

**MINUTES OF THE REGULAR MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 18TH DAY OF APRIL, 2013
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:50PM

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

Commissioners Absent: John Lesak (Vice Chair)

Council Liaison Absent: Michael A. Cacciotti, Councilmember

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None
-

CONTINUED
APPLICATIONS

2. **1040 Garfield Avenue**
Applicant: Peter De Maria, Architect
Project #: 1484-COA

Project Description:

A request for a Certificate of Appropriateness for the approval in regards to the unpermitted garage conversion into a 1,163 sq. ft. living area, the unpermitted conversion of a 640 sq. ft. carport into a detached 640 sq. ft. garage, a proposed new single story addition of 720 sq. ft., a 200 sq. ft. storage addition to the detached garage, and a proposed 476 sq. ft. deck. The 720 sq. ft. addition will consist of a dining area, a kitchen, and a sitting area. The proposed exterior materials for the addition will consist of; aluminum clad windows, James Hardie siding on the north elevation, tempered glass on the south elevation, and composite roof shingles or a flat roof. The CHC will decide the best proposal for the roof. The exterior garage materials consist of James Hardie siding and composite roof shingles. The same materials will be used for the garage addition. The 476 sq. ft. deck will be located in the rear and will be made out of wood.

The current proposal would require the removal of one (1) 15" Ash Tree. If the Cultural Heritage Commission approves this project, the Natural Resources and Environmental Commission (NREC) would then review the proposal to remove the tree at a future meeting.

Presentation: Applicant was not present.

Public Comment: None

Discussion/Vote:

The Commission **CONTINUED** this matter to the meeting of May 16, 2013 as requested by the applicant. At the March 21 meeting, the Commission continued this matter so that the applicant can make the following changes to the project:

- Remove the unpermitted side porch altogether,
-

- Redesign the roof of the carport for a simpler roof treatment,
 - Windows on the driveway side of the backhouse should be reconsidered for a more authentic material, and
 - The sliding door of the “media room” is an issue that needs a resolution.
-

3. **1123 Stratford Avenue**
Applicant: Mike Layns, *Applicant*
Project #: 1594-COA

Project Description:

A request for Certificate of Appropriateness for the demolition of a 361 sq. ft. detached garage and construct a 609 sq. ft. detached, two vehicle garage with a 163 sq. ft. storage area. The existing house is a, 1,546 sq. ft. single story Craftsman on a 7,486 sq. ft. lot. The exterior garage materials will consist of redwood siding and stucco siding, since the garage is located within 5’ of the property line. Double hung wood windows are being proposed. An Administrative Use Permit is required to allow the proposed detached garage to remain with the existing side yard setback from the property line.

Presentation: Virginia Paca (Representing Property Owner) presented her project and responded to questions regarding the appearance of the garage doors and documentation regarding structural integrity.

Public Comment: None

Discussion/Vote:

Commissioners expressed concerns about approving the demolition of a historic garage without a structural engineer’s report. The Commission wants to see the estimated cost to restore the garage in order to determine whether it’s reasonable to deny the applicant’s request for demolition.

The Commission voted 4-0 (Conte-Howell) to **CONTINUE** this matter to the meeting of May 16, 2013 so that the applicant can return with a structural report regarding the garage and the estimated cost to restore it.

4. **1812 Fletcher Avenue**
Applicant: Denise C. Tomlan, *Architect*
Project #: 1603-COA

Project Description:

A Certificate of Appropriateness request for the demolition of a 298 sq. ft. detached garage and construct a new 637 sq. ft. detached garage with a workshop area. The project will also consist of a 196 sq. ft. wood trellis and interior remodeling of the main structure. The garage and trellis are both located on the rear of the property, behind the house. The garage materials will consist of Board and Batten to match the existing garage, high profile asphalt roof shingles, an authentic divided lite wood window to match the house, and split redwood shingles to match the house.

Presentation: Applicant was not present.

Public Comment: None

Discussion/Vote:

Commissioners expressed concerns about approving the demolition of a historic garage without a structural engineer's report. The Commission wants to see the estimated cost to restore the garage in order to determine whether it's reasonable to deny the applicant's request for demolition.

Discussion/Vote:

The Commission **CONTINUED** this matter to the meeting of May 16, 2013. At the March 21 meeting, the Commission continued this matter so that the applicant can review options for expanding the existing garage instead of demolishing it.

