

**MINUTES OF THE REGULAR MEETING OF THE  
CULTURAL HERITAGE COMMISSION**

CITY OF SOUTH PASADENA

**CONVENED THIS 19<sup>TH</sup> DAY OF APRIL, 2018**

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

**ROLL CALL**

The meeting convened at: 6:45 pm

Commissioners Present: Steve Friedman (Vice-Chair), Rebecca Thompson, Victor Holz

Commissioners Absent: Mark Gallatin (Chair) + 1 Vacancy

Council Liaison: Michael A. Cacciotti, Councilmember (absent)

Staff Liaison Present: Edwar Sissi, Assistant Planner

**NON-AGENDA PUBLIC COMMENT PERIOD**

*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.*

1. No public comment.

**CONSENT CALENDAR**

2. **2060 Meridian Avenue (Notice of Intent to Demolish)**

***Applicant:*** Ni Kongfu, Property Owner

***Project No:*** 2079-DRX

***Year Built:*** 1924

**Project Description:**

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish the existing 252 sq. ft. detached garage that was built in 1924. The existing house is a 1,413 sq. ft. house on a 8,638 sq. ft. lot. The existing structures are not listed on the Inventory of Historic Resource; however, the structures are older than 45 years.

*Note: Item was continued from last month's meeting.*

**Presentation:**

No presentation was requested.

**Public Comment:**

No public comment.

**Commission Discussion & Questions:**

Commissioner Thompson:: Noted that she would like to talk about the project. She noted that there were many inconsistencies in the plans and missing information regarding the FAR, the design, and incomplete drawings for the proposed. She noted that the proposed design is not attractive and will not add to the community. She also inquired about the oak tree removal noted on the plans at the rear yard.

Kelvin Ni (Owner): Responded that the oak tree at the rear yard has already been removed and approved by the Public Works Department and that the design will be worked out further with the Planning Division.

Commissioner Holz: Noted that he feels the garage proposed for demolition adds no value to the house and that he is okay with it being demolished. He also added that there are no building permits on the garage, even though it is captured in the Sanborn Maps.

Commissioner Friedman: Noted that the Historic Assessment provided is for the garage, and not the house. Although the house itself was never identified, and it is not part of a potential district, the Assessment would be different if the house were being proposed for demolition instead of just the garage.

Commissioner Thompson: Asked Commissioner Friedman if he felt that there is enough information to move the demolition forward.

Commissioner Friedman: Noted he was satisfied with the information presented.

Commissioner Thompson: Made a recommendation that the applicants revisit the design proposal of the new addition, subject to the Design Review Board and the City's Design Guidelines.

**Recommendation:**

Commissioner Thompson: Made a recommendation that the applicants revisit the design proposal of the new addition, subject to the Design Review Board and the City's Design Guidelines.

**Decision:**

Commissioner Holz: Made a Motion to approve the clearance of the proposed demolition of the detached garage from Historic review based upon the Historic Assessment Report provided subject to the Recommendation provided by Commissioner Thompson.

Commissioner Thompson: Seconded the Motion.

***APPROVED w/ Recommendation***

(Ayes: 3; No: 0), 1 Absent, 1 Vacancy.

*Project is Categorically Exempt under Class 1, Existing Facilities.*

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**3. 1225 Chelton Way**

***Applicant:* Jay Baliwag, LCRA Architecture & Planning**

***Project No.:* 2115-DRX**

***Year Built:* 1954**

**Project Description:**

The Cultural Heritage Commission will consider a request for a CHC consent approval for a proposal to demolish an existing single-story single family house, garage, breezeway and carport totaling 3,720 square feet on a 24,441 square foot lot. The existing structures are not listed on the Inventory of Historic Resource; however, the structures are older than 45 years.

**Presentation:**

Adele Chang (Architect): Noted that the architectural design was present and available to answer any questions the Commission may have.

**Commission Questions & Discussion:**

Commissioner Friedman: Noted that Staff forwarded the Commission a letter of concern regarding the demolition that was received by Planning that afternoon. He inquired to the audience if the concerned residence was in the audience, which they were not.

Commissioner Friedman: noted that there were some discrepancies in the HRE provided and the City's historic context statement. He noted that on page 27 of the report, a post WWII residence eligible under the historic criteria, must be an excellent design example of a multi-family property type, in reference to the City's Historic Context Statement. Friedman noted that this might be written in error.

