

**MINUTES OF THE REGULAR MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 21<sup>ST</sup> DAY OF MARCH, 2013  
COUNCIL CHAMBERS, 1424 MISSION STREET**

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ROLL CALL

The Meeting convened at: 6:45 PM

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

Commissioners Absent: Deborah Howell-Ardila

Council Liaison Present: 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. **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 in to 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:** Peter De Maria presented an overview of the comments received at the last Cultural Heritage Commission meeting including the permit research and the progression of work to the house. Mr. De Maria responded to questions about the location of unpermitted windows, where the siding was replaced, and what is still original.

**Public Comment:** None

**Discussion/Vote:**

The Commission established an understanding of the property's chronology of events. The Commission evaluated the project in terms of altering three

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buildings (front house, back house, and rear yard carport). The Commission also discussed the unpermitted vinyl windows in the back, the side yard porch, media room, and the glass connection room between the two houses.

The Commission voted 4-0 (Conte- DeYoung) to **CONTINUE** this matter to the meeting of April 18, 2013 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.

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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:**

**Public Comment:** None

This item was **CONTINUED** to the meeting of April 18, 2013.

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4. **905 Monterey Rd**  
**Applicant: Liza Kerrigan, Architect**  
**Project #: 1596-COA**

**Project Description:**

A request for a Certificate of Appropriateness to permit an unpermitted addition to the rear of the house. A minor change is proposed to the addition at the rear of the house in order to comply with the required separation between structures. The already constructed addition to the house is 200 square feet. Exterior materials will match that of the original house.

**Presentation:** Liza Kerrigan presented the project and responded to questions about the plans, whether there were modifications to the original window openings, and a separation between the footing and siding.

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**Public Comment:** The property owner stated that he did not know what work required permits and that previous work was unpermitted.

The Commission established an understanding of the project's goals. A "separation to grade" detail is needed.

The Commission voted 4-0 (McLane-Conte) to **APPROVE** a Certificate of Appropriateness for the project based on the following findings:

1. Providing the two covered spaces would have resulted in the significant alteration of an existing historic garage; the proposed project restores the integrity of the historic garage,
2. The project provides a clear distinction between the new and original structure,
3. The project removes inappropriate alterations of the past,
4. The project restores historic features of the house, and
5. The project enhances the home's appearance.

The Certificate of Appropriateness was approved on the **CONDITION** that the drawings provide a "separation to grade detail" between the home's footing and exterior siding.

The Commission also finds 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 905 Monterey 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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NEW ITEMS

5. **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

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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:** Denise Tomlan (project architect) presented her project and responded to questions about the condition of the existing garage. Ms. Tomlan said that a structural engineer evaluated the garage and determined that it is sound.

**Public Comment:** None

**Discussion/Vote:**

The Commission expressed concerns about the trend to demolish historic detached garages in South Pasadena. Commissioners agreed that alternatives appear to be available for the home owner to have a larger garage while preserving the existing garage structure.

Chair Conte re-opened the public hearing and asked Ms. Tomlan if the homeowner is willing to consider options to preserve the garage.

Ms. Tomlan said her client agrees to a continuance.

The Commission voted 4-0 (Conte-DeYoung) to **CONTINUE** this matter to the April 18, 2013 meeting so that the architect can review options for expanding the existing garage instead of demolishing it

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6. **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.

**Presentation:** John Grist presented his project and responded to questions about details missing from the plans (rafter tails). He also responded to some comments about the second story addition and proposed rooflines.

Mr. Grist also submitted letters from neighbors (Ben Go of 1721 La Senda) and (Robert Murdoch at 1713-1715 La Senda) who are in support of the proposed project.

**Public Comment:** Andrea Milan (Property Owner) spoke about her family's needs for a larger house and that she cares about the historic nature of her house.

**Discussion/Vote:**

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The Commission discussed the project's incompatibility issues with the original house. Changes to historic homes should be compatible, yet differentiated. Optional design solutions should be considered for this project.

Chair Conte re-opened the public hearing and asked the applicant if the homeowner is willing to consider alternatives to the proposed design.

The applicant said that the homeowner agree to a continuance.

The Commission voted 4-0 (Conte-Lesak) to **CONTINUE** this item to the meeting of April 18, 2013 so that the architect can prepare conceptual alternatives that satisfies the homeowners' needs and the Commission's concerns about compatibility.