5. **1717 La Senda Place**
Applicant: John Grist, Architect
Project #: 1591-COA

Project Description:

A request for a Certificate of Appropriateness in regards for a new 560 square foot second story addition to an existing 1,209 square foot single story English Revival house on a 6,000 square foot lot. The addition will consist of two bedrooms and bathrooms, converting an existing attic space into livable area. The exterior materials for the addition will match the existing. New fiberglass roof shingles, wood window trim, wood casement windows, and stucco siding will all match the existing.

The Commission previously continued this item so that the architect can prepare conceptual alternatives that satisfies the homeowners' needs and the Commission's concerns about compatibility.

Presentation: John Grist presented his project and responded to questions about the addition and its roof line. He also responded to comments about the distinction between the original structure and the new addition.

Public Comment: None

Discussion/Vote:

The Commission voted 4-0 (Conte-McLane) to **APPROVE** the proposed project on the **CONDITION** that the applicant presents a revised roofline to Commissioner McLane for approval; the new roofline should achieve the appearance of a differentiation between the original structure and the new addition.

The Certificate of Appropriateness was approved based on the following findings:

- The project's design and massing are appropriate to the original structure and the neighborhood;
-

- The project is respectful to the home's original design features;
- The project adds substantial living space without altering the home's historic design features.

The Commission also found that the design and layout of the proposed project is consistent with all four findings contained in the SPMC Section 36.410.040(I) - Design Review Required Findings.

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 1717 La Senda Place 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

6. **820 Milan Avenue**
Applicant: Tom Nott, *Architect*
Project #: 1589-COA

Project Description:

A request for a Certificate of Appropriateness for changing the wood post on the front porch and on the second story balcony within the front of the house. The project was recently granted a Certificate of Appropriateness on February 21, 2013 for a 9 sq. ft. addition, and exterior changes, replacing wood siding panels with James Hardie board panels and replacing stucco siding will with James Hardie board panels.

Presentation: Tom Nott (project architect) presented his project and the results of his research on the home's date of construction. He responded to questions about the proposed use of stone on the porch and the reasons for replacing the stone.

Public Comment: None

Discussion/Vote:

Some Commissioners expressed concerns about the proposed design features of the front porch. The existing home exhibits characteristics of the "farm house" style and the available materials (i.e. lumber and river rock) at the time of construction. The proposed design features are a Victorian style; they recreate history and "fictionalize" the home's style. The proposed changes could have a negative effect on the home's status on the Cultural Resources Inventory. Some Commissioners noted that the home's "farm house" character has been altered over the years and that the fanciful design features add a new eclectic feature to the home.

Seeing that there was no majority for a motion to approve or deny the Certificate of Appropriateness, Commissioners agreed that the item should

be continued so that all five members were present for a vote.

The Commission voted 4-0 (Conte-Howell) to **CONTINUE** this matter to the May 16, 2013 meeting so that all commissioners will be available for a vote on this matter.

7. **1407 Garfield Avenue**

Applicant: John Chichester and Vanessa Vogel, Homeowners

Project #: 1602-COA

Project Description:

A request for a Certificate of Appropriateness for a façade change to an existing two story Craftsman style house. The existing stucco and Roman brick will be refinished to a more appropriate surface texture. The homeowner is also proposing to restore the second story balcony and removing a roof type feature over the front door entryway.

Presentation: John Chichester presented his project and responded to questions about the origins of the proposed front entrance design. Mr. Chichester also spoke about his extensive research to determine the home's original appearance.

Public Comment: None

Discussion/Vote:

The Commission voted 4-0 (Conte-McLane) to **APPROVE** the proposed project. The applicant has the discretion to simplify the design of the dentils in order to subdue the contrast between the home's Craftsman style and the Colonial Revival style of the front entrance.

The Certificate of Appropriateness was approved based on the following findings:

- The project removes inappropriate alterations of the past;
- The design of the project is appropriate to the size, massing, and design context of the historic neighborhood;
- The project enhances the appearance of the house without eliminating its original design.

The Commission also found that the design and layout of the proposed project is consistent with all four findings contained in the SPMC Section 36.410.040(I) - Design Review Required Findings.

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 1407 Garfield 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.