Amanda from Sapphos Environmental (Historic Consultant): provided a printed excerpt to the Commission regarding the Historic Context Statement which provides the eligibility criteria for post WWII housing evaluation. It states that in order for a property to be eligible for design, it needs to be a multi-family property, which this is not. She also addressed the letter of concern, and noted that the architect of this house is not Cliff May as alleged in the letter, and the architects on record for the existing house are not notable architects of the era.

Commissioner Thompson: Noted that the existing house is not the best example of architectural design for the City. However, she would like to see the replacement project be commensurate with the street of Chelton Way and noted that some of the City's best houses are located along that street, and a replacement project should be of the same caliber and quality of those existing residences.

Commissioner Friedman: In agreement with Commissioner Thompson, he added that the architects should give serious consideration to designing the replacement project that accommodates the existing oak tree, rather than calling for its removal.

Commissioner Holz: noted that he shares in the Commission's suggestions and concerns regarding the design of the replacement house and the preservation of the oak tree.

Commissioner Thompson: noted that the oak tree proposed for removal is 41 inches, and that the project can be better sited to preserve the tree.

**Recommendation:**

Commissioners Friedman and Holz: Made a recommendation that the applicant revisit the proposed replacement project to accommodate the preservation of the oak as the Commission is highly opposed to its proposed removal.

Commissioner Thompson: Made an additional recommendation to the architects to revisit the design of the replacement project noting that the new house should be compatible to the neighborhood and be highly responsive to the design context of the rural quality of the neighborhood.

**Decision:**

Commissioner Thompson: Made a Motion to approve the clearance of the proposed demolition of the single-family residence from Historic review based upon the Historic Assessment Report provided subject to the Recommendation.

Commissioner Holz: Seconded the Motion.

**APPROVED w/ Recommendation**

(Ayes: 3; No: 0), 1 Absent, 1 Vacancy.

*Project is Categorically Exempt under Class 1, Existing Facilities.*

**4. 1701 Rollin Street*****Applicant:*** Ben Adhern***Project No:*** 2099-COA***Year Built:*** 1907***Architectural Style:*** Craftsman***Historic Status Code:*** 5D1***Historic District:*** Marengo School Craftsman (Potential District))**Project Description:**

The Cultural Heritage Commission will consider approval for a Certificate of Appropriateness to legalize an unpermitted 828 sq. ft. attic conversion. The addition will consist of a 828 sq. ft. second story addition, converting the existing attic into livable area. There are no proposed changes to the existing second story. The exterior changes to the structure will consist of removing a few windows and doors on the first floor. New wood windows and doors are also proposed. A new 496 sq. ft. ground level wood deck is proposed on the rear elevation. A new exterior chimney is proposed on the new deck. The exterior materials for the second floor consist of wood shakes, wood windows, and composition shingles on the roof. These materials are all currently existing.

**Applicant Presentation:**

Mr. Ahorn: Noted to Staff that the project description should not include a patio, that will be a separate project at a later time. He also noted that he went through a Chair Review to make sure he was on the right track. He also added that to address the concern of Commissioner Thompson, he has alternate rear doors available if she feels they are needed.

**Public Comments:**

No Public Comments.

**Commission Questions:**

No questions from the Commission.

**Commission Discussion:**

Commissioner Thompson: noted that the rear doors proposed were not a deal breaker because doors can easily be removed or replaced. She suggested that the windows on the front be fixed to replicate the appropriate windows for the front. She noted that the slider on the front is not original and not compatible. She added that the window to be removed at the rear should be maintained for the closet and she requested the applicant provide a wall schedule to note what is new, existing, what is to be demolished.

Commissioner Friedman: Praised the applicant for responding to the Commission's previous comments and doing what he was requested to do.

Commissioner Thompson: Added that the applicant did not capture all the corrections, but she was pleased overall with the proposal.

**Decision:**

Commissioner Thompson: Made a Motion to APPROVE the project with a CONDITION that the horizontal aluminum sliding windows are replaced with windows similar to the existing wood windows in terms of sight lines, proportions and sash subject to a Chair Review. The project meets the mandatory Findings and specific Findings of: 1, 2, and 4.

Commissioner Holz: Seconded the Motion.

**APPROVED WITH CONDITIONS.**

(Ayes: 3; No: 0), 1 Absence, 1 Vacancy.