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NEW BUSINESS

7. **1407 Garfield Avenue**

A conceptual review for a façade change to an existing two story Craftsman style house. The existing stucco and Roman brick will be re-stucco to a more appropriate stucco finish. The homeowner is also proposing to restore the second story balcony and the removing a roof type feature, over the front door entryway.

**Presentation:** Mr. John Chichester solicited comments from the Commission regarding his proposed project. He responded to questions about his re-design of the front entrance. Mr. Chichester spoke about the research he has done on his house and the results of his investigation of the exterior materials.

**Discussion:**

Commissioners discussed Secretary of the Interior Standards No. 3, in that the house is a record of its time and those new alterations should not mimic and become false historic elements. More documentation is needed to understand what was originally built. Commissioners suggested that Mr. Chichester seek additional information by doing more research or hiring an architectural historian. Commissioners suggested that the owner bring existing features back to life (i.e. exterior cladding). Commissioners also advised that he resolve the transition line between the lower and upper half of the house.

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8. **1720-1724 Huntington Drive  
Jon's Window & Awning, Inc**

The Commission will review 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 the sides and back are a mixture of metal, wood, and a few of vinyl windows. This item is for discussion purposes only; the Commission will take no action on the applicant's proposal.

**Presentation:**

Staff asked for a continuance of this item on behalf of the applicant.

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**Discussion:**

This item was **CONTINUED** to the meeting of April 18, 2013.

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9. **804 Stratford Ave**

A conceptual review for a proposed two story addition to an existing two story house located on a corner lot. This item is for discussion purposes only; the Commission will take no action on the applicant's proposal.

**Presentation:** Daphne Abregal solicited comments from the Commission about her project.

**Discussion:** The Commission discussed the need for a distinction between the new and original structure. Commissioners advised the prospective applicant to seek a gable form that is "complimentary" to the home and to study the north elevation for design cues.

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10. **2001 Fletcher Avenue**

A conceptual review for a 200 sq. ft. garage addition to an existing 500 sq. ft. detached garage with an attached 200 sq. ft. patio-trellis in the rear elevation. The proposed addition will expand the existing garage area. The addition is not a; storage room nor a workshop room. This item is for discussion purposes only; no decision shall be made at this time.

**Presentation:** Jeff Roberts (project engineer) solicited comments from the Commission about his project. He responded to questions about the homeowner's needs with respect to this project.

**Discussion:** The Commission advised Mr. Roberts that the design of the addition match the garage in terms of detailing and be sure that the drawings are accurate, particularly the roof details.

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

This item was **CONTINUED** to the meeting of April 18, 2013 so that all Commissioners can participate.

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COMMUNICATIONS

12. **Comments from Council Liaison**

Councilman Cacciotti spoke about his attendance at various City meetings including the Finance Committee and the Freeway and Transportation Committee. He gave a brief report on discussions about establishing a new Senior Community Center. Mr. Cacciotti informed the Commission about issues related to commissioners sitting on a Downtown Project ad hoc committee. .

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13. **Comments from Commission**

Commissioner Conte spoke about the latest South Pasadena Preservation Foundation Newsletter blurb about the Mill Act. He also asked about the status of the Preservation Ordinance and Mills Act progress reports.

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Commissioner Lesak updated the Commission about a possible CLG Grant to improve the City's Historic Context Statement. He also announced that the California Preservation Foundation is holding a one-day seminar for Commissioners who are involved with historic preservation. Mr. Lesak announced that the Rialto Ad Hoc Committee meeting is scheduled for April 1, 2013.

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

Commissioner Lesak announced that the SPPF newsletter is available at the Ironworks Museum. He also noted that there are several new members on the Foundation and a new membership drive is underway. Help will be needed to evaluate projects for the upcoming Preservation Awards Ceremony this summer. A home tour is being planned for the Fall.

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**15. Comments from Staff**

None

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MINUTES

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

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

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**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.

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

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

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**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.

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

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

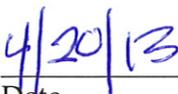
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ADJOURNMENT

**21. Meeting Adjourned at 10:10 p.m. to the regular meeting of April 18, 2013.**

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Robert Conte, Chair

  
Date