be a brushed aluminum case with reverse channel letter and halo backlit for "Oculus Optometry". The proposed sign is a fascia band sign facing Mission Street. The proposed material will be brushed aluminum.

Discussion:

Staff noted that the prospective applicant will return to the Commission with

a blade sign. The Commission did not provide comment, nor did it make any decisions on the proposed project.

6. **1822 Mission Street**
Prospective Applicant: Jeremiah Kimber
Conceptual Review
Historic Status: 5D1

Presentation:

Jeremiah Kimber (project architect) solicited comments from the Commission regarding a proposed update and expansion to an existing 1925 English Inspired home. The proposed project would include enclosing a breezeway between the two original structures (residence and carriage house), demolition of a non-historic garage, and a 300 square-foot two-story addition to the northwest (inside rear) corner of the house. A three car garage will be incorporated into an updated original carriage house.”

Discussion:

Commissioners raised concerns about the gable along the east elevation and its roofline. Removing the taller second gable on the east elevation might help resolve the problem. The Commission would like to see a site line drawing for this project. The Commission also recommended a second conceptual review, noted that this challenging project appears to be on the right track.

COMMUNICATIONS

7. **Comments from Council Liaison**

None

8. **Comments from Commission**

Commissioner Howell-Ardila spoke about the draft Historic Context Statement. She also spoke about her concerns with the 6L properties and if the Commission should consider special provisions.

Commissioner Lesak said that he and Commissioner Howell-Ardila will kick off the presentation at the Historic Context workshop on July 29, 2014. He also gave an update on an ordinance that would allow detached garages and carports to be two feet from a rear and side yard property line.

Commissioner Lesak asked that staff check with the City Attorney about whether Google Docs can be used by the Commission to edit the draft Preservation Ordinance.

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

None

10. **Comments from Staff**

None

MINUTES

11. **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.

12. 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.

13. 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.

14. 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.

15. Minutes of the regular meeting of June 19, 2014

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

ADJOURNMENT

16. Meeting Adjourned at 8:58 p.m. to the regularly scheduled meeting of August 21, 2014.


John Lesak, Chair


Date