

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 17TH DAY OF DECEMBER, 2015
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

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

Commissioners Absent: Deborah Howell-Ardila and Steven Treffers

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. **1708 Fletcher Avenue**
Applicant: Denise C. Tomlan, Architect
Project number: 1818-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness and a Negative Declaration to demolish a 220 sq. ft. detached garage and 164 sq. ft. carport for the construction of a new 480 sq. ft. detached garage. The existing Craftsman style garage built in 1929 is located at the back southeast corner of the lot. An architectural historian analyzed this project's potential impacts to the historic house and impacts to the potential historic district and found that the demolition of the existing garage would not have a significant impact to the environment and the City's Cultural Resources; a Negative Declaration has been prepared for this project.

Commissioner McLane spoke about his conversations with the applicant regarding some alternative approaches that would keep the original garage intact. He distributed a sketch of a possible alternative to the commissioners.

Presentation:

Denise Tomlan (project architect) presented her original project with no changes. She also summarized some changes to the revised architectural historian's report noting that the intact homes in the potential district have more weight as contributors than accessory structures. The applicant said the proposed project makes the most sense economically.

Public Comment:

None

Discussion:

Commissioner McLane read e-mails from Commissioners Howell-Ardila and Treffers who listed their reasons for recommending denial of the project. Commissioner Conte spoke in opposition of the project noting that it's a

special garage that should be protected. Commissioner De Young would be in favor of the project noting that it is not original to the house.

Commission Decision:

Motion/Second (McLane/Conte) voted to **DENY** the project on the finding protecting the original garage is possible with an alternative project.

The motion carried 2-1 (DeYoung Opposed), Howell-Ardila and Treffers Absent.

3. **1025 Indiana Avenue**
Applicant: Freeman Han
Project number: 1876-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 1,410 sq. ft. single story addition to an existing 963 sq. ft. Craftsman style house on a 7,750 sq. ft. lot. The single story addition will consist of a family room, a nook, a new kitchen, a laundry room, a new master bedroom with a master bathroom and a walk-in closet. The exterior materials for the addition will consist of: wood panel siding, aluminum wood clad windows, and composition roof shingles. A 137 sq. ft. porch is proposed in the rear elevation. The existing 360 sq. ft. garage will be relocated towards the rear of the property.

An existing 7" India Laurel Fig tree will be removed. If you would like additional information, please contact the Public Works Dept. at 626/ 403-7240. No tree removal permit was required since the tree is not a protective tree and the tree trunk diameter is less than 12".

Presentation:

None; The applicant was not in attendance.

Public Comment:

None

The Commission **CONTINUED** this matter to the January 21, 2016 meeting.

NEW ITEMS

4. **825 Montrose Avenue**
Applicant: Scott Prentice Architects
Project Number: 1844-COA
Historic Status Code: 5D3

Project Description:

A request for a Certificate of Appropriateness for a 278 square foot ground-floor and a 614 square foot second-floor addition to the rear of an existing 1,486 square foot Colonial Revival-style home. The addition would include a new kitchen, living room, bedroom, and master bedroom. The new exterior materials would match existing materials and include the following: wood windows and doors, wood siding, and composite

shingle roofing.

Presentation:

Scott Prentice (project architect) presented his project and responded to comments about certain features of the project.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Conte) voted to **APPROVE** the project with the following **CONDITION:** The applicant shall obtain Chair Review approval for a modification of the projecting gable on the south elevation so that it terminates in line with the eave of the second story.

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 adds substantial new living space while preserving the character of the house; and the project nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 3-0, Howell-Ardila and Treffers 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 825 Montrose 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.

-
5. **1822 Mission Street**
Applicant: Jeremiah Kimber
Project number: 1759-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 330 square foot second floor attic with a laundry loft area. The attic area is located on top of the attached garage and the laundry loft area is located above laundry area. The attic is for storage purposes only. Two dormers are proposed on the west elevation, above the garage. The exterior materials for the dormers will match the existing. This project received a COA approval on November 20, 2014.

Presentation:

Jeremiah Kimber presented his revisions to the previously approved project and responded to questions regarding whether the project is visible from the street, revisions since the original approval, and clarifications about the dormers.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Conte) voted 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 historic neighborhood; the project adds substantial new living space while preserving the character of the streetscape; and it enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 3-0, Howell-Ardila and Treffers 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 1822 Mission 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. **240 Hillside Road**

Applicant: Dean Pearson

Project number: 1879-COA

Historic Status Code: 2D2

Project Description:

A request for a Certificate of Appropriateness for a 66 sq. ft. single story addition to an existing 5,025 sq. ft. two level Monterey Colonial style house on a 16,220 sq. ft. lot. The single story addition will consist of a storage room, located in the front of the house. The exterior materials for the addition will match the existing. This project received a COA approval on January 16, 2014.

