

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 17TH DAY OF APRIL, 2014
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:55 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: Knarik Vizcarra, Assistant Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None
-

CONTINUED
APPLICATIONS

2. **1100 Buena Vista Street**
Applicant: Denise Tomlan, Architect
Project #: 1686-COA-DRX
Historic Status Code: 4X

Project Description:

A request for Certificate of Appropriateness for a 469 sq. ft. single story addition and a 1,158 sq. ft. new second story addition onto an existing 1,968 single story English Revival house on a 10,185 sq. ft. lot. The single story addition will consist of a 180 sq. ft. bedroom addition and a 289 sq. ft. family room addition. A new 456 sq. ft. detached garage with a 19'6" ht. The proposed materials for the additions and the garage will match the existing house; wood windows, fine sand finish cement plaster, and asphalt composition shingles.

Presentation:

Denise Tomlan (project architect) stated that this project was on the CHC's March 20, 2014 agenda; however, it was not presented to the Commission at that time because the homeowners wanted to make additional changes. Ms. Tomlan presented her project which included a model and responded to questions about the ridge of the existing garage, clarification about the existing windows and the proposed windows, removal of the shutters, status of the chimney, clarification about the garage relative to the model, clarification about changes to the home's footprint, and whether it is possible to preserve any of the existing windows.

Peter and Kendra Johnson responded to questions about the changes to the windows and they made other clarifications about the project objectives. Mr. Johnson noted that he appreciates the Commission's preview over historic projects and that he and his architect worked very hard to respect the original look of the house.

Public Comment:

The Commissioners received letters of support from

Commission Comments:

Commissioner McLane had concerns about the project's massing. He said that more distinction is needed for the proposed new wing. Commissioner Howell-Ardila believes that the dormers need to be scaled back more and in line with the home's design composition. Commissioner Conte said that most of the house remains intact and commented on the effort to protect it. He agrees with Commissioner Howell-Ardila's comments about the dormers.

Chair Lesak re-opened the public hearing to allow Ms. Tomlan to respond to possible changes to the project. She suggested some minor modifications that would address the Commission's concerns.

Upon closing the public hearing, Chair Lesak noted that the house was built in the 1940's and has special characteristics (interesting windows) and that the proposed solution has an elegant appearance. However, he had reservations about the small dormer and the ridge height. An in-slope skylight was mentioned as a solution to the small dormer. Removal of the small dormer would help with a more balanced appearance.

Commission Decision:

Motion/Second (Leak/McLane) to **APPROVE** the Certificate of Appropriateness for the project at 1100 Buena Vista Street. The project was approved on the **CONDITION** that 1) the ridgeline of the second story addition be lowered by at least one foot; 2) that the dormers on the west elevation (facing Fairview Avenue) be reduced from three to two and that the applicant consider removing the smallest dormer; 3) that the applicant preserve all the existing original windows on the Fairview and Buena Vista Street elevations with the exception that Window No. 2 (southern guest room facing Fairview) may be changed out if applicant finds that the window does not comply with the Historic Building Code; and 4) that the wood shutters on street facades are preserved. These changes shall be approved by Commission's Chairperson prior to submitting plans to plan check.

The motion carried 5-0 on finding that is appropriate to the design, size, and massing of the historic residence and the design context of the historic neighborhood.

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 1100 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. The Commission also finds that the design and layout of the proposed project is consistent with all four findings contained in the SPMC Section 36.410.040(I) - Design Review

Required Findings.

NEW ITEMS

3. **430 Arroyo Drive**
Applicant: Anthony George, AIA
Project #: 1708-COA
Historic Status Code: 5S1
Landmark No. 20 (Site of Garfias Adobe)

Commissioner Lesak announced that he obtained additional information about the project site from staff including photographs of the Charles Gibbs Adams aspects of the site and the original landmark nomination form. Commissioners confirmed that they received these materials

Project Description:

The project involves demolishing portions of an existing one-story residence (built circa 1957), including roof and rafters, and a majority of interior and exterior walls. The project involves demolishing the existing detached garage and one wall (infill) of existing Accessory Structure and removing a swimming pool. The project also involves construction of a new basement addition of 509 s.f., a new 409 s.f. first floor addition, and a new 1,065 s.f. second floor addition, for a total of a 1,015 s.f addition. And a new 469 s.f. carport will be attached.

Presentation:

Anthony George (project architect) presented his project. He distributed as-built drawings of the house and a color/materials board. Mr. George summarized the history of the site and identified the important elements of it. He spoke about a write-up that Brian Knight prepared regarding his knowledge about noteworthy landscape architect, Charles Gibbs Adams who resided at 430 Arroyo Drive.

Public Comment:

None

Commission Comments:

Commissioners agreed that the City needs an historic evaluation of the entire property due to the fact that the property is over 50 years old for the purposes of CEQA.

