

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 21ST DAY OF JANUARY, 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) West J. De Young, Steven Treffers and Steven Friedman

Commissioners Absent: None

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

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. **Administration of Oath of Office to newly appointed Commissioner**

Chief Deputy City Clerk, Anthony Mejia administered the Oath of Office to newly appointed Commissioner, Steven Friedman.

2. **Public Comment on Non-Agenda Items**

None.

CONTINUED
APPLICATIONS

3. **1025 Indiana Avenue
Applicant: Freeman Han
Project No: 1876-COA
Historic Status Code: 5D1**

Project Description:

A request for a Certificate of Appropriateness to build a 1,410 sq. ft. single story addition to an existing 963 sq. ft. Craftsman style house. The single story addition will consist of a family room, a nook, 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: wood panel siding, aluminum wood clad windows, and composition roof shingles. A 137 sq. ft. porch is proposed in the rear elevation. The existing 360 sq. ft. garage will be relocated towards the rear of the property.

Presentation:

None; the applicant was not in attendance.

Public Comment:

None

Commission Decision:

The Commission **CONTINUED** this matter as requested by the applicant.

4. **1030 Indiana Avenue**
Applicant: Michael Soumekh
Project number: 1878-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 1,001 sq. ft. single story addition to an existing 994 sq. ft. Craftsman style house on a 6,300 sq. ft. lot. The single story addition will consist of a new family room, a bedroom with bathroom, a new master bedroom with a master bathroom. The exterior materials for the addition will consist of: wood panel siding, wood windows, and composition roof shingles. A new 200 sq. ft. carport is proposed. The carport will be located behind the existing garage, within the rear yard.

Presentation:

Michael Soumekh (project architect) presented his project and responded to questions about the windows, the attic ventilation, and the metal vents.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Howell-Ardila) to **APPROVE** the project with the following **CONDITION:** The applicant shall obtain chair review approval for the proposed roof configuration and attic vents.

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 1030 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.

NEW ITEMS

5. **625 Milan Avenue**
Applicant: Anthony George, Project Architect, and Michael and Kim Shimpock, Owners
Project No.: 1886-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a new 519 sq. ft. second story addition and a 119 sq. ft. single story addition to an existing 1,475 sq. ft. single story Craftsman style house on a 6,915 sq. ft. lot. The single story addition will consist of expanding an existing room. The second

story addition will consist of two bedrooms and a bathroom. The exterior materials for the addition will consist of: horizontal wood panel siding, wood windows, and composition roof shingles.

Presentation:

Tony George (project architect) presented his project and spoke about the following points: project constraints, project objectives, zoning standards, issues of neighborhood privacy, project's compliance with the design guidelines. Mr. George handed out project revisions that address the privacy issues.

Kim Shimpock (Property Owner) provided a brief summary of how the project addresses Commissioners' comments at an earlier conceptual review. She spoke about her family's needs and neighbors' concerns.

Dr. Margarita Jerebek (Preservation Consultant) said that she was retained by Mr. George to provide input on the project's design noting that it follows the City's guidelines. The project retains the home's character defining features and the addition is compatibly designed, consistent with the standards.

Public Comment:

Mike Melloh (626 Milan Avenue) said that the design is in keeping with the look of South Pasadena and Milan Avenue. His family approves of the design and future appearance of the house.

James Ryan (809 Milan Avenue) said that he and his wife were impressed with the design. Mr. Ryan appreciates the modesty of the addition as it is set towards the back of the house and how it preserves the one-story look of the house. The project also features a lot of restoration tasks such as replacing aluminum windows with wood-framed windows and restoring an original pergola.

Mark Ghaly (804 Stratford Avenue) spoke about how the Commission's guidance helped improved this project. He asked the Commission to consider the family's need for additional space in the home.

Mathew Crow (621 Milan Avenue) supports the expansion of the home for the owner's family and noted that the architect has made considerable efforts to design the project in a way that complies with the design guidelines and standards.

Gabrielle Beauvais (838 Milan Avenue) said that the addition is modest and tasteful and that the design will improve the home's appearance. Ms. Beauvais said that the owner's family contributes to the community and that it would be a shame to lose them if they cannot expand their home.

Lony Ruhmann (1848 Hope Street) said that he is speaking for his wife Margie Antonetti, and neighbors Leslie Kawamura and Mark Riggs. They object to a second story addition to the house at 625 Milan. He said there are no second story homes on the 600 block of Milan. A second

story addition on a home with the smallest lot is “problematic”. Mr. Ruhman objects to the applicant’s claims that neighbors would have no privacy issues.

Randy Lank (633 Milan Avenue) said that he understands the home owner’s desire for more living space, but is concerned that the second story is incompatible with the neighborhood. Mr. Lank said that there are no two-story homes on the 600 block of Milan on either side of the street.

Colleen Keough (633 Milan Avenue) said that the project degrades her home’s livability; it would darken her home’s natural light, it would impact her views to the south, and affects the privacy of her back yard.