*Project is Categorically Exempt under Class 31.*

**NEW ITEMS**

**5. 1920 Edgewood Drive**

***Applicant:* James Fenske, Architect**

***Project No:* 2042-COA**

***Year Built:* 1924**

***Architectural Style:* Colonial Revival Influence**

***Historic Status Code:* 5D1**

***Historic District:* Edgewood District (Potential District)**

**Project Description:**

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal to demolish 601 sq. ft. of the first floor to the existing 2,524 sq. ft. single story Colonial Revival Influence house on a 13,241 sq. ft. lot. Two additions are proposed. The first addition is on the first floor and will be 883 sq. ft. The addition will consist of a dining room, a family room, a kitchen, a spice kitchen, a master bedroom, a powder room, and a bedroom with bathroom. The second addition is a new 1,427 second story addition, which consists of the following: three bedrooms; two bathrooms; a master bedroom with master bathroom; two 15 sq. ft., second story decks and a 56 sq. ft. second story cover deck, located on the rear elevation. A new 600 sq. ft. three vehicle detached garage with an attached 200 sq. ft. pool-house is proposed at the rear of the property. The exterior materials for the house and for the new garage are stucco siding, fiberglass roof shingles, and fiberglass windows.

**Applicant Presentation:**

Mr. Fenske: presented the project and noted the subcommittee help in addressing the concerns with the design the CHC originally had. He noted that the windows will be fiberglass including the French doors.

**Public Comments:**

John Bowman (1400 Milan Ave): Noted that his property abuts the western portion of the lot. He noted that he is supportive of the project and the house is in need of some improvement and they have been in discussion with the owner. He had some concern with the size of the house, and that it would become the 9th largest home of about 90 homes on the 38th largest lot. But he noted that the house is consistent with other properties in the neighborhood of similar lot sizes. He inquired about the FAR and how the excess of 500 square feet for a garage gets calculated.

Commissioner Thompson: noted that the excess of 500 square feet gets calculated.

Mr. Bowman: noted that he was concerned with the majestic magnolia and wanted to ensure that it would be protected and maintained in good health.

Mr. Fenske: Noted that he would hire an arborist to ensure the protection of the tree.

Property Owner: Mentioned that she wants to keep the tree for the benefit of the neighbor and for them.

Commissioner Thompson: Added that the City has regulations to protect trees.

**Commission Questions:**

No additional questions from the Commission.

**Commission Discussion:**

Commissioner Thompson: noted that the French doors of the cut sheets are not fiberglass, and they are vinyl and the house has existing wood windows. She noted that the window details were of wood windows, which are not the proposed and she also questioned the availability of fiberglass patio doors.

Property Owner: noted that all the existing windows will be maintained on the front and sides, but the rear windows are currently a mismatch of aluminum and other materials.

Thompson: noted that she wants to see details of the proposed fiberglass windows and suggested the applicant to look at clad windows. She wanted to know that the sight lines match, the sash operation match, the sills match, and the break-up of the glass matches.

Mr. Fenske: noted that block windows allow the window to be recessed from the face of the wall and that is the intent with the project.

Commissioner Thompson: noted that the proposed doors will be quite large.

Property Owner: noted that the rear doors are north facing and they want to capture as much light as possible.

Commissioner Thompson: noted that some of the windows on the elevations are not aligned, however she thanked the applicant for adhering to the plate heights.

Commissioner Friedman: Noted that he still had some concerns with the size, however he felt comfortable this was all pre-reviewed by the subcommittee.

**Decision:**

Commissioner Thompson: Made a Motion to APPROVE the project WITH CONDITIONS that the fenestration patterns and window details be corrected and subject to a Chair Review. The project meets the mandatory Findings and specific Findings of: 3, 5, and 7.

Commissioner Holz: Seconded the Motion.

**APPROVED THE PROJECT AS SUBMITTED.**

(Ayes: 3; No: 0), 1 Absence, 1 Vacancy.

