

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 20TH DAY OF AUGUST, 2015
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

Commissioners Present: James McLane (Chair), West J. De Young, Robert Conte, and Steven Treffers

Commissioners Absent: Deborah Howell-Ardila

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

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None

2. **Historic Surplus Cal Trans Properties**

Presentation:

Margaret Lin (South Pasadena Principal Management Analyst) presented information about Caltrans' intention to sell surplus properties that were acquired for the 710 surface freeway project. Some of the properties are listed on/or eligible for, the National Register of Historic Places, California Register of Historic Resources and/or designated locally significant. Ms. Lin requested comments or revisions to a letter that the City Manager would submit to Caltrans regarding the surplus properties.

Discussion:

Commissioners discussed the concerns about long-term tenants and the ability for low-income residents being able to maintain historic structures. Commissioners were interested in learning more about Historic Covenants.

PRESENTATIONS

3. **South Pasadena Preservation Foundation**

None.

CONTINUED
APPLICATIONS

4. **2060 Alpha Street**

Applicant: Anthony J. & Ave Bagan

Project number: 1829-COA

Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for the demolition of an existing 440 square foot two-vehicle garage and the construction of a new 705 square foot two-vehicle garage with storage area. The original garage was burned down in 1967 and was rebuilt in 1969. The proposed materials would match the materials of the Craftsman-style home and include wood windows, doors, and siding. A camphor tree located in the backyard will be removed as a result of this project.

Presentation:

Rachel Bagan (project architect) presented her project and some changes that were made to the project since the last meeting. These include: reduced ornamentation, removed dormers, and lowered ceiling and roof all to lessen scale and mass. Ms. Bagan responded to questions about the door opening, the footprint, and whether windows will be on the north and east side.

Public Comment:

Commissioner McLane read letters in support of the project.

Commission Discussion

Commissioners discussed the following issues: scale, reduced height and affect on doors opening, lack of window openings on the north and east elevations, and other details.

Commission Decision:

Motion/Second (McLane/Conte) to **APPROVE** the project with the following **CONDITION:** The applicant shall obtain Chair Review approval of scaled drawings, new window openings on the side and rear, increased bracket support, and the ability of the doors to work with the reduced height. This motion was made on the finding that 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; it adds new space while preserving the historic character of the property.

The motion carried 4-0, Howell-Ardila 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 2060 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.

NEW ITEMS

5. **1030 Buena Vista Street**
Applicant: Virginia Paca
Project number: 1836-COA
Historic Status Code: 4X

Project Description:

A request for a Certificate of Appropriateness for a 267 square foot addition to the first floor and a 535 square foot addition to the second floor of an existing Colonial Revival style home. The proposed work would not alter the street facing façades in any way. The proposed materials would match existing materials and include the following: composite shingle roofing,

wood siding, and wood windows. The new window sills, vertical corner trim, and railings will differentiate the existing from the new.

Presentation:

Virginia Paca (project architect) presented her project and responded to questions about differentiating the new from the original and made some clarifications about them.

Public Comment:

Staff said that the City received a letter from Peter and Kendra Johnson regarding this project.

Commission Discussion

Commissioners discussed the following items: architect's original design scheme, the project's west and rear elevation, and difficulty working with floor plan.

Commission Decision:

Motion/Second (McLane/Conte) to **APPROVE** the project with the following **CONDITION:** The Applicant shall obtain Chair Review approval of articulation of the new addition on the west elevation to help differentiate the new from the original. This motion was made on the finding 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 adds substantial new living space while preserving the historic character of the streetscape; and it nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 4-0, Howell-Ardila 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 1030 Buena Vista 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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6. **605 Grand Avenue**
Applicant: Brian Noteware
Project number: 1840-COA
Historic Status Code: 5D3

Project Description:

A request for a Certificate of Appropriateness for a 87 sq. ft. addition to an existing 404 sq. ft. two-vehicle attached garage to a two-story, Spanish

Colonial Revival style house. The proposed exterior materials will match the existing materials of the house and includes the following: a wood man door, stucco siding, and composite roof shingles.

Presentation:

Brian Noteware (project architect) presented his project and responded to questions about a wood roll up door.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Treffers) to **APPROVE** the project with the **CONDITION** that the garage door be a true wood sectional door. This motion was made on the finding that the project is appropriate to the size, massing, and design context of the historic neighborhood; it provides a clear distinction between the new and historic elements; and it removes inappropriate alterations of the past. ,

The motion carried 4-0, Howell-Ardila 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 605 Grand 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.

