

**MINUTES OF THE MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 15<sup>TH</sup> DAY OF JANUARY, 2015  
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), West J. De Young, and Deborah Howell-Ardila

Commissioners Absent: Robert Conte

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. **1003 Monterey Road**  
**Applicant: Dr. Shahram Valiani**  
**Project number: 1770-COA/DRX**  
**Historic Status Code: 5S3**

**Project Description:**

A request for a Certificate of Appropriateness for the unpermitted replacement the existing wood windows of this historic house with vinyl windows.

**Presentation:**

None.

**Public Comment:**

None

**Commission Decision:**

The Commission **CONTINUED** this matter to the next regularly scheduled meeting as requested by the applicant and staff.

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3. **1305 Monterey Road**  
**Applicant: Roger Bray, Architect**  
**Project number: 1752-COA/DRX**  
**Historic Status Code: 5S1**

**Project Description:**

A request for a Certificate of Appropriateness for the removal of an existing 150 sq. ft. addition to the rear of the main structure and the removal of an unpermitted 216 sq. ft. attached structure to the main house. A proposal to build two, two story townhomes, 1,666 sq. ft. each in the rear of this property. The applicant is proposing to demolish the existing 528 sq. ft. detached two vehicle garage and replace it with a new 780 sq. ft. detached four vehicle carport. A new tandem 390 sq. ft. carport is proposed on the east side of the property. The exterior materials of the town house would be wood siding; double hung wood windows, and asphalt roof shingles. The

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exterior materials for the alterations to the main house will match the existing. The exterior materials for the new garage and carport will be similar to the existing main structure.

**Presentation:**

Dr. Margarita Wuellner (Project Historian) stated that the applicant team reviewed the Commission's comments and believes the project complies with the standards. She touted its benefits in terms of restoring certain features of the original house. The applicant team feels that the carports are a more elegant solution to the massive appearance of garages.

Roger Bray (project architect) read a statement describing his reasons for making no changes to the project's site plan and responses to the Commission's comments made at the December 18, 2014 meeting.

**Public Comment:**

None

**Commission Discussion:**

Commissioners agree that the two driveways and the tandem parking areas are not effective or efficient. A single driveway would have a lesser impact. Commissioners also requested the landscape plan in color.

**Commission Decision:**

Motion/Second (Lesak/Howell-Ardila) to **CONTINUE** the project to the March 19, 2015 meeting.

The motion carried 4-0, Conte Absent.

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NEW ITEMS

4. **1027 Glendon Way**  
**Applicant: Odom Stamps, Designer**  
**Project number: 1774-COA/DRX**  
**Historic Status Code: 2D**

**Project Description:**

A request for a Certificate of Appropriateness to demolish a manufactured detached garage and a storage shed in order to build a new 441 sq. ft. detached garage with a 176 sq. ft storage area, a 150 sq. ft. attached patio, and a 200 sq. ft. pool house. The exterior materials include: wood siding, asphalt roof shingles, and wood-framed French doors and windows.

**Presentation:**

Odom Stamps (project architect) presented his project and responded to questions about the proposed windows, siding, roof pitch, and height.

**Public Comment:**

Stacy Brantley (1021-1023 Glendon Way) spoke in favor of the proposed upgrade to the property. She also spoke about her concerns with the accuracy of the property line location.

**Commission Decision:**

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Motion/Second (Lesak/McLane) to **APPROVE** the project as submitted. This motion was made on the finding that the project is appropriate to the size, massing, and design context of the historic neighborhood.

The motion carried 4-0, Cone 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 1027 Glendon Way 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 BUSINESS

5. **1230 Milan Avenue**  
**Applicant: Randy Hoffman**  
**Conceptual Review**  
**Historic Status Code: 4D2**

**Presentation:**

The prospective applicants (Randy and Debby Hoffman) requested comments on a proposal to build a 550 sq. ft. addition to an existing 950 sq. ft. detached garage. The exterior materials for the garage addition would match the existing structure.

Mr. Hoffman responded to questions about the roof, a 2-car garage door, and the thickness of the brick veneer.

**Discussion:**

Commissioners suggested that the prospective applicants review a Sanborn map to determine what is original about the garage. The character defining details must remain, specifically its unique roof line. Commissioners advised the owners to repair and restore instead of demolition.

The Commission only provided comments and did not make any decisions on the proposed project. This was a discussion item only.

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6. **851 Lyndon Street (Wynate Property)**  
**Mills Act**

The property owner (Peter Knight) provided an update to the Commission and documented the progress of his rehabilitation/preservation plan for the Wynate property.

Commissioner Lesak supported a Notice of Non-Renewal unless the owner wants to prepare a plan for additional work that needs to be carried out in the future.

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**7. City Council Strategic Planning**

Mr. Mayer informed the Commission about a Citizens' Seminar at the South Pasadena Library Community Room (1115 El Centro Street) on Saturday, February 7, 2015. The City Council is soliciting input from the City's Commissions and Committee's related to the respective subject matter areas.

The Commission: identified the following three "big-picture items" that they would like the Council to consider for the Strategic Planning annual work plan: update the historic inventory, do historic preservation awareness and outreach, and educate citizens about the application process for all commissions.

The Commission selected Commissioner McLane to be its liaison to the February 7, 2015 Citizens' Seminar.

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**8. Election of Chair and Vice-Chair for 2015**

By unanimous vote, Commissioner McLane was elected Chair and Commissioner Howell-Ardila was elected vice-chair.

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COMMUNICATIONS

**9. Comments from Council Liaison**

None

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**10. Comments from Commission**

Commissioner Lesak said he was troubled to read a news article about how the new owners of the Rialto Theater would begin refurbishing the building next month.

Commissioner Howell-Ardila spoke about her concerns regarding a consultant who called her to discuss an application the consultant is working on in South Pasadena.

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**11. Comments from South Pasadena Preservation Foundation Liaison**

Odom Stamps announced a progressive dinner tour through the Oaklawn neighborhood, known as "Through the Gates of Oaklawn" which will be held on April 25, 2015.

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**12. Comments from Staff**

None.

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MINUTES

**13. Minutes of the meeting of December 18, 2014**

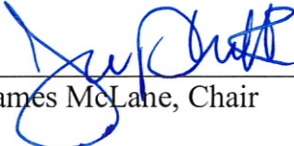
Motion/Second (Lesak/De Young) to **APPROVE** the Minutes. The motion carried 4-0, Conte absent.

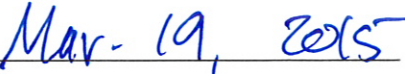
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ADJOURNMENT

**14. Meeting Adjourned at 8:30 p.m. to the regularly scheduled meeting of February 19, 2015.**

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James McLane, Chair

  
Date