

MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Thursday, June 20, 2019 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. CITY COUNCIL CHAMBERS
1424 MISSION STREET

ROLL CALL

The meeting convened at: 6:50 pm

Commissioners Present: Mark Gallatin (Chair), Rebecca Thompson (Vice Chair), Steve Friedman, Kristin Morrish

Commissioners Absent: William Cross

Staff Liaison Present: John Steinmeyer, Interim Senior Planner

*Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.
An audio recording of the meeting can be made available upon request with the City Clerk's Office.*

PUBLIC COMMENT PERIOD

1. NONE

CONSENT CALENDAR

2. NONE

CONTINUED ITEMS

3. NONE

NEW ITEMS

4. **2032 Amherst Drive**

Applicant: Steve Dahl (Architect)

Project No: 2224-COA

Year Built: 1922

Architectural Style: Spanish Colonial Revival

Historic Status Code: 5D3

Historic District: Amherst Drive District (Potential District)

Project Description:

The Cultural Heritage Commission considered a request for a 267-square foot single story rear addition to a 1,381 square foot existing single-story Spanish Colonial Revival single family residence. No trees were proposed for removal.

Mr. Steve Dahl and Mr. Adrian Dahl, the architects for the project, explained the project and answered questions by the Commission.

Public Comment:

None

Commission Comment and Discussion:

The Commissioners discussed the proposed Secretary of the Interior's standard regarding *differentiation* of the addition from the original house. The addition would match the existing style, but will have a vertical stucco wall reveal and a slight increase in height from the existing home in order to differentiate it from the original house. The Commissioners discussed options for differentiation, including setting back the addition from the side yard slightly more than the original house, which would create a jog in the wall plane rather than the stucco reveal. The Commissioners also discussed the proposed height and details of the addition.

Decision:

Commissioner Thompson made a motion to APPROVE the project with conditions based on the project meeting Specific Findings #2, #6, and #7.

Commissioner Morrish seconded the motion.

APPROVED WITH CONDITIONS:

- 1) The existing vinyl windows of the original house shall not be relocated and shall not be used in the new addition. The new addition shall be constructed with wood windows.
- 2) The proposed terra cotta tile attic vents near the roofline of the addition shall be reduced to one vent per elevation.
- 3) The height of the addition shall be slightly lower than the existing 16'-7" ridge of the cross gable on the front elevation of the house.

(Ayes: 4; No: 0), 1 Absent.

5. **1407 Spruce Street**

Applicant: James S. Nott / Nott Associates

Year Built: 1912

Architectural Style: Craftsman

Historic Status: 5D3/ 5S3

Historic District: Spruce Craftsman Cluster (Potential District)

Project Description:

The Cultural Heritage considered an application to demolish an existing 345-square foot detached garage in the rear yard and to construct a new, two-car garage and workshop of 675 square feet in the rear yard. The garage would be designed in the Craftsman Style with materials and features similar to the original Craftsman Style house on the property.

James S. Nott, the architect on behalf of the property owners, explained the project and answered questions from the Commission.

Public Comment:

None

Commission Comment and Discussion:

The Commissioners discussed some of the proposed materials (stone and brick veneer) for the new accessory structure.

Decision:

Commissioner Thompson made a motion to APPROVE the project based on the project meeting Specific Findings #2, #6, and #7.

Commissioner Morrish Seconded the motion.

APPROVED

(Ayes: 4; No: 0)

6. *811 Fair Oaks Avenue*

Applicant Charlie Lee (Signtopia)

Year Built: 1918

Architectural Style: Vernacular

Historic Status Code: 5S3

Historic District: N/A

Project Description:

The Certificate of Appropriateness application is for: 1) two backlit channel letter wall signs; and 2) a portable seven square feet (sq. ft.) folding A-frame sidewalk sign. The sign on the east (front) elevation sign is 19.26 sq. ft. and the sign on the north (side) north elevation sign is 20.52 sq. ft. The painted metal A-frame sign is approximately 15 sq. ft. and will be placed in the public in compliance with the regulations of the required encroachment permit to be issued by the Public Works Department.

Commissioner Thompson recused for proximity to the project, therefore a quorum was not present to review the application. The application was continued to the July 18, 2019 Commission meeting.

No decision was made.

Discussion Items

7. 207 Oaklawn Avenue (CONCEPTUAL REVIEW)

Applicant: Nicole Ebert

Year Built: 1912

Architectural Style: Colonial Revival

Historic Status Code: 2D

Historic District: Oaklawn District

Project Description:

The Cultural Heritage Commission conducted a conceptual review of a preliminary proposal to install solar power shingles (Tesla brand, constructed of tinted glass) on the roof of an existing two-story, single family residence. The house was constructed in 1912 in the Colonial Revival Style. The property is a contributor to the designated Oaklawn National Register Historic District. No other building alterations, additions, or tree removals are proposed for this project.

Commission Comment and Discussion:

Ms. Nicole Ebert, Product Manager for Tesla, provided samples of the Tesla solar shingles and explained their purpose and method of installation. The representative answered several questions from the Commission. The Commission requested that the applicant provide additional information in order to conduct a thorough review of the Certificate of Appropriateness at the next meeting.

8. **CHC subcommittee updates.**

The Commission subcommittees discussed progress on outstanding projects.

COMMUNICATIONS

9. **COMMENTS FROM COUNCIL LIASON:**

No comments.

10. **COMMENTS FROM COMMISSION:**

No comments.

11. **COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF):**

No comments.

12. **COMMENTS FROM STAFF:**

No comments.

APPROVAL OF MINUTES

13. Minutes of the Regular Meeting for May 16, 2019.

Decision:

Commissioner Gallatin: Made a motion to APPROVE

Commissioner Morrish: Seconded the motion.

APPROVED

(Ayes: 4; No: 0), 0 Absent.

ADJOURNMENT

14. The meeting adjourned at 9:00 pm to the next regularly scheduled meeting on July 18, 2019.

APPROVED,



Mark Gallatin
Chair, Cultural Heritage Commission

10-31-19
Date