Mr. George responded to the opposing comments noting that his earlier testimony refutes those arguments regarding privacy issues. He responded to additional questions from the Commission regarding the plate height of the second story and how the project can be distinguished from the original house.

Dr. Jerebek responded noting that the second story addition meets all requirements and follows established precedents for preservation design regarding second story rooftop additions; it has the appropriate setbacks, scale, and proportions. She said that the project protects the character defining features of the property. Dr. Jerebek said that the design of the addition reduces potential impacts to greatest extent feasible.

Kim Shimpock responded to assertions about the project’s affect on the neighbor’s light and air noting that there are no laws that grant rights to light, air, and views over an adjoining property.

Commission Discussion:

Commissioners discussed the project as follows:

Commissioner McLane stated that the applicant has made every effort to make the addition subordinate to the original house and explored every option to make it compatible with the neighborhood. Commissioner McLane noted that the original roofline ridge is easily perceived and the second story addition is stepped back far enough to understand the original look of the house. He said that the one-story feature of the house is affected, but not lost. Commissioner McLane noted that a one foot reduction in height would help with the visual subordination issue. He commended the applicant for designing a successful project within the parameters of the Secretary of the Interior Standards given the constraints.

Commissioner Howell-Ardila stated that she is concerned about the cumulative impacts of this project over time. She referenced the Citywide Historic Context Statement that recommends avoiding major alterations of an original roofline. She also spoke about the uniqueness of the west side of the block where all of the homes have retained their one-story appearance. Commissioner Howell-Ardila said there is no visual subordination and that the second story would dwarf the original one-story character of the house.

She also expressed concerns as to whether the house would remain a contributor; a pop-up addition could kill its historic integrity. Commissioner Howell-Ardila believes that the second story addition would not comply with Secretary of the Interior Standards Numbers 1, 2, 5, and 10.

Commissioner Treffers said that he understands the constraints, but doesn't agree that the project complies with the Secretary of the Interior Standards. The character defining feature of this house and others on this side of the street is the one-story appearance. He's concerned that it will have an effect on the story of the house and neighborhood exemplifying the way homes was built in the early 20th century. Commissioner Treffers said that the project is not consistent with the Secretary of the Interior Standards even with the constraints due to its prominent single story character.

Commissioner De Young disagrees that approving this project somehow sets a precedent for approving future second story additions in the neighborhood. He stated that second story additions are discouraged, not forbidden. A first floor addition would not be practical in this case.

Commissioner Friedman believes that the loss of its one-story status would not affect its contribution to the district; there are other two-story homes within its boundaries. He said that the applicant has done everything possible to minimize the appearance of a second story addition. Commissioner Friedman said that the guidelines have discouraged a second story addition in this case and this has resulted in a tremendous amount of thoughtfulness in the design.

Commission Decision:

Motion/Second (McLane/De Young) to **APPROVE** the project with the following **CONDITION:** The applicant shall lower the height of the addition to a minimum of one foot and obtain Chair Review approval for the reduced height.

The motion carried 3-2, Howell-Ardila and Treffers opposed.

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 625 Milan 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.

Commissioner McLane provided an oral report on his visit to the property with Commissioner De Young. He noted that the owner will restore a stone wall fence along Fremont Avenue.

Mr. Bill Ellinger (representing homeowners) presented his client's proposal for a Mills Act Contract for the restoration work and responded to Commissioner questions regarding paint, landscape, and drainage.

Staff will work with the prospective applicant in preparing the application for the Mills Act contract.

COMMUNICATIONS

7. **Comments from Council Liaison**

None.

8. **Comments from Commission**

Commissioner McLane reminded the Commission that there will be election of Chair and Vice-Chair at the next meeting.

Commissioner Friedman thanked the Commission for a warm welcome.

Commissioner Treffers said that he appreciated his experience and working with the Commission.

Commissioner Howell-Ardila provided an update on the Historic Resources Survey work. She also expressed concerns about e-mails from staff and misinformation being sent to opponents of the project at 625 Milan Avenue.

9. **Comments from Staff**

None.

MINUTES

10. **Minutes of regular meeting of July 16, 2015**

Motion/Second (McLane/ DeYoung) voted to **APPROVE** the minutes.

The motion carried 4-0, Friedman abstained.

11. **Minutes of regular meeting of August 20, 2015**

Motion/Second (McLane/ DeYoung) voted to **APPROVE** the minutes.

The motion carried 4-0, Friedman abstained.

12. **Minutes of regular meeting of December 17, 2015**

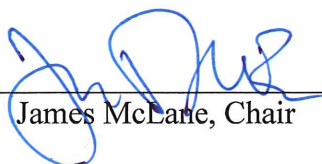
Commission Decision:

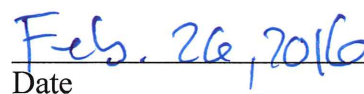
Motion/Second (McLane/ DeYoung) voted to **APPROVE** the minutes.

The motion carried 4-0, Friedman abstained.

ADJOURNMENT

13. **Meeting Adjourned at 9:34 p.m. to the regularly scheduled meeting of February 18, 2016.**


James McLane, Chair


Date