Commission Decision:

Motion/Second (Leak/McLane) to **APPROVE** the proposed project on the **CONDITION** that the architect provides an architectural historians evaluation report for the entire property including improvements. The Commission also finds that the design and layout of the proposed project is consistent with all four findings contained in the SPMC Section 36.410.040(I) - Design Review Required Findings.

The motion carried 4-1 (Conte Abstained).

-
4. **208 Grand Ave**
Applicant: Ellen Pansky
-

Project #: 1628-COA

The Commission will consider a request to de-list a Spanish Colonial Revival style home at 208 Grand Avenue from the City's Inventory of Cultural Resources.

Presentation:

Mr. George Loudon presented findings from his report regarding the removal of 208 Grand Avenue from the Cultural Heritage Inventory. He responded to questions about the building permits for additions from the 1950's. There were questions about the extent of work in the 1950's.

Public Comment:

Joan C. Hillard (534 Arroyo Drive) spoke about the character of the house and believes that there are ways to add on to the house that maintains the architectural integrity of the house and that is the reason it is on the inventory. The building represents the community and is concerned about the changes that could be made to the house if it's taken off the inventory. The commission also acknowledged Ms. Hilliard's letter which was received prior to the meeting.

Ellen Pansky (208 Grand Avenue) responded to Ms. Hilliard's comments noting that she will not change the character of the home away from its Spanish Colonial feel. She said the reason for her application to remove 208 Grand Avenue from the Inventory is because her house is not eligible for National, State, or local listing as a historic resource. Ms. Pansky is here to show the CHC that the house has been substantially modified and that it no longer retains the character that it probably once had.

Ellen Pansky responded to a Commissioner's question about how this de-listing will benefit. She said that she wants to build a 2nd story addition over the living room and there is no other place on the property to build additional that floor space. The 2nd story addition was previously not acceptable to the CHC.

Commission Discussion:

Commissioner Conte believes that the property should remain on the Inventory because that list of historic resources protects the city's character. He believes that the home could be easily restored to its original character because the post-war windows can be replaced.

Commissioner McLane said that the form and massing of the house remain intact and it would be a shame to see a missed opportunity to restore the home's original features. The post-war alterations are not enough to compromise the home's original character.

Commissioner Lesak commented on the City's traditional cognizance of South Pasadena's built environment and history of development, especially in light of the 710 Freeway fight and a conservative view that older buildings remain on the Inventory. However, he believes that the City's

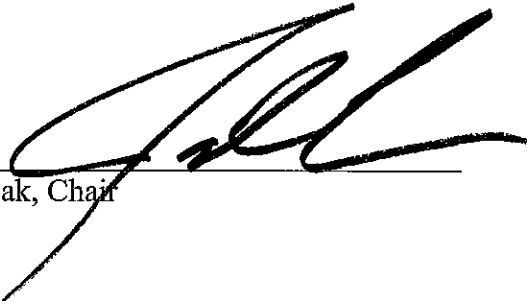
historic resources require much more study and that the Inventory should retain the highest rated properties and that marginal properties should be removed from the Inventory. New properties will be eventually added to the Inventory in future. Commissioner Lesak does not agree that the post-war windows are “irreversible”, but he noted that there are no records that show what the original house looked like.

Commissioner Howell-Ardila is concerned that de-listing the property would be in conflict with the types of structures that will be protected under the new draft of the preservation ordinance. De-listing would be appropriate if the surveyor made a mistake to include this property on the Inventory (i.e. good replication). It’s difficult to find an intact example of the Spanish Colonial style home in South Pasadena.

Commission Vote:

Motion/Second (Conte/McLane) to **RECOMMEND** that the property not be de-listed from the Inventory. The motion carried 3-2 (Lesak and De Young dissenting) on the findings that: 1) the house is historic because of it local interest in planning; 2) the house continues to meet the criteria needed to be on the Inventory; 3) the initial designation of this property was supported by substantial authority; and 4) the post-war alterations are not enough to remove the property from the Inventory. The CHC’s recommendation will be forwarded to the City Council for a final decision on this matter.

NEW BUSINESS	5. None.
COMMUNICATIONS	6. Comments from Council Liaison None
	7. Comments from Commission None
	8. Comments from South Pasadena Preservation Foundation Liaison None
	9. Comments from Staff None
MINUTES	10. 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.
	11. Minutes of the regular meeting of February 20, 2014 The Commission did not vote on the minutes; they were not included in the agenda packet.
	12. Minutes of the regular meeting of March 20, 2014 The Commission did not vote on the minutes; they were not included in the agenda packet.
ADJOURNMENT	13. Meeting Adjourned at 9:15 p.m. to the special meeting of May 6, 2014.



John Lesak, Chair

10.21.2014
Date