*Project is Categorically Exempt under Class 31.*

**6. 1963 La France Avenue**

***Applicant:*** Charles Yu

***Project No:*** 2091-COA

***Year Built:*** 1909

***Architectural Style:*** Mission Revival

***Historic Status Code:*** 5D1

***Historic District:*** La France Craftsman District (Potential District)

**Project Description:**

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal for 456.50 sq. ft. single story addition and a new 384.25 sq. ft. second story addition to an

existing 2,188 sq. ft., two story Mission Revival style house on an 8,662 sq. ft. lot. The single story addition will consist of a living room and a bedroom. The second story addition will consist of a bedroom with a bathroom. A 123 sq. ft. second story deck is proposed on the rear elevation. All of the proposed additions are located on the rear elevation. The exterior materials for the additions will match the existing. The materials will consist of stucco siding, flat roof, and vinyl windows.

**Applicant Presentation:**

Charles Yu (applicant): noted that the project is a small two story addition at the rear and has minimal visual impact. He noted that the owner would like vinyl windows, and that the house has existing vinyl windows.

**Public Comments:**

No Public Comments.

**Commission Questions:**

Commissioner Thompson: inquired what the horizontal windows at the south elevation were (they are jalousie windows). She also inquired on the window schedule what the difference was between a swing window vs a casement window. She noted that this nomenclature is wrong. She also inquired where 1-1/2 inch doors were available

**Commission Discussion:**

Commissioner Thompson: noted that the house style is Prairie and that it is consistent with Craftsman. She also noted that vinyl windows would not be approved as they would destroy the historic character of the house. Prairie houses had ribbons of casement windows, and they all related to each other. She requested the designer study the compatibility of the addition with prairie style and its windows, and massing. She also noted that the deck provides an opportunity to reflect the style of the house. A bunch of sliding windows punched into the walls does not work for this house. Wood windows would enhance the house, and enhance the value and resale value of the house. Overall her main concerns were the massing, and fenestrations as proposed do not work for the Prairie Style.

**Decision:**

Commissioner Friedman: Made a Motion to CONTINUE the project and have the applicant address the concerns with the design, fenestration, massing, and style of the house.

Commissioner Holz: Seconded the Motion.

**PROJECT CONTINUED:**

(Ayes: 3; No: 0). 1 Absence, 1 Vacancy.

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7. **1625 Oak Street**

***Applicant:*** Jeremiah Kimber, Hartman Baldwin Design Build

***Project No:*** 2112-COA

***Year Built:*** 1908

***Architectural Style:*** Craftsman

***Historic Status Code:*** 5D1

***Historic District:*** Oneonta Park District (Potential District)

**Project Description:**

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal for 544 sq. ft. single story addition and a 421 sq. ft. second story addition to an existing 4,037 sq. ft. two story Craftsman style house on a 19,012 sq. ft. lot. The single story addition will consist of a new

living room and the second story will consists of a new master bedroom with master bath room. A new 421 sq. ft. attached garage is also proposed. The proposed additions and the garage will be located on the rear elevation. The exterior materials for the additions will match the existing. The materials will consist of the following: wood shingle siding; wood panel siding; asphalt roof shingles; and wood windows.

**Applicant Presentation:**

Mr. Kimber: Provided a brief overview of the project.

**Public Comment:**

No public comment.

**Commission Questions:**

Commissioner Thompson: Inquired on the existing drawing on Sheet A-4.2 if what was shown is a giant piece of conduit. She also inquired if the leaded glass will be reused and if the clearstory windows can be broken up a little bit in concurrence with Commissioner Holz's concern about them.

**Applicant Response:**

Mr. Kimber: Noted that the giant conduit in question is actually plumbing that was added to the exterior of the house over the years. Only about two pieces of the leaded glass were missing for it to be entirely reused, and the large panes of glass for the clearstory windows are a design element for the spatial volume of the interior double height space.

**Commission Discussion:**

Commissioner Thompson: noted that she has concerns with the awkwardness and heaviness of the proposed rear/south masonry columns. The front columns are holding up a different element, and the rear columns support a different condition. She also noted that the scale of the rear doors are 10 feet and out of scale.

Commissioner Holz: Inquired with Commissioner Thompson about the 10-foot south/rear doors being proposed and their compatibility.

Commissioner Thompson: Replied that these doors are overly grand, but this is not the original part of the house.

Mr. Kimber: Noted that the doors were a client-driven design element.

Commissioner Friedman: Noted that a neighbor, named Remy, provided a letter of concern regarding trees and privacy.

Mr. Kimber: Noted that he was made aware of their concerns and have been in discussion with the neighbors.

