

**MINUTES OF THE MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 21<sup>ST</sup> DAY OF OCTOBER, 2014  
COUNCIL CHAMBERS, 1424 MISSION STREET**

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ROLL CALL

The Meeting convened at: 6:45 PM

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

Council Liaison Absent: Michael A. Cacciotti, Councilmember

Staff Liaison Present: John Mayer, Senior Planner

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NON-AGENDA  
PUBLIC COMMENT  
PERIOD

1. None.
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CONTINUED  
APPLICATIONS

2. **839 Stratford Avenue**  
**Applicant: Jim Fenske, Architect**  
**Project number: 1726-COA/DRX**  
**Historic Status Code: 5D1**

**Project Description**

A request for Certificate of Appropriateness for a 1,000 sq. ft. second story addition onto an existing 1,943 sq. ft. single story Craftsman style house located on a 9,080 sq. ft. lot. The new second addition will consist of a bedroom with bathroom, a sitting area, and a master bedroom with a master bathroom. The proposed materials will consist of: fiberglass roof shingles, cedar wood siding shingles, and wood windows. All the proposed materials will match the existing materials.

**Presentation:**

Jim Fenske (project architect) presented revisions to his project. He distributed photos of the rear side of the house.

**Public Comment:**

None

**Commission Decision:**

Motion/Second (Lesak/Conte) to **APPROVE** the project with the **CONDITION** that the applicant corrects inconsistencies with the drawings including: the dormer face on sheet A-5, the railings shown in the detail of Sheet A-5, the casements vs. double hung windows on the dormer to the north. The Chair shall verify that these discrepancies were corrected prior to submitting plans to Plan Check. This motion was made on the finding that the project is appropriate to the size, massing and the design context of the historic neighborhood and the project adds new living space while preserving the historic character of the property, streetscape, and the park behind it.

The motion carried 5-0.

Upon consideration of the criteria identified in Section 2.64(b)(2) of the

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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 839 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.

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NEW ITEMS

3. **818 Montrose Avenue**  
**Applicant: Steve Dahl, Architect**  
**Project number: 1747-COA/DRX**  
**Historic Status Code: 5B5**

**Project Description:**

A request for Certificate of Appropriateness for a 604 sq. ft. single story addition onto an existing 1,345 sq. ft. single story Craftsman style house located on a 7,244 sq. ft. lot. The new addition will consist of a bedroom with a bathroom and a new family room. The proposed materials for the addition will consist of: asphalt roof shingles to match the existing, Hardie board siding panels, and wood windows.

**Presentation:**

Steven Dahl (project architect) presented his project and responded to questions about the proposed exterior siding and the transition from the original structure to the new addition.

**Public Comment:** None

**Commission Comments:**

Some commissioners raised concerns about the incongruent treatments of the exterior materials and the loss of a projecting bay.

**Commission Decision:**

Motion/Second (Lesak/Howell-Ardila) to **APPROVE** the project with the following **CONDITIONS:** 1) Applicant shall resolve the siding on the northwest corner (where the bathroom will be infilled); and 2) Applicant shall resolve the siding transitions at the southeast corner. Commissioner McLane shall verify that these items are addressed prior to submitting plans to Plan Check. This motion was made on the finding that the addition is appropriate to the size, massing, and design context of the historic neighborhood. The project adds new living space while preserving the single story bungalow character of the building and streetscape.

The motion carried 5-0.

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

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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 818 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.

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4. **1940 Primrose Avenue**  
**Applicant: Steve Dahl, Architect**  
**Project number: 1753-COA/DRX**  
**Historic Status Code: 5D3**

**Project Description:**

A request for Certificate of Appropriateness for a two story addition to an existing single story 1,164 square foot Colonial Revival style house located on a 5,700 square foot lot. The proposed work consists of a 311 square foot addition and a 72 square foot covered patio to the back of the house to accommodate a new bedroom and bathroom. The second floor component consists of a deck and new 173 square foot storage area accessible only by exterior stairs. Proposed exterior materials include asphalt shingle roofing to match the existing house, wood windows, and vinyl siding.

**Presentation:**

Steve Dahl (project architect) presented his project and responded to questions about the atrium window and whether the garage is original.

