

MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 18TH DAY OF JUNE, 2015
COUNCIL CHAMBERS, 1424 MISSION STREET

ROLL CALL

The Meeting convened at: 6:45 PM

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

Commissioners Absent: None

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

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None
-

PRESENTATIONS

2. **South Pasadena Preservation Foundation**

Odom Stamps provided a recap of the Foundation's annual meeting which was held at the Rialto Theater.

3. **Historic Properties & State Route 710 Project**

Christine Lazaretto of the Historic Resources Group (HRG) provided the Commission with the results of her survey of historic resources within the Area of Potential Effects (APE) for the Caltrans State Route 710 project.

Ms. Lazaretto focused her study on districts where there was discrepancies. She said that the Library Neighborhood and Gillete Crescent neighborhoods should be listed as eligible districts. She also responded to questions about timing of submitting this information and next steps.

Public Comment:

Odom Stamps asked for clarification about the boundaries of the Buena Vista district.

HRG's information will be included in the City's comments on the Draft Environmental Impact Report.

4. **Rialto Theater Re-Use Proposal**

Lance Alspaugh of Vintage cinemas presented a conceptual plan for the Rialto Theater. The proposal would involve keeping the main auditorium for showing first-rate movies and up to three additional smaller screening rooms under the theater's balcony. The proposal would involve some changes to the first floor lobby.

Mr. Alspaugh presented a PowerPoint presentation to illustrate the proposal. A new and larger concession stand would be centered in the lobby. The old entrance doors would shift forward to accommodate the lobby's expansion. Alspaugh also provided some rough renderings of the exterior changes including the relocated front doors which would line up

with the back of the ticket booth. He sought comments on replacing the white letter boards on the marquis with LED screens that show upcoming movie advertisements.

All commissioners spoke in favor of the concept of locating the smaller screening rooms under the balcony. Commissioners had no negative comments about the expanded lobby; however, they said that the new location of the entrance doors will be scrutinized carefully since this is an important building on the National Register. The Commissioners were not in favor of allowing the original doors to be brought forward because this would suggest "simulated history". Commissioners were not in favor of the LED movie screens replacing the white letter boards on the marquis.

Public Comment:

Escott Norton (Friends of the Rialto) said that the ideal re-use of the building would be a live entertainment venue, that the entire building should be considered for re-use, and that the LED screens should not replace the white sign boards.

Marilyn Lynch said that the theater should also allow for live entertainment, cautioned about designing the theater for ADA compliance, and concerns over developing the theater "piecemeal".

Jamie Joe said that she is not in favor of seeing modern doors on the Rialto Theater and wants to hear more public input.

Victoria Steele wants to see that the exterior remain intact. She is not in favor of the larger concession area and that the stage should remain for live performances.

Odom Stamps thanked the Commission for providing constructive feedback to the prospective business. He advised striking a balance with how the theater will need to operate under current safety codes for public assembly.

Tim Healey thanked Mr. Alspaugh noting that he has visited a theater he restored in Coronado and made favorable comments about it.

This presentation was a discussion item for comments only; no approval or decision was made at this time.

CONTINUED
APPLICATIONS

5. **917 Summit Drive**
Applicant: Angela Leverett
Project number: 1767-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for an addition to the rear of a Colonial Revival style single-family home. The project includes a new 448 square foot first-story addition and a 241 square foot second-floor addition. New hardie board siding will differentiate the addition from the wood siding

on the existing home. New roofing will match existing roofing, but new aluminum windows will not match existing wood windows.

The applicant did not submit any new materials for this item. The Commission **CONTINUED** this matter to the next meeting as requested by the applicant.

NEW ITEMS

6. **2028 La France Avenue**
Applicant: Denise Tomlan, Architect
Project number: 1817-COA
Historic Status Code: 5D1

Project Description:

A request for Certificate of Appropriateness for the approval to legalize an unpermitted 158 sq. ft. sun room on the first floor and a 450 sq. ft. unpermitted second story addition. A new 60 sq. ft. second story addition is also proposed for the total new second story addition of 510 sq. ft. The current home owners did not do this unpermitted construction. The new second story addition will consist of: a new master closet, a new master bedroom, a new master bathroom, and a new 140 sq. ft. second story deck. The exterior materials for the addition will consist of cement plaster finish and new wood windows.

Presentation:

Denise Tomlan (Project Architect) presented her project and responded to questions about the front house. She responded to comments about the large dormer proposed for the front. She also responded to some questions about the proposed roof pitch.

Public Comment:

Peter Becronis (neighbor at 2016 LaFrance) spoke in support of the proposed project and that an unpermitted area will be corrected.

Commission Decision:

Motion/Second (Conte/Howell-Ardila) to **APPROVE** the project with the following **CONDITION:** The architect shall make modifications to reduce the scale of the dormer and obtain chair review approval prior to submitting plans to plan check.