**Decision:**

Commissioner Friedman: Made a Motion to APPROVE the project as submitted. The project meets all the Mandatory Findings along with Specific Findings of: 2, 3, & 5.

Commissioner Thompson: Seconded the motion.

**APPROVED AS SUBMITTED:**

(Ayes: 3; No: 0), 1 Absence, 1 Vacancy

*Project is Categorically Exempt under Class 31*



## DISCUSSION ITEMS

### 8. 1701 Bushnell Avenue (CONCEPTUAL REVIEW)

**Applicant:** *Conrado Lopez, 2\_L Studio*

**Year Built:** 1914

**Architectural Style:** Colonial Revival/Craftsman

**Historic Status Code:** 5D1

**Historic District:** Wayne/Bushnell/Fletcher (Potential District)

#### Description:

The Commission will discuss and review a conceptual review project in regards to the proposed demolition of the existing 512 sq. ft. two vehicle detached garage with a 141 sq. ft. attached storage shed. The proposal is a new 700 sq. ft., three vehicle detached garage with a 107 sq. ft. workshop. The existing house is a 2,405 sq. ft. two story Colonial Revival/Craftsman style house, built in 1914. The lot size of this property is 7,776 sq. ft.

#### Presentation:

Mr Lopez: presented the project and noted that the garage has unoriginal additions. He noted that the 1914 garage in itself is too small for modern cars. The owners also have grown children that have cars themselves, and they would like a workshop to provide a modern space to park their cars meet their current needs. He noted that ideally, the owners would like to retain the existing garage, but the dimensions of the garage do not work with any modernization effort. The owners would like to add a 3 car garage with a middle space workshop. Two designs were done, one that is consistent with the style of the house, and one that is consistent with the existing style of the garage. On sheet 3.12c, the proposed design has a chamfered roof peak that is consistent with the roofing of the house. On sheet 3.13c, the roof is consistent with the existing garage. The massing and volumes of both options are consistent. Lopez noted that he brought the proposal to Commissioner Gallatin at a chair review and that he mentioned depending on a historic consultant, he could support the option that looks more like the existing garage rather than the option that looks like the house. he added that the garage was constructed in 1914 with additions in 1928.

#### Public Comment:

No comments.

#### Commission Discussion/Comments & Applicant Response:

Commissioner Thompson: noted that the designs are great, and that strictly speaking, the original garage is what should be kept, not the additions. She suggested that the original middle garage structure should be maintained and that perhaps it could work as the proposed work room.

Mr. Lopez: countered that he respectfully does not understand why the garage should be maintained if it is not visible from the street. He does not understand why an addition can be made to the back of the house, but that a garage can't be changed.

Commissioner Friedman: noted that it is not about the changing of the garage, it is about the demolition of the original garage.

Mr. Lopez: noted that the condition of the garage is beyond repair due to its dilapidation and that it would be a disservice to the historic integrity of the house to try to protect a dilapidated structure.

Commissioner Holz: inquired if the facade of the garage can be moved forward.

Mr. Lopez: noted that they could try, but it would be a great cost and disservice for, again, a structure that is appurtenant to the main house and in a state of great disrepair. The existing structure is too small and too dilapidated to be useful.

Commissioner Friedman: noted that the Commission is not making a decision tonight, and that the Commission may or may not vote the project down if it were to come back later as proposed.

Commissioner Thompson: noted that this presents a unique and fun design challenge and that she has confidence in Mr. Lopez that he can accommodate the needs of the owners and preserve the original garage.

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## 9. 1035 Montrose Avenue (CONCEPTUAL REVIEW)

**Applicant:** *Carlos Parrague*

**Year Built:** 1928

**Historic District:** SE Mission Craftsman (Potential District)

### **Description:**

A request for a conceptual review in regards to the proposed demolition of the existing 450 sq. ft. two vehicle garage and the proposal for new 572 sq. ft. detached garage with storage area. The existing house is a 3,012 sq. ft. two story on a 8,500 sq. ft. lot.

### **Presentation:**

Mr. Roger Neil (Owner): presented the proposed demolition and noted the garage was originally constructed in 1923 with a shed extension that was constructed in 1946.

### **Public Comment:**

No comments.

### **Commission Discussion/Comments & Applicant Response:**

Commissioner Thompson: noted that the drawings do not contain the F.A.R. or lot coverage

Mr. Neil: Responded that he was not sure about the calculations, but that he was here to see if the Commission would require an Architectural Historian's Report.

