

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 17TH DAY OF MARCH, 2016
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

Commissioners Present: James McLane (Chair), Deborah Howell-Ardila (Vice Chair), and Steven Friedman

Commissioners Absent: West J. De Young

Council Liaison Present: Richard D. Schneider M.D., Councilmember

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. Stephanie Wolfe, 1525 Ramona Ave, addressed the Commission and asked they consider reviewing the Holy Family Church plans for wall/fence/flat work proposed as the property is on the Historic Inventory, however the Design Review Board was the review body that had reviewed and approved the project in February.
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2. **Mid Century Modern Survey Update**

In 2015, the City of South Pasadena commissioned a Citywide Historic Resources Survey and Inventory of Addresses Survey Update of all properties constructed through 1970. Christine Lazaretto of Historic Resources Group will provide an update on Phase Two of the survey. This phase involved surveys of all mid-century-era properties and resources in the City based on the themes and property types identified in the City's Historic Context Statement. Ms. Lazaretto will review the documentation that was prepared for the mid-century historic districts and individually eligible resources.

CONTINUED
APPLICATIONS

3. None.
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NEW ITEMS

4. **1025 Indiana Avenue**
Applicant: Mary Chou
Project No: 1876-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 1,250 sq. ft. modern design, single story addition to an existing 963 sq. ft. Craftsman style house on a 7,750 sq. ft. lot. The single story addition will consist of a family room, a new kitchen, a laundry room, a new master bedroom with a master bathroom and a walk-in closet. The exterior materials for the addition will consist of the following: stucco and cedar wood siding with clear finish,

along with clear anodized aluminum windows. The addition will have a flat roof, with a small portion (the hall that connects the old and the new) with a galvanized metal canopy roof. The existing structure's wood siding will be refinished - painted, and all of the existing aluminum windows will be replaced with wood with true-divided lites windows. The existing house will be re-roofed with composite roof tiles.

Presentation:

Mary Chou (Project Architect) presented her project and responded to questions about the physical condition of the existing garage, the design of the garage door, and the need for the extra space.

Public Comment:

None

Commission Discussion:

Commissioners discussed: the ratio of new floor area to original floor area, compatibility of the proposed design, and visibility of the addition from the public view.

Commission Decision:

Motion/Second (McLane/Friedman) to **APPROVE** the project with the following **CONDITION**: The applicant shall obtain approval from the Chair regarding the design treatment of the re-located garage including elevations and the design of the new garage door.

The motion carried 4-0.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the South Pasadena Municipal Code, Section 36.410.040 (required findings to approve the design review application, 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 1025 Indiana 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.

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5. **1547 Diamond Avenue**
Applicant: Steven P. Dahl
Project number: 1889-COA
Historic Status Code: 5B5

Project Description:

A request for a Certificate of Appropriateness for a 384 square foot rear addition to the first-floor of an existing 2,530 square foot Craftsman style home. The addition would include an expanded family room, new laundry facility, craft room, and a guest room and bathroom. The project also includes three decks, one trex deck attached to the rear of the home, a

concrete pool, and the other extended above an existing patio, and a new pool. Additionally, new doors are proposed on the north elevation of the shared two-vehicle garage. New materials would match existing materials and include the following: wooding siding, wood windows, and asphalt roof shingles.

Presentation:

Steven Dahl (project architect) presented his project and responded to clarifications about the drawings. He responded to questions about the height of the retaining wall and height of the deck surface. He responded to questions about changes to the house over time. He clarified that the two posts on the front porch will not be removed.

Public Comment:

Steven Beckham (neighbor to the south) said that he is concerned about the height of the proposed deck and the neighbors' visibility into his back yard. He showed pictures of his back yard to illustrate his points. Mr. Beckham offered suggestions for addressing the privacy concerns.

Mr. Dahl responded noting that the neighbors can work together in a way that combines screening, stepping down the deck, and landscaping can effectively address the neighbor's concerns about privacy.

Commission Discussion:

Commissioners discussed a need for additional information, a site visit to see the conditions discussed tonight, and direction to the applicant regarding the proposed addition, and need for a site section (in both directions).

Commission Decision:

Motion/Second (McLane/Howell-Ardila) to **CONTINUE** the project to the next regularly scheduled meeting. The Commission requested that staff arrange a site visit with the applicant and the neighbors, site section drawings, and drawings showing topographic features and relationship of the housing and outdoor areas.

The motion carried 4-0.

NEW BUSINESS

6. **Election of Chair and Vice-Chair**

Motion/Second (De Young/Howell-Ardila) for elected Commissioner McLane for Chair.

The motion carried 4-0.

Motion/Second (Mc Lane/ De Young) elected Commissioner Howell-Ardila for Vice Chair.

The motion carried 4-0.

COMMUNICATIONS

7. **Comments from Council Liaison**

Councilman Schneider said that he wants to make sure the Commission reviews all infill development for non-contributing properties in an eligible historic district. He also spoke about the City Council's overturning the CHC's recent decision on demolition of a garage at 1708 Fletcher Avenue.

8. Comments from Commission

Commissioner Mc Lane requested an item on the next agenda to include a discussion about demolition of detached garages on historic properties. He also described two projects that staff presented to him for preliminary/conceptual review.

Commissioner Howell-Ardila said that the Smith and Williams Building and the Fleet House will be included in a historic tour on April 10, 2016.

9. Comments from Staff

None.

MINUTES

10. Minutes of regular meeting of January 21, 2016

Commission Decision:

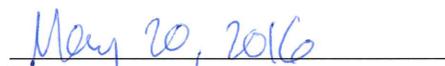
Motion/Second (McLane/ Friedman) voted to **APPROVE** the minutes with corrections to typos.

The motion carried 4-0

ADJOURNMENT

11. Meeting Adjourned at 8:52 p.m. to the regularly scheduled meeting of March 17, 2016.


James McLane, Chair


Date