This motion was made on the finding that the project is appropriate to the size, massing, and design context of the historic neighborhood, and it adds substantial new living space while preserving the character of the streetscape.

The motion carried 5-0.

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 2028 LaFrance 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 BUSINESS

7. **2020 Fletcher Avenue**
Applicant: Kenny Loo
Conceptual Review
Historic Status Code: 5D3

Commissioner McLane introduced this item with a brief history based on his discussions with the prospective applicant. He explained how the house has changed over time.

Presentation:

Kenny Loo solicited comments from the Commission regarding a proposal to add a 1,272 square foot second story addition to a 1,272 square foot Colonial Revival style home. The proposed addition would consist of two bedrooms with two bathrooms, a family room, and a master bedroom with master bathroom. The new exterior materials would match the existing materials.

Discussion:

Commissioners found no compelling reason for the second story addition given that the property is a deep lot. The project was not aesthetically appealing. Commissioners advised the prospective applicant to be flexible about the design of the addition.

The Commission took no action on the proposed project.

8. **1700 Wayne Avenue**
Applicant: Lisa Polansky
Conceptual Review
Historic Status Code: 5D1

Presentation:

Lisa and Tom Polansky solicited comments from the Commission regarding a proposal to remodel and build an addition to an existing one-story Craftsman style house built in 1910. The project would also include demolition of a detached garage for the construction of a new garage.

Discussion:

Commissioners were not concerned about demolition of the garage since it looked altered and did not convey much historic integrity. Concerns were raised about the relocation of the chimney because it appears to be a character defining feature. Commissioners advised that the floor plan could be re-arranged. The massing of the addition is not compatible with the house. The addition does not have to mimic Craftsman details.

The Commission took no action on the proposed project.

9. **1025 Indiana Avenue**
Applicant: Freeman Han
Conceptual Review
Historic Status Code: 5D1

Presentation:

Freeman Han solicited comments from the Commission regarding a proposal to add a 582 square foot single story addition and a 1,045 square foot second story addition to an existing 963 square foot single story house on a 7,750 square foot lot. The exterior materials would consist of wood siding and composition roof.

Discussion:

Commissioners needed more details from the applicant including drawings of what is existing and what is being proposed.

The Commission took no action on the proposed project.

10. **Historic Preservation Ordinance**

Staff will provided the Commission with an update on the draft Preservation Ordinance including comments from the City Attorney. Minor revisions were made to the following sections: Landmarks and Historic Districts, the review process for minor projects review, and the Certificate of Appropriateness process was broken down into distinct subsections. The City Attorney advised that the Economic Hardship section needs findings.

Staff will finalize the edits and send them to the Commission when they are complete.

11. **Historic Preservation Planner**

The Commission discussed the merits of the City retaining the services of a part-time preservation planner who could work on tasks related to historic preservation.

Commissioner Howell-Ardila listed the work that a preservation planner could be doing to reduce the burden placed on current staff and commissioners including: coordinating survey work, CEQA review, involvement in Cal Trans properties, Mills Act compliance, and public outreach and awareness.

Commissioner Conte suggested that volunteers from the community could do more of those tasks and that staff could provide assistance.

Other Commissioners noted that the Preservation Planner may be needed for the following reasons: there may be more properties added to Inventory as a result of the current survey, the new employee could work on CLG Grants, and help streamline Certificate of Appropriateness reviews by providing all the necessary research.

Commissioners requested that staff research the job descriptions of similar positions in other cities. Such planners should have a minimum of

five years experience and a master's degree in the field of Historic Preservation. The Cities of Santa Ana and Glendale were suggested.

COMMUNICATIONS

12. **Comments from Council Liaison**

Councilmember Schneider said that the comment period may be extended for the comment period related to the SR-710 North Study Draft Environmental Impact Report/Environmental Impact Statement. Dr. Schneider also said that he has high hopes for the Rialto Theater.

13. **Comments from Commission**

Commissioner McLane raised concerns about the owners of the Rialto Theater not taking a holistic approach to the theater's restoration and re-use plans.

Commissioner Howell-Ardila commented on the public's discussion of the Rialto Theater.

Commissioner Treffers asked about the status of a code enforcement case involving illegal window change outs for a Victorian style home on Monterey Road.

14. **Comments from Staff**

None.

MINUTES

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

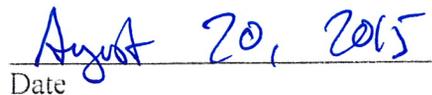
Motion/Second (Conte/Howell-Ardila) to **APPROVE** the minutes.

The motion carried 5-0.

ADJOURNMENT

16. **Meeting Adjourned at 8:35 p.m. to the regularly scheduled meeting of June 18, 2015.**


James McLane, Chair


Date