Commissioner Friedman: noted that the significance to the garage is its orientation to the alley.

Commissioner Thompson: noted that it is the Commission's mandate to ensure the preservation of the city, while accommodating the livability and functionality of residences for modern needs.

Mr. Neil: noted that the existing garage is full of termites and needs to come down, and it would be easier to just tear it down and construct a new garage. The proposed garage will be the same style of the house.

Commissioner Thompson: noted that garages were usually more humble than the main residences, and not a direct comparison to the style of the house in detailing.

Commissioner Friedman: suggested that the owner work with his designer/architect to remove the additions, and preserve the original and be creative with the design and rehabilitation. He also noted the commission will need more information about its condition.

Commissioner Thompson: suggested that the Commission work together to develop some research on how to address these garage rehabilitations/demos in comparison to other cities that follow the Secretary of the Interior Standards and still allow for the modernization of the garage

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**10. 320 S. Grand Avenue**

**(Formation of a Sub-Committee for Landmark Designation)**

**Project No.:** 2123-LHD

**Applicant:** Stamps and Stamps Inc.

**Year Built:** 1927-1928

**Architectural Style:** English Revival w/ Cotswold Cottage Features

**Historic Status Code:** 2B2 (2B)/5S3

**Historic District:** Grand Avenue North

**Description:**

The Commission will elect two members to serve on the Sub-Committee to review the proposed designation of 320 S. Grand Avenue as a City Landmark in accordance to the designation procedures set forth in the City's Historic Preservation Ordinance.

**Presentation:**

Odom Stamps (applicant): presented the project and noted that his client may have one of the nicest houses in town. And to ask the Commission to develop a subcommittee to Landmark the house. The owner would like to eventually obtain a Mills Act to restore the house.

**Commission Discussion/Comments & Applicant Response:**

Commissioner Freidman: noted that the house should go forward for a Landmark status.

Commissioner Thompson: concurred and thanked the applicant for the comprehensive information package.

**Action (Formation of Sub-Committee):**

Commissioner Thompson: nominated herself for the committee along with Mark Gallatin (absent) to be on the sub-committee for the landmark status.

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**11. Certified Local Government (CLG) Annual Report for 2016-2017**

*Note: Item was reordered by the Commission to Item 13.*

**Description:**

The Commission will review a draft annual report that identifies all of the City's Historic Preservation activities for the reporting period of October 1, 2016 through September 30, 2017. The annual report is submitted to the State Office of Historic Preservation in compliance with the City's participation in the Certified Local Government Program.

**Commission Discussion/Comments:**

The Commission reviewed the report and provided their corrections to mostly typographical errors. They also inquired with Staff if the City has funding available for professional training seminars and workshops for Commission members regarding Historic Preservation matters.

Mr. Sissi: Noted that he will inquire with the Director of Planning & Building and see what funding, if any, is available.

Commissioner Thompson: concurred and thanked the applicant for the comprehensive information package.

**Action:**

The Commission approved of the report subject to the corrections provided by the Commission.

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**12. 1510 Chelton Way (Conceptual Review)**

***Applicant: Applicant: Anthony George***

***Year Built: 1914***

***Architectural Style: Craftsman***

***Historic Status Code: 2B2 (2B)/5S3***

***Historic District: N/A***

**Description:**

A request for a conceptual review for a partial demolition of an existing carport, fencing and gate, and construction of a new detached garage and pool house in front of the main house. A variance will be required for this project which would be reviewed by the Planning Commission after the Cultural Heritage Commission review of the project.

**Presentation:**

Mr. George: presented the project and noted that the project consists of two components. A 1914 rear carriage house, and an addition that was attached to the front of the carriage house. The detached front-located garage was constructed in the 1960s. The proposal is to demolish the existing garage, move the new garage to the north and add a 200 s.f. Pool house. The house has a circular driveway, and it is impossible to get into the garage at its location along the current driveway. He noted that the struts inside as indicated in the photos are to support the oak tree that is currently growing through the rear roof of the garage. He also added that the support struts for the oak tree dive into the parking space of the garage and even further reduce its usability as car parking. The house needs a pool house to accommodate restroom/shower needs and avoid current situation of having to run through the main house to reach a restroom from using the pool.

