

**MINUTES OF THE MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 16<sup>TH</sup> DAY OF JANUARY, 2014  
COUNCIL CHAMBERS, 1424 MISSION STREET**

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ROLL CALL

The Meeting convened at: 6:50 PM

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

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. **1109 Marengo Avenue**  
**Applicant: Ale Von Sydow, Applicant**  
**Project #: 1662-COA/DRX**  
**Historic Status Code: 5D3**

**Project Description:**

A request for Certificate of Appropriateness for a 965 sq. ft. single story addition to an existing 1,258 sq. ft. single story Craftsman style house on a 7,978 sq. ft. lot. The addition will consist of a new master bedroom with master bathroom and two walk-in closets. The project will also consist of: a new family room, a new kitchen, a new laundry room, and a 117 sq. ft. attached patio cover on the rear elevation. The proposed addition is located towards the rear of the property. The proposed exterior materials will match the existing.

**Presentation:**

Galeb Numa presented his project and described changes that address the Commission's concerns. Mr. Numa responded to questions about the status of repairs that will be needed (i.e. paint and roof) and the windows.

**Public Comment:**

None

**Commission Discussion:**

Commissioners identified issues with symmetry and the addition's relative size to the original house. Commissioners discussed issues with the foundation, windows, and other improvement details.

**Commission Decision:**

Motion/Second (Conte/DeYoung) to **APPROVE** the project with the following **CONDITION:** the applicant shall present additional details to the Chairperson regarding the repair treatment for the house, specifically repairs to the foundation, windows (divided lite), roof shingles, and siding.

The decision to approve the project was made on the finding that: 1) the project is appropriate to the design, size, and massing of the historic

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residence and the design context of the historic neighborhood; 2) the project rehabilitates the original historic structure; and 3) the project nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 3-1-1, McLane opposed, Howell-Ardila abstained

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 1109 Marengo 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.

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3. **436 Oaklawn Avenue**  
**Applicant: Heidi Mitchell, Homeowner**  
**Project #: 1656-COA/DRX**  
**Historic Status Code: 3D (Oaklawn Historic District)**

**Project Description:**

A request for Certificate of Appropriateness for a 556 sq. ft. unpermitted single story addition to an existing 2,106 two story Colonial Revival style house on a 13,856 sq. ft. lot. The addition is located on the rear of the structure. The addition will consist of a family room. The proposed exterior siding for the addition will be stucco, to match the existing. The proposed roof materials for the addition will be asphalt shingles. The new wood windows will be; awning windows, single hung windows, and fix windows.

**Presentation:**

Mitchell Sawasy (project architect) presented his project and revisions to this continued project for discussion. Mr. Sawasy responded to some favorable comments and a question about shutters.

Heidi Mitchell (property owner) responded to questions about previous additions to the original house.

**Public Comment:**

None

**Commission Decision:**

Motion/Second (Lesak/Conte) to **CONTINUE** the project to the next regularly scheduled meeting so that the applicant can step back the addition's eastern elevation and that the new bathroom window by the faux fireplace face towards the back yard.

**Applicant: Jim Fenske, *Architect***  
**Project #: 1666-COA/DRX**  
**Historic Status Code: 2S**

Commissioner Lesak recused himself and left the room when this item was called due to the project's close vicinity to a property he owns.

Vice-chair McLane presided over the meeting.

**Project Description:**

A request for Certificate of Appropriateness to approve the after-the fact removal and installation of some deck railings/handrails to the decks facing Brunswick Avenue and decks on the north elevation. The railings/handrails that were removed had a Swiss Chalet style; the new railings/handrails are made of wood and designed for the Craftsman style. The CHC will review the proposed Craftsman style design and make a decision on the proposal.

**Presentation:**

Jim Fenske (project architect) presented his project noting that the property owner needs a safer railing and that the Swiss chalet style railing is not original to the house.

**Public Comment:**

Beverly Bieber (1250 Oakhill Avenue) spoke in favor of the project due to the safety concerns about climbing the steps with unstable railings and noted that the owners have previously made improvements to the house.

Kevin (next door neighbor) urged the Commission to approve the project noting that the property owner is just trying to make improvements to the house.

Morton Gorel (1243 Brunswick, Owner) said that his existing porch rails were poorly designed; there was water damage and rust from a metal pipe.

**Commission Decision:**

Motion/Second (Conte/Howell-Ardila) to **APPROVE** the project. The motion carried 4-0, Lesak recused.

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 1243 Brunswick 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.

