

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 21ST DAY OF JULY, 2016
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, Steven Friedman, and Mark Gallatin

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

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None.

CONTINUED
APPLICATIONS

2. None.

NEW ITEMS

3. **1611 Marengo Avenue**
Applicant: Steven Dahl, Architect
Project number: 1937-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness to build a 642 sq. ft. single story addition and a 737 sq. ft. second story addition to an existing 3,052 sq. ft. two story, Craftsman style house. The exterior materials for the additions will match the existing exterior materials of the house including: wood-framed windows, wood siding shingles, wood siding panels, and composite asphalt roof shingles.

Presentation:

Steve Dahl presented his project and explained his client's needs. He responded to Commissioners' questions about the following: originality of certain house features, window placement on side elevation, height of the new roofline, and additional details about the drawings. Mr. Dahl confirmed he has permission from his client to approve any changes the Commission might require.

Staff responded to Commissioner questions about Zoning standards.

Public Comment:

None

Commission Decision:

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

- Replacement of the driveway be a replacement in-kind in design, specifically including its material and scoring pattern;
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- With respect to the new addition on the western side of the house, the North facade shall be set back one foot (minimum) from the existing gable. And, the plate height of this element shall be reduced by one foot.
- Reconsider the window scheme using double-hung windows as the typical window in keeping with the original design. This does not apply to windows that have a small shape or special size; a single sash would be acceptable.
- There shall be no changes to existing windows with this project approval.
- Where the existing cobble stone foundation is being replaced for a structural upgrade, use salvaged cobbles from the same location to re-clad them as a veneer to blend with the existing cobbles.
- With respect to the garage, the dormer shall be moved to the west side of the roof. The garage door shall be a wood sectional with no windows and a vertical groove pattern.
- New trellis on the north façade will be embellished by one additional layer of light wood sticks. The post footings shall be made more slender in keeping with the design character of a light garden trellis.

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 1611 Marengo 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

4. **203 Cedar Crest Ave/ 204 Mockingbird Lane**
Applicant: Elizabeth Heron, Architect
Historic Status Code: 5S3

Presentation:

Knarik Vizcarra (Project Planner) introduced the item noting that the Commission will be asked for feedback about the type of information needed for addressing the historic remains of the Raymond Hotel property. The applicant is proposing to build a duplex on an odd-shaped hillside property. The applicant will return to the Commission with a Certificate of Appropriateness to modify a historic stone wall and a plan for protecting a sealed tunnel under the site. Ms. Vizcarra responded to a question about the historic resources identified with the project.

Liz Heron (Project Architect) spoke about her new housing project on a hillside lot where there are remnants of the old Raymond Hotel property. A

small cobble stone retaining wall and a sealed tunnel could be affected by the project. Ms. Heron responded to questions about the location of the project with respect to the historic retaining wall and the depth of the tunnel.

Ms. Heron explained her proposed design with respect to the historic walls at the driveway. She also noted that the project would not alter, surcharge, or disturb the tunnel.

Public Comment:

Glen Duncan said that there are numerous photos of the Raymond Hotel that are available. He also suggested that the applicant hear testimony from Rick Thomas regarding the history of the Raymond Hotel.

Discussion:

Commissioner Howell-Ardila said that the Secretary of the Interior Standards Number 8 applies in this case because significant archeological resources need to be protected and preserved and project impacts to those resources must be mitigated.

Commissioners agree that the applicant will need an historic archeologist who will provide details about how the project will be undertaken, how the resources will be protected, and offer the necessary mitigation measures.

The Commission also requested a survey of the site that clearly delineates the location of historic stone wall and includes a cross section of it.

Commissioner McLane was not in favor of the stone walls turning into the driveway, but instead preferred a terminus at each end of the cut wall. A pier or pilaster that marks each end was suggested.

5. **Draft Preservation Ordinance**

Presentation

Staff provided an update on the status of the draft preservation ordinance including comments from the State Office of Historic Preservation (SHPO) and Mayor Mahmud.

Public Comment:

Glen Duncan (2031 Berkshire Avenue) spoke about his involvement with draft ordinance when he was on the Cultural Heritage Commission. He spoke about the Mills Act issues, definitions, emergency actions, and second dwelling units.

Discussion

The Commission agreed that a subcommittee is needed to review and discuss the numerous comments on the draft ordinance. Commissioners Howell-Ardila and McLane were selected for the subcommittee. The subcommittee will review the comments, meet in early September to discuss them, and then respond to SHPO and the Mayor.

COMMUNICATIONS

6. **Comments from Council Liaison**

Dr. Schneider spoke about the Golf Course's eligibility for local designation, the Meridian Iron Works museum project, and the Rialto Theater.

7. **Comments from Commission**

Commissioner McLane provided a status on a Mills Act for 325 Oaklawn.
Commissioner Howell-Ardila said that the owners of the Wynyate House will be seeking an extension to their Mills Act contract due to geotechnical problems, a sagging roof, and additional issues that will need attention in the coming years.

8. **Comments from Staff**

None.

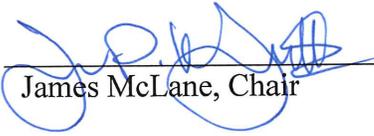
MINUTES

9. **Minutes of regular meeting of June 16, 2016**

Motion/Second (McLane/De Young) to **APPROVE** the minutes.

ADJOURNMENT

10. **Meeting Adjourned at 9:26 p.m. to the next regular meeting scheduled for August 18, 2016.**


James McLane, Chair


Date