

**MINUTES OF THE MEETING OF THE  
CULTURAL HERITAGE COMMISSION  
CITY OF SOUTH PASADENA, CALIFORNIA  
CONVENED THIS 18<sup>TH</sup> DAY OF AUGUST, 2016  
COUNCIL CHAMBERS, 1424 MISSION STREET**

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ROLL CALL

The Meeting convened at: 6:45 PM

Commissioners Present: James McLane (Chair), Deborah Howell-Ardila (Vice-Chair), West J. De Young, and Mark Gallatin

Commissioners Absent: Steven Friedman

Council Liaison Present: Richard D. Schneider M.D., Councilmember

Staff Liaison Present: John Mayer, Senior Planner

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NON-AGENDA  
PUBLIC COMMENT  
PERIOD

1. Glen Duncan (2031 Berkshire Avenue) said that he is still reviewing comments on the Draft Preservation Ordinance and will provide his own notes. He also questioned the language used in the agenda regarding projects' status with the California Environmental Quality Act (CEQA).
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PRESENTATION

2. **Meridian Iron Works Museum Exterior Painting Project**

Jennifer Trotoux (Architectural Resources Group) provided an update on the painting project at the museum. She explained the process of determining a color scheme and that the brighter colors will be very noticeable to the public. She also distributed photos (some in color) of the building taken in previous decades. Ms. Trotoux responded to questions about the status of the awnings, her involvement in a maintenance plan, the length of time the building has been red, and whether the front porch would be restored.

Lucy Hakobian (Community Services Department) confirmed that the porch would not be restored due to public right of way issues within the sidewalk.

**Public Comment:**

Odom Stamps said that a majority on the South Pasadena Preservation Foundation (a quorum of 7 members) request that the red color scheme remain. He said it dates back to 1985. Mr. Stamps said that Joanne Nuckols and Ray Girvigian were responsible for the red color scheme back then; they now believe people developed a comfort level with this.

Glen Duncan spoke about his recollection of the colors including grey with a white trim. He has pictures of the building from various years. He placed the photos in the City's landmarks/historic districts brochure.

Joan Hillard (534 Arroyo) said: 1) a light-colored structure is difficult to keep clean; 2) the Preservation Foundation doesn't want the museum to be white; and 3) the right color scheme could help make the museum a valuable asset for filming purposes. Ms. Hillard said that her art director friend suggested that neutral colors photograph well.

John Lesak said that Ray Girvigian's records of the museum should be considered in this decision. He cautioned the City about making a dramatic change to a highly visible corner. Mr. Lesak responded to a question about

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Girvigian's analysis and whether it was limited to one area of the building.

Jennifer Trotoux said that she can work with the Community Services Department and members of the public to consider the comments regarding filming, historic accuracy, maintenance, and aesthetics in a highly visible public area. Ms. Trotoux recommends that the building represent its historic significance with the colors it had for most of its existence.

Lucy Hakobian (Community Services Department) said that the City would place more weight on historic preservation rather than filming when deciding on the color scheme.

**Discussion:**

Commissioner McLane said that the colors should not be selected with a subjective approach and concurred with the consultant's recommended color pallet. Commissioner Howell-Ardila urged the Community Services Department to be mindful of the structure's high visibility when selecting the colors. She heard good points raised by those who prefer the same color and those that recommended the consultant's recommendation but made no preference either way. Commissioner Gallatin appreciated the viewpoints presented at the meeting, but leans towards the closest match based on the consultant's research. Commissioner De Young spoke in favor of the colors recommended by the consultant.

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CONTINUED  
APPLICATIONS

3. None.

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NEW ITEMS

4. **2041 Alpha Street**  
**Applicant: Tingting Lu**  
**Project Number: 1930-COA**  
**Historic Status Code: 5D1**

Chair McLane introduced the item noting that the project was previously presented to the Design Review Board on error and that he had discussed the project with the applicant prior to the Certificate of Appropriateness application that will be presented tonight.

**Project Description:**

A request for a Certificate of Appropriateness to build a 342 sq. ft. single story addition and a 245 sq. ft. second story addition to an existing 1,978 sq. ft. two-story house. The exterior materials would include asphalt roof shingles, fiber cement siding, aluminum clad windows for the addition, and wood windows with wood exterior siding for the existing area to match the existing.

