

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 16TH DAY OF JUNE, 2016
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

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

Commissioner Absent: Deborah Howell-Ardila

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

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None.

2. **Arroyo Seco Golf Course Clubhouse**

Presentation:

Staff introduced this item explaining that the City is reviewing options that involve replacing the Arroyo Seco Golf Course Clubhouse with a new modern facility. Although the clubhouse is not architecturally significant, it may be locally eligible as a feature of the Arroyo Seco Golf Course. Staff requested comments from the CHC on whether the clubhouse should remain intact or whether it could be demolished.

Community Services Director Sheila Pautsch responded to Commissioner Friedman's question as to whether there are active negotiations with a prospective leaseholder who wishes to demolish the structure. Ms. Pautsch said that a Request for Proposals (RFP) will go out to prospective leaseholders. She said that the City Council first wants to know whether the RFP should include the entire facility as is, or can there be an option to build a new one.

Discussion:

Commissioners agreed that the Arroyo Seco Golf clubhouse and ball shed ought to be retained based on the Architectural Historian's report which found that it is eligible for a City Landmark under Criterion B. Commissioners noted that the CHC would entertain serious proposals that could alter and update the facility provided that the buildings and surrounding landscape remain intact.

3. **San Pascual Stables (Accessory Building)**

Presentation:

Staff introduced the item which is a request to demolish an ancillary building at the San Pascual Stables (221 San Pascual Avenue). Staff noted that the building has been declared a substandard structure by the City's Building Official and a contractor's assessment report advises that the structure could be rebuilt and retain historic significance.

Community Services Director Sheila Pautsch responded to Commissioner

Friedman's question about the cost of rebuilding the structure. Ms. Pautsch did not have an estimate.

Discussion:

Commissioner McLane said that he would need more information about the historic background of the property including the house, the shed, and the San Pascual stables. Although this information is lacking, Commissioner McLane said that the shed could be part of the agricultural context of the site. Such structures take on significance relative to its surroundings at the stable.

Commissioners agreed that the shed should not be demolished based on the contractor's assessment that the structure can be reconstructed. Reconstruction is an appropriate preservation treatment when a building is in major disrepair. The shed can be reconstructed with like materials and some of its original parts can be salvaged.

CONTINUED
APPLICATIONS

4. None.

NEW ITEMS

5. **1831 Spruce Street**
Applicant: Lisa Henderson, *Architect*
Project number: 1929-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 409 square foot raised deck toward the east of the existing Craftsman style house and a 73 square foot addition to the southwest corner of the house. The exterior materials for the addition will match the existing exterior materials of the house.

Presentation:

Lisa Henderson presented her project and she responded to questions about the windows and the muntins.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Friedman) to **APPROVE** the project with a clarification that the new door is made of all wood with true wood divided-lite windows. This motion was made on the finding that the project is appropriate to the size, massing, and design context of the historic neighborhood, it restores original historic features, it adds substantial new living space while preserving the historic character of the streetscape, and it enhances the appearance of the residence without impacts to its original design, character, or heritage.

The motion carried 3-0, 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 1831 Spruce 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.

6. 1019 Montrose Avenue

Applicant: Jennifer Koo, Architect

Project number: 1925-COA

Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness to build a 691 sq. ft. single story addition to an existing 1,482 sq. ft. single story Craftsman style house on an 8,518 sq. ft. lot. The addition will consist of; expanding the existing kitchen, a new family room, a new master bedroom with walk-in closet, and a master bathroom. The exterior materials for the addition will match the existing exterior materials of the house. The proposed windows will consist of wood with vinyl clad windows.

Presentation:

Jennifer Koo presented her project and responded to questions about the accuracy of the elevation drawings regarding the windows.

Public Comment:

None

Commission Decision:

Commissioners discussed some concerns about the proposed windows.

Motion/Second (McLane/De Young) to **APPROVE** the project with a **CONDITION** that the Chairperson should first approve the proposed windows before submitting plans to "plan check" for a Building Permit. The proposed windows shall be wood double-hung with a deeper inset in the wall's exterior face that is akin to traditional wood windows and those currently on the house.

The motion carried 3-0, 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 1019 Montrose 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. **260 Saint Albans Avenue**
Applicant: Anthony George, Architect
Project number: 1925-COA
Historic Status Code: 5S3

Project Description:

A proposal to build a 430 square foot expansion to the back of the existing garage, a 456 s.f. addition to the basement and lower level, a 435 s.f. addition to the first floor, and a new 1,660 square foot second floor addition. Grading would occur in the front yard for a new driveway. A new covered patio is planned above the garage and around the back of the house.

Presentation:

Dr. Margarita Jerabek (Director of ESA/PCR Historic Resources) described the project site and provided a history of the home's alterations. She reviewed the project plans and found that there would be no impact to the home's historic features. Dr. Jerebek explained that the home's 5S3 rating meant that it was not eligible for the National or State Register, but warranted special consideration in planning. In 2004, 5S3 ratings were converted to 6L meaning that it is ineligible as a historic resource according to the California Environmental Quality Act (CEQA).

Anthony George (Project Architect) presented his project explaining the design aspects, the site's constraints, and made some clarifications regarding the plans.

Public Comment:

Geoff Monsour (255 St. Albans Avenue) spoke in favor of the project and commented on all the additions he witnessed at 260 St. Albans over the last 13 years.

Commission Decision:

Commissioners discussed the topographic features of the property and the project's height and massing.

Motion/Second (McLane/De Young) to **APPROVE** the project as submitted. This motion was made on the finding that the project is appropriate to the size, massing, and design context of the neighborhood, it provides a clear distinction between the new and historic elements, and it adds substantial new living space while preserving the historic character of the streetscape.

The motion carried 3-0, 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 determined that the project at 260 St. Albans is exempt from CEQA under Class 31.

NEW BUSINESS

8. **Draft Preservation Ordinance**

Description:

Staff provided the Commission with an update on the status of the draft preservation ordinance. Commissioners received the ordinance edits and comments from the State Office of Historic Preservation and Mayor Mahmud.

Discussion:

Commissioners agreed that it would be most efficient for staff to sort out all the comments. The CHC can then decide whether to select a subcommittee who would bring back recommendations, or do a separate, noticed study session where the Commissioners all collaborate on the responses to comments.

COMMUNICATIONS

9. **Comments from Council Liaison**

None.

10. **Comments from Commission**

Commissioner De Young requested the status of the Rialto Theater.

Commissioner McLane asked staff to contact the applicants for the 325 Oaklawn Mills Act and forward comments about illegibility of the financials.

11. **Comments from Staff**

None.

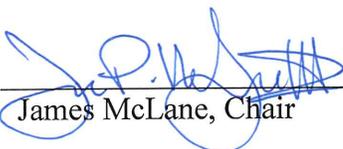
MINUTES

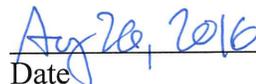
12. **Minutes of regular meeting of May 19, 2016**

Motion/Second (McLane/Friedman) to **APPROVE** the minutes with a minor correction under Item 7.

ADJOURNMENT

13. **Meeting Adjourned at 7:58 p.m. to the next regular meeting scheduled for July 21, 2016.**


James McLane, Chair


Date