7. 1725 Virginia Place
Applicant: Duncan McIntosh
Project number: 1841-COA
Historic Status Code: 5D3

Project Description:

A request for a Certificate of Appropriateness to add 21 sq. ft. to an existing 255 sq. ft. detached single vehicle garage and add a new 203 sq. ft. carport trellis. A 154 sq. ft. single story addition is proposed to a 1,325 sq. ft. Craftsman style house on a 6,096 sq. ft. lot. The house addition will consist of a master bathroom and a master closet. The exterior materials will consist of: wood panel siding and composite roof shingles.

Presentation:

Duncan McIntosh (applicant) presented his project.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Treffers) to **APPROVE** the project with the following **CONDITION:** The applicant shall obtain Chair Review approval for the specific design of the garage door. This motion was made on the finding that the project is appropriate to the size, massing, and design context of the historic neighborhood; it provides a clear distinction between the new and historic elements; the project restores original historic features; and nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 4-0, Howell-Ardila 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 1725 Virginia 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 BUSINESS

8. **1614 Hope Street**
Applicant: Philip Han
Historic Status Code: 5S3

Presentation:

Philip Han solicited comments for a proposal to build 490 square foot addition in the rear of an existing 1,798 square foot two-story, Craftsman style home. The addition would include a new family room on the ground floor and a master suite on the upper floor. The new materials would match existing materials.

Discussion:

Commissioners favored Option "B" which is more compatible with the 2007 addition. Commissioners advised Mr. Han to pull together, and unify the design more. Commissioners requested pictures of how the house looked before 2007.

This is a discussion item only; the Commission took no action on the proposed project.

9. **436 Oaklawn Avenue**
Prospective Applicant: Joseph Catalano, AIA
Mills Act Contract Request
Historic Status Code: 3D

Presentation:

Staff presented an update on a proposal for a Mills Act Contract that was

submitted to the City in 2014. A subcommittee reviewed the proposed contract and visited the site. Although the property is eligible to be considered for the City's Mills Act incentive, staff advised that the City not pursue the contract because all of the restoration work had been completed and the house is currently on the market.

Discussion:

Commissioner Conte said that the City needs to be cautious about the Mills Act. The Commission took no action on the proposal.

10. 207 Oaklawn Avenue
Prospective Applicant: Michael & Jamie Lesnever
Mills Act Request
Historic Status Code: 2D

Presentation:

Jamie Lesnever solicited comments on a proposal for a Mills Act contract to do interior and exterior restoration work on a Colonial Revival style home in the Oaklawn Historic District. She responded to questions about original features of the home.

Discussion:

Commissioners wanted to see documentation of the original features of the home and cost estimates for the work to be done.

The Commission took no action on the proposal.

11. Historic Preservation Ordinance

Staff presented the Commission with the latest version on the draft Preservation Ordinance that includes comments and edits from the City Attorney.

Staff advised that the Commission set a date for a workshop in the Fall so that members of the public can learn more about the new ordinance.

12. Historic Preservation Planner

The Commission did not discuss this item.

COMMUNICATIONS

13. Comments from Council Liaison

Councilmember Schneider provided an update on the replacement of the historic Oaklawn Tree.

14. Comments from Commission

Commissioner Conte thanked Commissioner McLane for the extra time he spends with applicants to review conceptual plans and approve minor projects. He also cautioned the commission about Mills Act proposals and owners' indentations about selling the property upon completion of renovations.

Commissioner Treffers asked about the status of a project on Orange Grove.

15. Comments from Staff

None.

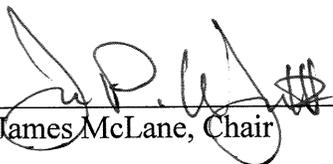
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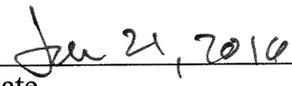
16. **Minutes of the meeting of May 21, 2015**

Motion/Second (McLane/DeYoung) to **APPROVE** the minutes.
The motion carried 4-0, Howell-Ardila Absent.

ADJOURNMENT

17. **Meeting Adjourned at 9:15 p.m. to the regularly scheduled meeting of September 17, 2015.**


James McLane, Chair


Date