8. **1111 Pine Street**
Applicant: Anthony Tam, Architect
Project #: 1607-COA

Project Description:

A request for a Certificate of Appropriateness for the demolition of a 227 sq. ft. patio deck, located in the rear of the property. A proposed 418 sq. ft. single story, new master bedroom addition and a 99 sq. ft. addition to the kitchen, onto an existing 1,270 sq. ft. single story Late Colonial Revival house on a 7,405 sq. ft. lot. A new 176 sq. ft. court yard and a 58 sq. ft. porch. The porch is located in the rear elevation. The proposed materials will consist of wood windows and fiberglass asphalt shingles, matching the existing. The siding for the proposed addition will consist of plaster siding.

Presentation: Anthony Tam (Project Architect) presented his project.

Public Comment: None

Discussion/Vote:

The Commission voted 4-0 (Conte-McLane) to **APPROVE** the proposed project based on the following findings:

- The project is appropriate to the size, massing, and design context of the historic neighborhood;
- The project provides a clear distinction between the new and historic elements of the home;
- The project adds substantial living space while preserving the single story bungalow character of the streetscape; and
- The project enhances the appearance of the house without eliminating its original design features.

The Commission also found that the design and layout of the proposed project is consistent with all four findings contained in the SPMC Section 36.410.040(I) - Design Review Required Findings.

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 1111 Pine 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.

NEW BUSINESS

9. **1720-1724 Huntington Drive**
Jon's Window & Awning , Inc
-

Presentation:

Dennis Carruth (Property Owner) solicited comments from the Commission regarding a proposal to remove windows from a Spanish Colonial style apartment building for the installation of Milgard vinyl windows. The existing windows in the front are wood windows and will be refurbished. The windows on the sides and the back are a mixture of metal, wood, and a few of vinyl windows. Mr. Carruth explained the reasons why they need to be replaced including safety and energy efficiency. He noted that there are several windows openings in the building and that the vinyl material fits his budget.

This item is for discussion purposes only; therefore, the Commission took no action on this proposal.

Discussion:

Mr. Carruth responded to questions about the recessed look of the windows and confirmed that the bull nose reveals and sill will be preserved. The windows will be installed from the inside. Concerns were raised about the brightness of the white windows. Commissioners advised the owner to seek windows that match the sash; equal site lines were discussed.

10. **2101 Huntington Drive**

The Commission will review a proposal for a window change out to an English Revival house. A total of 4 windows and 1 door will be proposed for a change-out. One of the windows will be removed and filled in. The proposed windows will consist of wood and vinyl. The door will be wood. This item is for discussion purposes only; the Commission will take no action on the applicant's proposal.

Presentation: Erin Fleming (representing the new property owner) solicited comments from the Commission about her project.

Discussion: The Commission was not in favor of the proposed changes. Design alternatives may be available for the new homeowner and suggested that she consult with a design professional to address her concerns.

11. **Election of Chair and Vice-Chair for 2013**

The Commission re-elected Robert Conte as Chair and John Lesak as Vice-Chair

COMMUNICATIONS

12. **Comments from Council Liaison**

None.

13. **Comments from Commission**

Commissioner Conte asked about the status of the Preservation Ordinance and Mills Act progress reports. He asked staff to send letters requesting status of Mills Act to one on Stratford Avenue and two others.

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

None.

15. Comments from Staff

Mr. Mayer reported that the CLG Grant Application was in the mail. It is a request for \$15,000 to help fund revisions to the City's Historic Context Statement.

MINUTES

16. Minutes of the regular meeting of October 18, 2012

The Commission voted 4-0 (Conte-McLane) to approve the minutes.

17. Minutes of the regular meeting of November 15, 2012

The Commission did not vote on the minutes; they were not included in the agenda packet.

18. Minutes of the regular meeting of December 20, 2012

The Commission voted 4-0 (Conte-McLane) to approve the minutes.

19. Minutes of the regular meeting of January 17, 2013

The Commission did not vote on the minutes; they were not included in the agenda packet.

20. Minutes of the regular meeting of February 21, 2013

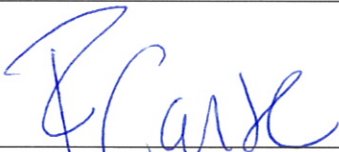
The Commission voted 4-0 (Conte-McLane) to approve the minutes.

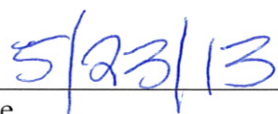
21. Minutes of the regular meeting of March 21, 2013

The Commission voted 4-0 (Conte-McLane) to approve the minutes.

ADJOURNMENT

22. Meeting Adjourned at 10:00 p.m. to the regular meeting of May 16, 2013.


Robert Conte, Chair


Date