Ms. Lisa Boyd (owner): noted that she has lived at the home for about 18 years and that their cars do not fit in the garage. She wants to free the Oak tree from the garage and clear up the ground of asphalt from its roots. The garage is too small, and the support posts are there further limiting the use of the garage. Backing up from the garage where it is located is dangerous because of limited visibility backing up onto the street.

Mr. George: noted that the garage will require a Variance because it will be located in the front of the house. The front setback of the existing garage will be maintained with the new garage. He noted that the surrounding homes have attached garages that face the street so this would not be an anomaly in the neighborhood.

**Commission Discussion/Comments & Applicant Response:**

Commissioner Thompson: inquired if any portion of the garage could be salvaged.

Mr. George: noted that the garage is beyond repair and not salvageable. He believes that a contemporary garage with a flat roof and low profile will have the least impact to the historic house and all dimensions are to the absolute minimum to maintain a small footprint and reduce its massing impact.

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**13. 1115 El Centro Street**

**Proposed South Pasadena Library Mural Project**

*Note: Item was reordered by the Commission to Item 12.*

**Description:**

The south Pasadena Arts Council is proposing to develop a public art project for the South Pasadena Public Library. The project will consist of a mural inspired by the words and images of Ray Bradbury.

**Presentation & Discussion:**

SPARC Representative: noted that the Ray Bradbury themed mural will be on the north facing wall on the Diamond Street side, and parallel with El Centro. The size of the mural will be about 130 square feet in size. He added that the library committee requested that the mural not be paint to avoid any restoration efforts in the event of needed reconstruction of the library due to an earthquake. SPARC has developed a tile concept and that a Malibu Tile will be used with help from Mission Tile whom will also donate the tile and make the replication Malibu Tile per the artist's design.

Commissioner Holz: inquired who will be the consultant for the mounting of the tile to the library wall.

Commissioners Thompson and Friedman: expressed similar concern for the load factor of the mural on the library wall.

Commissioner Thompson: noted that the original building is to the north, and the south side and proposed mural wall is not original, but she is unaware of the structural condition of the non-original addition walls.

Commissioner Thompson: Also questioned if the location of the mural will work. She also inquired why SPARC was not considering an RFP instead of the RFQ.

SPARC Representative: noted that the RFQ process provides the opportunity to gain the qualifications of the artists and develop an award contract for the top three finalists that will then delve into a finalist award of contract.

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**14. 1100 Fair Oaks Avenue (CONCEPTUAL REVIEW – Monument Sign)**

***Applicant: Tako Tyko Signs and Lighting***

***Project No: 2108 – COA Sign***

***Year Built: 1921/1936***

***Architectural Style: Art Deco Influence***

***Historic Status Code: 5D1***

***Historic District: N/A***

**Description:**

The Cultural Heritage Commission will consider a request for a Certificate of Appropriateness for a proposal of a monument sign for three signs for the multi-tenant center. Proposed materials are stucco base, acrylic face with channel lettering for the signage.

*Note: Item was not presented as no materials were made available and no project representative was present.*

**COMMUNICATIONS**

**15. COMMENTS FROM COUNCIL LIASON:**

No comments.

**16. COMMENTS FROM COMMISSION:**

Commissioner Holz: inquired about drafting the report for the Library Landmark tree and if any examples exist.

Commissioner Thompson: requested Staff to provide any example to herself and Commissioner Gallatin too.

Commissioner Friedman: expressed concern over the proposed Rollin Craftsman Cluster District and that there was not enough information to make a determination. He inquired why the District only includes 5 houses and not the entire block. He expressed restraint over requesting an Architectural Assessment, and if Staff can source any additional information from the original writer of the DPR form it may be of help.

**17. COMMENTS FROM SOUTH PASADENA PRESERVATION FOUNDATION (SPPF)**

No Comments.

**18. COMMENTS FROM STAFF:**


Mr. Sissi: noted that all the City departments will be having public interaction time at the Farmers Market and next week is Planning and Building’s week. The Department’s theme will be Historic Preservation to coincide with Historic Preservation Month.

**APPROVAL OF MINUTES**

19. No minutes to review.

**ADJOURNMENT**

20. The meeting adjourned at 9:22 pm to the next regularly scheduled meeting on May 17, 2018.

APPROVED,	
	<u>9-13-18</u>
Mark Gallatin	Date
Chair, Cultural Heritage Commission	