**Public Comment:** None

**Commission Decision:**

Motion/Second (Lesak/McLane) to **APPROVE** the project as submitted. This motion was made on the findings that: the project is appropriate to the size, massing and design context of the historic neighborhood, the addition provides a clear distinction between the new and historic elements, and the project adds new living space while preserving the single story bungalow character of the streetscape. For the record, Commissioner Lesak stated that vinyl siding will not be used on the addition.

The motion carried 5-0.

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 1940 Primrose 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

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district, and is exempt from CEQA under Class 31.

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5. **1035 Stratford Avenue**  
**Applicant: Steve Dahl, Architect**  
**Project number: 1754-COA/DRX**  
**Historic Status Code: 5D1**

**Project Description:**

A request for Certificate of Appropriateness for a new 170 square foot second floor addition and an approximately 100 square foot second floor deck at the back of an existing two story house Craftsman house. The addition will be enlarging an existing dormer seen only from the rear of the property. The project also includes removal of 140 square feet from the existing guest house located along Marengo Ave. Existing windows for the main house are proposed to be replaced with wood windows to match that of the original house. All other exterior materials for the proposed addition will match that of the original house.

**Presentation:**

Steve Dahl (project architect) presented his project and responded to questions about the second floor plan, the south elevation, the river rock wall height, and the proposed hardi-board siding.

**Public Comment:** None

**Commission Decision:**

Motion/Second (Lesak/Howell-Ardila) to **APPROVE** the project with the following **CONDITIONS:** 1) The wood shingles at the area where the porch walls will be removed (at the “guest house”) shall be made of wood and match the alignment of the existing siding; 2) the Commission Chair shall review the details of the tri-fold French door conversion to bi-fold doors (including hinges). The preference is to re-use the existing French doors, frames, and astragals; and 3) The Commission Chair shall review a refined drawing of the stone wall to include: any caps, height, and symmetry prior to the issuance of a building permit. This motion was made on the finding that the project is appropriate to the size, massing, and design context of the historic neighborhood. The project adds new living space while preserving the single story bungalow character of the streetscape.

The motion carried 5-0.

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 1035 Stratford Avenue as it exists, and as it is proposed to be altered, would reasonably meet national,

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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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NEW BUSINESS

6. **808 Adelaine Avenue  
Michael and Judy Yu  
Request to De-List**

**Presentation:**

Michael Yu asked the Commission for comments on a request to de-list his property at 808 Adelaine Avenue from the Cultural Heritage Inventory. According to his architectural historian's report, the Craftsman style home had been substantially altered and is deteriorated. The report concludes that the home is not eligible as an individual resource, nor as a contributor to a potential historic district.

**Commission Discussion:**

The Commission encouraged Mr. Yu to restore the home instead of de-listing the property from the Inventory. Commissioners disagreed that the home's "deteriorated features" leads to a lack of historic integrity and exclusion from the Inventory.

The Commission did not take formal action on this matter.

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7. **325 Monterey Road (Fleet House)  
Mills Act Request**

*Commissioner Lesak recused himself and left the room due to a conflict.*

On 12/16/09, the City Council had reservations about approving a contract for financial relief being that is used for normal routine maintenance and repair. The City Council asked that the CHC's recommendation include an explanation about how the Fleet House work exceeds normal routine maintenance and repair.

**Presentation:**

Mr. Sergio Santino (property owner) asked the Commission to consider the extraordinary rehabilitation requirements of the Fleet House.

**Commission Discussion:**

Commissioners agreed that the Fleet House is an important historic landmark that requires a lot of work. The Commission asked Mr. Santon to revise the Mills Act to update the costs and remove references to the home's interior work. Interior work does not require a Certificate of Appropriateness. Commissioner Conte asked. Santino to consider a way for the public to see the Fleet House from Monterey Road.

The Commission did not take formal action on this matter.

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8. **1003 Monterey Road  
Conceptual Review  
Presentation:**

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**Presentation:**

Dr. Shahram (Sam) Valiani (property owner) presented his case regarding unpermitted vinyl replacement windows on a “Late Victorian” home built in 1890. He told the Commission that his parents live in the house and had the new vinyl windows installed to reduce the traffic noise and the cost of heating and electricity.