**Presentation:**

Tingting Lu presented her project using a PowerPoint presentation. She responded to questions about the proposed addition and its ridgelines, replacement of the front door, and hardiboard siding at the corners.

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Staff responded to Commissioner Gallatin's concerns about the trouble the applicant experienced with the Design Review Board process. Mr. Mayer said that staff will review the inventory to make sure address numbers are correctly listed. Mr. Mayer also responded to a question about whether artificial turf is allowed.

**Public Comment:**

None

**Commission Decision:**

Motion/Second (Gallatin/Howell-Ardila) to **APPROVE** the project with the following **CONDITIONS** to be approved by the Chairperson:

- Drawings shall reflect a thicker cement fiber siding with a true lapped corner piece.
- Garage door shall be wood instead of vinyl.
- Window details shall be reviewed by the Chair person for final approval.

The motion carried 4-0, Friedman 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 2041 Alpha 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.

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5. **2037 Primrose Avenue**  
**Applicant: Anthony George, Architect**  
**Project Number: 1942-COA**  
**Historic Status Code: 5D3**

**Project Description:**

A request for a Certificate of Appropriateness to build a 685 sq. ft. single story addition and a 541 sq. ft. second story addition to an existing 1,547 sq. ft. single story house. A 144 sq. ft. trellis is proposed on the rear elevation. The exterior materials would consist of: asphalt roof shingles, wood windows, Hardie-Board siding on the second story addition, and wood siding that would match existing. A 226 sq. ft. detached garage would be relocated and 174 sq. ft. of space would be added to it (total 400 sq. ft.) in a tandem style. The exterior materials for the garage would be wood siding and composition asphalt roof shingles.

**Presentation:**

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Anthony George (Project Architect) presented his project and distributed additional materials that illustrated adjacent structures and additional site plans. Mr. George introduced his consultant who advised him on the potential impacts of the project.

Dr. Margarita Jerabek (Director at ESA Consultants) presented her findings of an architectural resources analysis of the project noting that the project would not create any significant impacts.

Mr. George responded to questions about the windows that would remain and those that would be replaced. He also responded to a question about a detail on the east elevation and confirmed the drawing has an error. There will be no change to the east elevation.

**Public Comment:**

Richard Chen (property owner) spoke in favor of the project noting that his family needs more space in the house.

**Commission Decision:**

Commissioners discussed the massing of the addition, the window fenestration (South Elevation), and the City's Design Guidelines with respect to the proper proportions of the addition. Commissioners agreed that Chair McLane and the applicant can reach a solution that would scale down the massing.

**Commission Decision:**

Motion/Second (McLane/Gallatin) to **APPROVE** the project with the following **CONDITION** to be approved by the Chairperson:

- Modify the east end of the second story addition by setting it to the west and north to reduce the massing and pull it back from the existing house.

This motion was made on the findings that:

- The project is appropriate to the size, massing, and design context of the historic neighborhood.
- The addition provides a clear distinction between the new and historic elements.
- The project removes inappropriate alterations of the past,
- The project adds substantial new living space (for example: a second story toward the rear of the residence) while preserving the single story bungalow character of the streetscape.

The motion carried 4-0, Friedman 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

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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 2037 Primrose 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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6. **1015 Avon Place**

**Applicant: George Avetisyan, Architect**

**Project Number: 1941-COA**

**Historic Status Code: 5D1**

**Project Description:**

A request for a Certificate of Appropriateness to build a 499 square foot ground floor rear addition along with a 163 square foot rear outdoor deck to an existing single-story Craftsman style house. The project is located in the RS zone and is sited on a 6,750 square foot parcel. The applicant is proposing to replace all the windows with period-appropriate window styles. All exterior finishes of the house addition are to match the existing structure.

**Presentation:**

George Avetisyan (Project Architect) presented his project and responded to questions about the addition regarding the transition between existing and new materials, details about the materials noted on the plans, whether the addition could be stepped in, and the status of the front windows.

**Public Comment:**

None.

**Commission Decision:**

Motion/Second (McLane/De Young) to **APPROVE** the project with the following **CONDITIONS** to be approved by the Chairperson:

- The north wall of the family room addition shall be moved 16 inches to help distinguish new construction from the original structure.
- Applicant shall research the original design of the windows through previous records, drawings, photographs and propose replacement windows that have the same design and detailing as the original.