Presentation:

Dean Pearson presented his project and responded to questions about his previous appearance before the Commission. He also commented on some concerns with the treatment of the additional architectural feature on the house.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Conte) voted to **APPROVE** the project with the following **CONDITION:** The applicant shall obtain Chair Review approval for the material treatment that will be used to distinguish the addition from original house. 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 character of the house; and it nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 3-0, Howell-Ardila and Treffers 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 240 Hillside Road 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. **1720 Laurel Street**
Applicant: Christian Poloni
Project number: 1875-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 305 square foot second floor addition to the front and rear of an existing 2,161 square foot two-story home. The home was built in 1936 and the architectural style is considered Late Colonial Revival Influence. The addition would consist of a new master bedroom suite, bedroom, and two balconies. The proposed materials would match existing materials and include asphalt roofing and stucco siding.

Presentation:

Christian Poloni (project architect) presented his project and responded to questions regarding previous discussions with the Commission Chair.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Conte) voted 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 historic neighborhood; it 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 enhances the appearance of the residence without obliterating its original design, character, or heritage.

The motion carried 3-0, Howell-Ardila and Treffers 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 1720 Laurel 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 BUSINESS

8. **325 Oaklawn Avenue**
Mills Act Request
Historic Status Code: 3B

Presentation:

Mr. Bill Ellinger (representing homeowners) presented his client's proposal for a Mills Act Contract for restoration work for a Craftsman/ Swiss Chalet Influence home in the Oaklawn Historic District. Mr. Ellinger responded to questions about the original features of the home.

Discussion:

Commissioners spoke in favor of the potential Mills Act contract and selected Commissioners McLane and DeYoung for a subcommittee to study the proposal in more detail.

9. **625 Milan Avenue**
Historic Status Code: 5D1

Presentation:

Anthony George (architect) solicited comments from the Commission regarding a new 625 sq. ft. second addition and a 100 sq. ft. single story addition to an existing 1,540 single story house on a 6,902 sq. ft. lot.

The homeowner spoke about the project indicating the need for more room for her family.

Discussion:

Commissioners requested that Mr. George verify any previous City approvals from the Design Review Board or Cultural Heritage Commission. Commissioners expressed concerns about the scale of the street-facing gable street and the complexities of the design. Commissioner DeYoung is in

favor of keeping some design interest in the proposed addition.

10. **1516 Diamond Avenue**
Historic Status Code: 5D3

Prospective Project:

The prospective applicant is requesting a conceptual review to demolish a 288 sq. ft. accessory structure/garage and construct a 640 sq. ft. detached garage with a 200 sq. ft. pool house. The proposed construct will be a Craftsman style structure.

Presentation:

None; The applicant was not in attendance.

Discussion:

None

COMMUNICATIONS

11. **Comments from Council Liaison**

Councilmember Schneider spoke about the City Council's discussion of the draft preservation ordinance noting that it was well received and thanked Commissioner Conte for his attendance. He said that the Council discussed the review and coordination of the tree removal process, details about the Mills Act, and demolition by neglect issues.

12. **Comments from Commission**

Commissioner DeYoung asked about the status of the Rialto Theater.
Commissioner McLane reminded the Commission that there will soon be election of Chair and Vice Chair for the commission.

13. **Comments from Staff**

Staff said that the City Council had minor comments about the Draft Preservation Ordinance and that it could be ready for first reading in early February.

MINUTES

14. **Minutes of regular meeting of July 16, 2015**

The minutes were not made available to the Commission.

15. **Minutes of regular meeting of August 20, 2015**

The minutes were not made available to the Commission.

16. **Minutes of regular meeting of October 15, 2015**

Commission Decision:

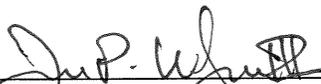
Motion/Second (DeYoung/McLane) voted to **APPROVE** the minutes.
The motion carried 3-0, Howell-Ardila and Treffers Absent.

17. **Minutes of regular meeting of November 19, 2015**

Motion/Second (DeYoung/McLane) voted to **APPROVE** the minutes.
The motion carried 3-0, Howell-Ardila and Treffers Absent.

ADJOURNMENT

18. Meeting Adjourned at 9:00 p.m. to the regularly scheduled meeting of
January 21, 2016.


James McLane, Chair


Date