Commissioners agreed that wood-framed windows on the street-facing sides of the house (facing Monterey and Meridian) would be more in keeping with the historic appearance of the house. Commissioners said they need more information about the windows that were removed and the windows that are original to the house. Commissioner McLane stated for the record that replacing the windows with ones made of wood, and made to identically match the home’s original windows, could also include solutions to the property owners concerns about acoustics and energy efficient concerns. Commissioners agreed.

A Certificate of Appropriateness is required for replacing the windows. The prospective applicant will need to identify all of the windows to determine which ones are original to the house, those that were added after the period of significance, and work with the Commission on the appropriate treatment of the house.

The Commission did not take formal action on this matter.

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COMMUNICATIONS

9. **Comments from Council Liaison**

None

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10. **Comments from Commission**

Commissioner Conte asked staff about the status of the Historic Context Statement. He also suggested that the City consider an informational flyer reminding South Pasadena property owners that replacing windows on a historic house requires CHC approval.

Commissioner Howell-Ardila is concerned that language in the new Historic Context Statement could lead one to believe that previous alterations can jeopardize a property’s status as a contributor to a district. She wants the context statement to clarify that the city’s districts are intact and that certain alterations should be avoided in the future.

Commissioner McLane made some remarks about a Mills Act application he is reviewing for 844 Monterey Road and that it should be ready for the Commission’s consideration next month.

Commissioner Lesak announced that the Governor vetoed AB1999, the Economic Development and State Historic Tax Credit Act. He also announced that he and Commissioner Conte will visit 436 Oaklawn Avenue for a possible Mills Act contract. Mr. Lesak also spoke about a presentation he made on sustainability to the L.A. Historic Neighborhoods Conference on October 18, 2014. He said that conservation districts and mansionization

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were important topics.

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11. **Comments from South Pasadena Preservation Foundation Liaison**  
None
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12. **Comments from Staff**

Mr. Mayer announced that the City Council will review the proposed preservation ordinance at a study session on Wednesday, November 19, 2014 at 6:30PM.

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MINUTES

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

Motion/Second (Lesak/De Young) to **APPROVE** the Minutes. The Motion carried 5-0.

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

Motion/Second (Lesak/ De Young) to **APPROVE** the Minutes. The Motion carried 5-0.

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

Motion/Second (De Young /Howell-Ardila) to **APPROVE** the Minutes. The Motion carried 4-0, Lesak abstained.

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

Motion/Second (Lesak/ De Young) to **APPROVE** the Minutes. The Motion carried 5-0.

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17. **Minutes of the regular meeting of June 19, 2014**

Motion/Second (Lesak/Howell-Ardila) to **APPROVE** the Minutes. The Motion carried 3-0, McLane and De Young abstained.

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18. **Minutes of the regular meeting of July 17, 2014**

Motion/Second (Lesak/Howell-Ardila) to **APPROVE** the Minutes with minor edits. The Motion carried 3-0, McLane and De Young abstained.

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19. **Minutes of the regular meeting of August 21, 2014**

Motion/Second (Lesak/ De Young) to **APPROVE** the Minutes. The Motion carried 4-0, Conte abstained.

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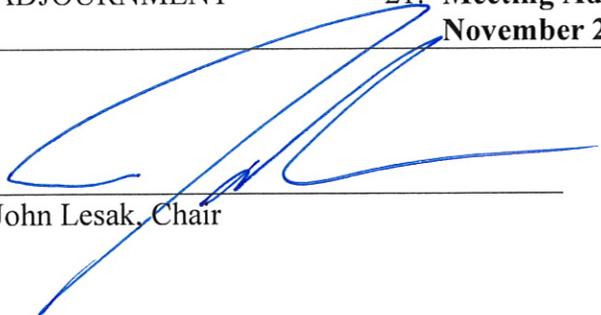
20. **Minutes of the regular meeting of September 18, 2014**

Motion/Second (Lesak/ De Young) to **APPROVE** the Minutes. The Motion carried 3-0, Howell-Ardila and De Young abstained.

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ADJOURNMENT

21. **Meeting Adjourned at 10:10 p.m. to the regularly scheduled meeting of November 20, 2014.**
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John Lesak, Chair

11.20.2014  
Date