This motion was made on the findings that:

- The project is appropriate to the size, massing, and design context of the historic neighborhood.
  - The addition provides a clear distinction between the new and historic elements.
  - The project restores original historic features.
  - The project nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.
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The motion carried 4-0, Friedman 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 1015 Avon 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.

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7. **813 Fair Oaks Avenue**  
**Applicant: Roy Courtney**  
**Project number: 1945-COA**  
**Historic Status Code: 5S3**

**Project Description:**

A request for a Certificate of Appropriateness to install a 27.9 square foot neon-lit wall sign at the address of 813 Fair Oaks Avenue (part of the historic 811 commercial storefront complex). The project is located in the CG (Commercial General) zone and is historically designated with a 5S3 status.

**Presentation:**

Roy Courtney (Applicant) presented his project and responded to a question about the status of the awning at the storefront.

**Public Comment:**

None.

**Commission Decision:**

Motion/Second (McLane/De Young) to **APPROVE** as submitted.

This motion was made on the findings that the sign nicely enhances the appearance of the commercial building without obliterating its original design, character, or heritage.

The motion carried 4-0, Friedman 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 813 Fair Oaks 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

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district, and is exempt from CEQA under Class 31.

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NEW BUSINESS

8. **325 Oaklawn Avenue**  
**Mills Act Contract**  
**Applicant: Jenny Bright**

Commissioners McLane and De Young introduced this item which is a proposal for a Mills Act contract with the owners of 325 Oaklawn Avenue. Commissioner McLane spoke about some edits he wanted to see in the proposed contract including the landscaping materials and a clarification on the number of inspections.

**Presentation:**

Bill Ellinger (Owners' Consultant) responded to comments about items that are not capitalized in the proposed contract.

**Decision:**

Motion/Second (McLane/Gallatin) to **RECOMMEND** City Council approval of the proposed Mills Act Contract with the owners of 325 Oaklawn Avenue.

The motion carried 4-0, Friedman Absent.

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9. **851 Lyndon Street (Wynyate Estate)**  
**Mills Act Contract**  
**Applicant: Peter A. Knight & Samantha Knight**

Commissioner Howell-Ardila recused herself and left the room due to her preparation of the applicant's original Mills Act application.

**Presentation**

Staff said that the owners of 851 Lyndon Street will be requesting a modification to a Mills Act Contract that is due to expire. The owners identified additional time-sensitive (and potentially significant) work that is needed including geologic site stabilization, restoration, and repair of failing character defining features.

The Commission will discuss the modification, the possibility of a permanent Mills Act contract, and make a recommendation to the City Council at the September 15 CHC meeting.

**Discussion**

Commissioners were generally in favor of the extended Mills Act contract for the issues recently discovered, but some had reservations about a permanent Mills Act contract.

Commissioner Howell-Ardila returned to the room when the discussion ended.

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10. **San Pascual Stables Subcommittee**

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Staff requested that the Commission appoint a member to the San Pascual Stables subcommittee who would be reviewing the terms of a lease agreement.

Councilman Schneider responded to Commissioners' questions about the topics discussed at the Stables Committee meetings. Commissioners discussed a need for a comprehensive study of the historic significance of the stables and buildings for appropriate programming of uses.

The Commission **CONTINUED** this matter to the September 15<sup>th</sup> meeting.

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COMMUNICATIONS

11. **Comments from Council Liaison**

Dr. Schneider spoke about a meeting he attended with City officials regarding the Rialto Theater.

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12. **Comments from Commission**

Commissioner McLane spoke about his annual report to the City Council and the timeline for addressing comments on the draft Preservation Ordinance.

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13. **Comments from Staff**

None.

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MINUTES

14. **Minutes of regular meeting of July 21, 2016**

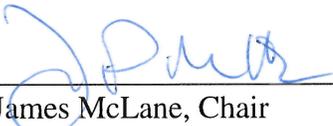
Motion/Second (McLane/De Young) to **APPROVE** the minutes with a minor edit.

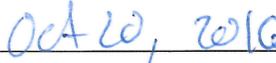
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ADJOURNMENT

15. **Meeting Adjourned at 10:23 p.m. to the next regular meeting scheduled for September 15, 2016.**

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James McLane, Chair

  
Date