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5. **240 Hillside Road**  
**Applicant: Dean Pearson, Architect**  
**Project #: 1662-COA/DRX**  
**Historic Status Code: 2D2**

**Project Description:**

A request for Certificate of Appropriateness for a 771 sq. ft. first level addition and a 1,159 sq. ft. second level addition to an existing two level; 3,095 sq. ft. Monterey Colonial style house on a 16,220 sq. ft. lot. The first level addition will consist of expanding the existing kitchen, a new family room, and a new living room. The second level will consist of a new play area, two bedrooms and a new bathroom. The exterior materials will consist of; new wood siding, stucco siding, new wood windows, and composition roof shingles. All the exterior materials will match the existing.

**Presentation:**

Dean Pearson presented his project and responded to questions about whether an interior remodel would be possible and how the rafter tails would be incorporated in the project.

**Public Comment:**

None

**Commission Discussion:**

Commissioners raised concerns about the project's impact to the home's: loss of high quality design, loss of the home's horizontal features and uniqueness. Commissioners noted that the home's interior doesn't function well and that the applicant has spent a lot of time with the Commission working on solutions.

**Commission Decision:**

Motion/Second (Lesak/Conte) to **APPROVE** the project with the following **CONDITIONS**: the applicant shall meet with a subcommittee of the Commission consisting of Commissioners Lesak and McLane who will review: 1) modifications to the massing to the north and the roofline approaching Hillside Road; 2) conserving the character and material of the 2-story porch on the secondary (Orange Grove) elevation; 3) the window placement, type and arrangement on all three secondary side elevations. The subcommittee will have the authority to grant final approval of the Certificate of Appropriateness. If these issues cannot be resolved by the next regular meeting, the current proposal shall be approved with the exception of the front elevation. A re-design of the north end front elevation must be approved prior to obtaining a building permit.

The motion carried 5-0.

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

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property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that 240 Hillside Road 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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6. **1136 Fair Oaks Ave**

**Applicant: Kenneth Graffeo, *Business Owner***

**Project #: 1681-COA/DRX**

**Historic Status Code: 5D3**

**Project Description:**

A request for Certificate of Appropriateness to install a new 50 square foot, internally illuminated, purple, acrylic face channel letter sign. The sign will read "Massage Envy Spa". The project also includes a proposal to install a purple awning that spans approximately forty feet of the store front, and a proposal to refinish the exterior of the building with a smooth stucco finish.

**Presentation:**

Kenneth Graffeo provided some background information about the project and his company, Massage Envy. He spoke about the company's design expectations and standards.

Warren (sign designer) responded to questions about the dimensions of the proposed sign and the location of the awning brackets.

**Public Comment:**

None

**Commission Decision:**

Motion/Second (Lesak/McLane) to **APPROVE** the project with the following **CONDITION:** 1) awning to project out further and have a deeper, flatter flap; and 2) that a sectional drawing through the storefront be provided showing the relationship of the storefront, awning, and the letters

The motion carried 4-1, Conte opposed due to the large size of the sign and awning.

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 1136 Fair Oaks Ave 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

7. **Citizen Summit on January 25, 2014**

Commissioners identified two "big-picture items" that they would like the Council to consider for the Strategic Planning annual work plan. The Commission wants an updated survey of the City's historic resources, and the City to assist with the restoration of the Rialto Theater, and to adopt the new preservation ordinance. These items are related to protecting the environment.

The Commission designated Commissioners Lesak and McLane as liaisons who will attend the January 25, 2014 Citizen's Summit and speak about the Commission's preferred priorities.

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8. **Historic Preservation Ordinance**

The Commission reviewed the "definitions" section of the draft historic preservation ordinance.

Commissioners noted that definitions from multiple sources could be used in the Preservation Ordinance. The commission asked that staff provide the definitions from sources including: the Zoning Code and the State Historic Building Code.

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9. **Election of Chair and Vice-Chair for 2014**

The Commission elected John Lesak to be Chair and Jim McLane as Vice-Chair.

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COMMUNICATIONS

10. **Comments from Council Liaison**

None

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11. **Comments from Commission**

Commissioner Lesak said that an outreach meeting with the City Council is needed. He provided an update regarding the proposed Tournament of Roses building behind the War Memorial Building.

Commissioner Howell-Ardila spoke about a driving tour of the City with the consultant who is preparing the Citywide Historic Context Statement. She also provided an update on a Mills Act application regarding the Smith and Williams building at 1414 Fair Oaks Avenue. There are concerns about the metal roof and rust showing up on the stucco walls. A unified plan for restoring that building is needed.

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

None

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13. **Comments from Staff**

None

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MINUTES

14. **Minutes of the regular meeting of June 20, 2013**

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

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15. **Minutes of the regular meeting of December 19, 2013**

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

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ADJOURNMENT

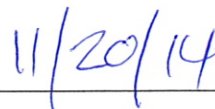
16. **Meeting Adjourned at 10:25 p.m. to the regular meeting of February 20, 2014**

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Robert Conte, Chair



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Date