

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 18TH DAY OF SEPTEMBER, 2014
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

Commissioners Present: John Lesak (Chair), James McLane (Vice-Chair), and Robert Conte

Commissioners Absent: West J. De Young and Deborah Howell-Ardila

Council Liaison Absent: Michael A. Cacciotti, Councilmember

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None.
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PRESENTATION

2. **Historic Context Statement**

Christine Lazzaretto (consultant from Historic Resources Group) spoke about the final draft of the new Historic Context Statement and invited questions and comments from the Commission.

Commissioner Lesak asked Ms. Lazzaretto to summarize information that the consultant focused on after the community workshop.

Ms. Lazzaretto said that the draft completed in July did not have information about the properties identified during a driving tour of the City. The July draft lacked a focus on the mid century modern buildings. Ms. Lazzaretto said the final draft includes information about two large subdivisions from that era, and addressed comments made by the South Pasadena Preservation Foundation.

Commissioner Conte said that the new Historic Context Statement is a great foundation for the new survey work in the future and updates to the Inventory. He is happy to see that the City's mid-century modern style buildings will be considered for protection on the Inventory.

Commissioner McLane thanked Ms. Lazzaretto for her excellent work on the document.

Commissioner Lesak noted that there were more mid-century modern resources than he realized.

Commission Decision:

Motion/Second Lesak/Conte) to **RECOMMEND** that the City Council adopt the final draft of the Historic Context Statement pending formal review by the State Office of Historic Preservation.

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

CONTINUED

3. None.
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APPLICATIONS

NEW ITEMS

4. **1130 Mission Street**
Applicant: Neil Brown, Designer
Project number: 1735-COA/DRX
Historic Status Code: 5S1

Project Description:

A request for a Certificate of Appropriateness for proposed metal awnings over two storefronts on an existing Vernacular style building.

Presentation:

Neil Brown (applicant) spoke about the previous conceptual review of this proposal and presented a sample of the metal awning.

Mr. Mayer noted that the illustrations of the painted wall signs on the east elevation are not part of this application. He also responded to a question about metal awnings and the Mission Street Specific Plan design guidelines.

Public Comment:

None

Commission Discussion:

Commissioner McLane expressed concerns that the applicant's use of metal awnings might encourage other businesses to use metal awnings in the future.

Commission Decision:

Motion/Second (Lesak/Conte) to **APPROVE** the project including the awning and window signs. This motion was made on the finding that the project is appropriate to the design, size, and massing of the historic storefront, the design context of the historic neighborhood, and is in conformance with the Mission Street Specific Plan.

The motion carried 3-0, Howell-Ardila 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 1130 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.

5. **1226-1228 Huntington Drive**
Applicant: Kenneth Q. Yee
Project number: 1538-COA/DRX
Historic Status Code: 5S3

Project Description:

A request for a Certificate of Appropriateness for the unpermitted replacement of the existing aluminum sliding windows, single hung windows, louver windows, and a sliding door with new vinyl; double hung windows, one sliding window, and a sliding door. The unpermitted windows and sliding door were only changed on the lower unit of a two story duplex. The applicant is also proposing to replace the existing aluminum windows with new vinyl windows, on the second unit. All the new windows and sliding doors will be vinyl.

Mr. Mayer provided some background information regarding this case. Commissioner McLane also spoke about his discussions with the owners regarding window options to consider.

Presentation:

Phillis Yu (applicant) presented her project and responded to questions about the windows and whether there are any original windows remaining in the building.

Public Comment:

None

Commission Discussion:

Commissioners discussed the application including which windows are original, which windows should be replaced, and Commissioner McLane's memo about how to proceed. Commissioner Lesak noted the importance of seeing a window plan including section details of the existing window frames and details about the proposed windows. The Commissioners described the information that the applicant will need to submit for approval.

Commission Decision:

Motion/Second (Lesak/Conte) to **APPROVE** the project with the following **CONDITION:** Vice-chair McLane shall review the final details of the applicant's window plan prior to obtaining a building permit. The proposed window plan must be based on Mr. McLane's recommendations that are outlined in a letter from staff to the applicant dated July 1, 2014.

