

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 20TH DAY OF FEBRUARY, 2014
COUNCIL CHAMBERS, 1424 MISSION STREET**

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

**NON-AGENDA
PUBLIC COMMENT
PERIOD**

1. None
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**CONTINUED
APPLICATIONS**

2. **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 revisions to this continued project including a color presentation board. He responded to questions about the proposed windows, window placement, and the drawings. Mr. Sawasy responded to comments about the porch and trellis and its affect on symmetry.

Staff responded to questions about the Commission's purview and the second dwelling unit.

Public Comment:

None

Commission Decision:

Motion/Second (Lesak/Howell-Ardila) to **APPROVE** the project. The motion was made on the findings that 1) the project is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood; 2) the addition provides a clear distinction between the new and historic elements; and 3) the project removes inappropriate alterations of the past.

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 property as set forth in the City's Cultural Heritage Inventory, the Cultural Heritage Commission found and determined that 436 Oaklawn 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.

NEW ITEMS

3. **1619 Fletcher Avenue**
Applicant: Steven Dahl, Homeowner
Project #: 1665-COA/DRX
Historic Status Code: 5D1

Project Description

A request for Certificate of Appropriateness for a 428 square foot two-story addition to an existing 2,275 square foot two story Craftsman style house. 11 square feet of the total proposed addition would be located at the northwest corner of the first floor, and the remaining 416 square feet would add a master suite, laundry room, and an additional bathroom toward the back of the existing second floor. All proposed materials would match those of the existing house and consist of a combination of wood shingles and wood siding, wood windows, and composition shingle roofing.

Presentation:

Steven Dahl (project manager) presented his project and spoke about the CHC's previously approved project for this house. Mr. Dahl said that his proposal includes some minor tweaks to the design.

Public Comment:

None

Commission Discussion:

Commissioner Howell-Ardila expressed concerns about the original project in that it removed the side gables and this has an adverse effect on the house; it could lose its contributory status in a district that is intact. Some Commissioners disagree with the original approval and noted this project would carry on those changes.

Commission Decision:

Motion/Second (Lesak/Conte) to **CONTINUE** the project so that staff can confer with the City Attorney to determine whether the Commission can reverse its decision for a previously approved project that has not been built.

The motion carried 5-0.

4. **630 Stratford Avenue**
Applicant: Hugh Maguire, Designer
Project #: 1670-COA/DRX
Historic Status Code: 5S3

Project Description:

A request for Certificate of Appropriateness for a 784 sq. ft. first floor addition and a 298 sq. ft. second floor addition to the rear of the property. The site consists of an existing 1,555 sq. ft. single story Colonial Revival/Craftsman style house on an 8,403 sq. ft. lot. The single story addition will consist of one bedroom and a new master bedroom with bathroom. The new second story addition will consist of a study area and art room. The exterior design is designed in a contemporary style to distinguish the separation between old and new to preserve the historic value of the house.

Presentation:

Hugh Maguire (project designer) presented his project and responded to questions from the Commission.

Public Comment:

Chair Lesak acknowledged a letter that the Commission received from Mr. Lake regarding the project.

Commission Discussion:

Some Commissioners believed that the project was too “busy”, the design is off kilter, and there are issues with the pop-up light well.

Commission Decision:

Motion/Second (Lesak/Howell-Ardila) to **CONTINUE** the project to the next regularly scheduled meeting so that the applicant can work with the Chairperson on some of the Commission’s areas of concern.

The motion carried 5-0.

NEW BUSINESS

5. **2040 Primrose Ave**
Jeremy Duval solicited comments for a proposal to build an 854 square foot, single story addition to the rear side of the property. The site consists of an existing 1,796 square foot, single story English Revival style house on a 7,500 sq. ft. lot. The single story addition would consist of extending the existing kitchen/dining room area and a new master bedroom with bathroom. The exterior materials will match the existing; stucco finish and wood windows. The façade of the house will remain the same.

Commissioners had concerns about waterproofing with a double gable roof design, the south elevation’s length (a break would be ideal), and that the south elevation could use some articulation.

This item was for discussion purposes only; the Commission made no decisions on this conceptual project.

6. **224 Mockingbird Lane**

Jim Fenske (project architect) solicited comments regarding a proposal to build a new house on property where there are remnants from the Raymond Hotel property. The remnants include a cobblestone wall and stone ditch.

Staff clarified that the Commission's role in this case is to review the project's impact to the historic remnants.

Commissioners said they want to know how the remnants will be protected during excavation and construction of the new home. Commissioners want to see more detailed drawings showing the relationship between the new house and the historic walls. Commissioners noted that the applicant will need the expertise of a structural engineer and maybe an archeologist.

This item was for discussion purposes only; the Commission made no decisions on this conceptual project.

7. **CHC Calendar of Events – 2014**

Commissioners discussed a timeline for 2014 to include a series of goals to accomplish and public outreach efforts to plan.

Preservation Ordinance: the Commission needs two or three more special meetings to discuss the ordinance. The Commission selected February 25, 2014 for their next meeting. The Commission would like the City Council to receive the draft ordinance by July.

Community Outreach: The Commission discussed having an open house with the public and the City Council in the Fall of this year.

COMMUNICATIONS

8. **Comments from Council Liaison**

None

9. **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.

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

None

11. **Comments from Staff**

Commissioner Conte wants to re-evaluate the properties that have a Mills Act contract. Mr. Conte made some favorable remarks about a historic home that is being restored at the corner of Monterey and Indiana, noting that the project needed no Mills Act contract. He also asked for an update on the subcommittee review of 240 Hillside Road.

Commissioner DeYoung said that he has not seen many Commission-approved projects being built.

Commissioner Howell-Ardila provided an update on the Mills Act subcommittee regarding 1414 Fair Oaks Avenue (Smith Williams building). She also asked that Commissioners refrain from reacting to comments from the audience when they are deliberating on a case.

Commissioner Lesak noted that the Commission must follow the formal procedure and cut off interaction with the applicant before deliberating. Mr. Lesak also encouraged others to join the South Pasadena Preservation Foundation.

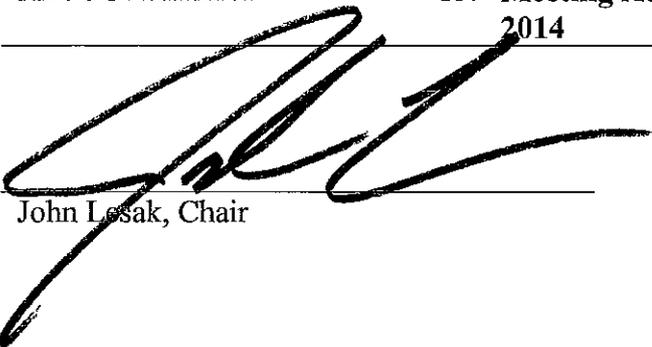
MINUTES

12. **Minutes of the regular meeting of January 16, 2014**

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

ADJOURNMENT

13. **Meeting Adjourned at 9:30 p.m. to the special meeting of February 25, 2014**


John Lesak, Chair

10.21.2014
Date