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

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 1226-1228 Huntington Drive 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.

6. **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 his project and responded to questions about the drawings and what can be seen from the park.

Public Comment:

Toby Muller (833 Stratford Avenue) had questions about the windows. Mr. Fenske answered his question from the audience.

Anne Muller (833 Stratford Avenue) had questions about the proposed balcony and expressed her concerns about views into her property. Mr. Fenske addressed her concerns from the audience.

Chair Lesak stated that the Public Comment portion of the meeting is not a question and answer forum between members of the public and the applicant.

Commission Discussion:

Commissioners identified inconsistencies with the drawings. Commissioner Lesak wants to re-visit the site to see what is visible from the park. Concerns were raised about the following: 1) new dormers being visible above the roof line; 2) rebuilding the rear side of the house; 3) the project's design being inconsistent with the existing design; and 3) original windows being removed.

Commission Decision:

Motion/Second (Lesak/McLane) to **CONTINUE** the project with the following **CONDITIONS**: 1) the applicant shall correct all the inconsistencies within the drawings; 2) review the proposed reconstruction area on the northern wall plane; 3) review the railing and construction details of the new deck; and 4) provide photo documentation of the home's view

from Garfield Park.

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

7. **1967 La France Avenue**

Applicant: Tom Nott, Architect

Project number: 1736-COA/DRX

Historic Status Code: 5D1

Project Description:

A request for Certificate of Appropriateness for a 142 sq. ft. single story addition to an existing 666 sq. ft. detached garage with an existing 2,387 single story Craftsman style house on an 11,383 sq. ft. lot. The proposed addition will be located in the front of the garage, facing Maple Street. The addition will be expanding the existing interior parking area for the garage. An interior remodel is proposed for the garage. It will consist of converting 198 sq. ft. of the existing garage to a pool house. The exterior materials for the addition will match the existing.

Presentation:

Tom Nott (project architect) presented his project and responded to questions about the roofline and the location of the garage.

Public Comment:

None

Commission Decision:

Motion/Second (Lesak/Conte) 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.

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

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 1967 La France 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

8. **930 Buena Vista Avenue**
Applicant: Doug Kilpatrick
Conceptual Review
Historic Status Code: 3D

Presentation:

Doug Kilpatrick solicited comments from the Commission on a proposal to enclose 120 sq. ft. of the existing second floor balcony on a 4,359 sq. ft. two story Monterey Revival style house on a 13,344 sq. ft. lot. The addition would be located towards the rear side of the property. The exterior materials would match the existing structure.

Commission Discussion:

Commissioners were comfortable with the enclosure, provided that the design is carefully considered. The enclosure should be slightly more differentiated from the original structure. The applicant should focus on the proposed window treatment and its relation to the porch. Approach the design as if it can be easily removed in the future. The enclosure should not have a "heavy" appearance.

The Commission only made comments on the proposed project and did not make any decisions on it.

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9. **1035 Stratford Avenue**
Applicant: Steve Dahl, Architect
Conceptual Review
Historic Status Code: 4D

Presentation:

Steve Dahl (project architect) solicited comments from the Commission regarding a proposal to build a 170 sq. ft. second floor addition to an existing 1,732 sq. ft. two story Craftsman style house on a 7,875 sq. ft. lot. The addition would be located towards the rear of the property. The exterior materials for the addition would match the existing structure. He also spoke about the non-conforming use of a duplex in a single family zone.

Commission Discussion:

Commissioners were generally in favor of the proposed project and noted that the street façade detail drawings will be important for the commission to see when it comes in for a Certificate of Appropriateness.

The Commission only made comments on the proposed project and did not make any decisions on it.

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10. **1940 Primrose Avenue**
Applicant: Steve Dahl, Architect
Conceptual Review
Historic Status Code: 5D3
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Presentation:

Steve Dahl (project architect) solicited comments from the Commission regarding a proposal for a 311 sq. ft. first floor addition and a 173 sq. ft. second floor addition to an existing 1,164 sq. ft. single story Colonial Revival style house on a 5,700 sq. ft. lot. The addition would be located towards the rear of the property. The exterior materials for the addition would match the existing structure.

Commission Discussion:

Commissioners were generally in favor of the proposed project. Commissioner Lesak said that the project needs slightly more differentiation in the design. Commissioner McLane suggested that clerestory windows might help bring more natural light into the home.

The Commission only made comments on the proposed project and did not make any decisions on it.

11. 1305 Monterey Road

Applicant: Roger Bray

Conceptual Review

Historic Status Code: 5S1

Mr. Mayer provided an introduction to this item saying that the proposal would require an evaluation from an architectural historian. The information will determine whether there will be any impacts to the cultural resources on site and in the neighborhood.

Presentation:

Roger Bray (project architect) solicited comments from the Commission regarding a proposal for two 1,666 sq. ft. two story townhomes onto a property that has an existing 3,251 Colonial Revival on a 13,715 sq. ft. lot. Two 20'x20' carports are also being proposed.

Commission Discussion:

Commissioners raised the following concerns about the proposed project: 1) the proposed site layout of the covered parking, driveways, and new units is confusing; 2) pay more attention to the transition of spaces (landscaping might help); 3) modulate the façades because they appear “boxy”; 3) the roof, doors, and windows have a “heavy” appearance; 3) consider a garage instead of a carport.

The Commission only made comments on the proposed project and did not make any decisions on it.

12. 2060 Meridian Ave

The Commission discussed adding the property at 2060 Meridian to the Historic Inventory.

Mr. Mayer provided a brief background indicating that Planning staff had several inquires about whether the house can be demolished for the construction of two new units. Staff found that the house was built in 1924 according to building permit records, but it is not on the inventory. Staff advised inquirers that additional information would needed to determine whether demolition would have an impact to a cultural resource under the California Environmental Quality Act since it is over 50 years old.

Public Comment:

Steve Dahl (local architect) expressed concerns about whether a building over 50 years old can or cannot be demolished. Architects need more certainty when they take on a project that involves an old building that is not listed on the Inventory.

Commission Discussion:

Commissioners were interested in adding 2060 Meridian Avenue to the Inventory. Mr. Mayer explained some of the requirements including owner notification and a report from an architectural historian regarding.

Commissioner Lesak asked that the City hire an architectural historian to prepare the report instead of a Commissioner. An independent evaluation of this matter is preferred.

Mr. Mayer said that a report will need to be prepared and presented to the Commission at a future meeting. Ultimately, City Council approval is required to add this property to the Inventory.

13. Draft Preservation Ordinance Revisions

Commissioners discussed the draft preservation ordinance and asked staff to arrange a study session with the City Council to discuss it prior to first reading and adoption.

COMMUNICATIONS

14. Comments from Council Liaison

None

15. Comments from Commission

Commissioner Lesak recommended that his fellow commissioners support SB 1999.

Commissioner Conte asked staff about the 50 year threshold and affects to historic resources.

16. Comments from South Pasadena Preservation Foundation Liaison

None

17. Comments from Staff

None

MINUTES

18. Minutes of the regular meeting of January 16, 2014

The Commission decided to continue the minutes to the next meeting due to the lateness of the hour.

19. Minutes of the regular meeting of February 20, 2014

The Commission decided to continue the minutes to the next meeting due to the lateness of the hour.

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

The Commission decided to continue the minutes to the next meeting due to the lateness of the hour.

21. Minutes of the regular meeting of April 17, 2014

The Commission decided to continue the minutes to the next meeting due to the lateness of the hour.

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

The Commission decided to continue the minutes to the next meeting due to the lateness of the hour.

23. Minutes of the regular meeting of July 17, 2014

The Commission decided to continue the minutes to the next meeting due to the lateness of the hour.

24. Minutes of the regular meeting of August 21, 2014

The Commission decided to continue the minutes to the next meeting due to the lateness of the hour.

ADJOURNMENT

25. Meeting Adjourned at 9:45 p.m. to the regularly scheduled meeting of October 16, 2014.


John Lesak, Chair

10.21.2014
Date