

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 16TH DAY OF JULY, 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.
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PRESENTATIONS

2. **South Pasadena Preservation Foundation**

None.

CONTINUED
APPLICATIONS

3. **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.

Presentation:

Angela Leverett (Applicant) presented her project and responded to questions about the plans.

Public Comment:

None

Commission Decision:

Motion/Second (Treffers/DeYoung) to **APPROVE** the project. This motion was made on the finding that the addition provides a clear distinction between the new and historic elements; the project nicely enhances the appearance of the residence without obliterating its original design, character, or heritage; and the project is appropriate to the size, massing, and design context of the historic neighborhood.

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 917 Summit Drive 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 ITEMS

4. **2055 La France Avenue**
Applicant: Tom Nott A.I.A., Architect
Project Number: 1834-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a new 556 square foot two-vehicle detached garage behind a two-story, Craftsman style home. The proposed materials would match the materials of the home and include the following: a wood window, wood door, and asphalt shingle roof. The siding of the garage would be Hardie Plank.

Presentation:

William Allen (Homeowner) presented his project and responded to questions about the home's existing appearance and a clarification about whether there was ever a garage on the property.

Public Comment:

None

Commission Decision:

Motion/Second (Conte/Howell-Ardila) to **APPROVE** the project with the following **CONDITION**: The applicant shall select a more simplified garage door and that the garage door is wood instead of metal.

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 project nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

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 2055 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.

5. **2060 Alpha Street**
Applicant: Anthony J. & Ave Bagan
Project Number: 1829-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for the demolition of an existing 440 square foot two-vehicle garage and the construction of a new 705 square foot two-vehicle garage with storage area. The original garage was burned down in 1967 and was rebuilt in 1969. The proposed materials would match the materials of the Craftsman-style home and include wood windows, doors, and siding. A camphor tree located in the backyard will be removed as a result of this project.

Presentation:

Anthony Bagan (Homeowner) introduced his project and his architect, Rachel Bagan. Ms. Bagan responded to questions about the plans. She also responded to comments about the size and the attic space. responded to questions about the home's existing appearance and a clarification about whether there was ever a garage on the property.

Public Comment:

None

Commission Discussion:

Commissioners expressed concerns about the project's scale and its resemblance to a second house on the site.

Commission Decision:

Motion/Second (McLane/Conte) to **CONTINUE** the project. The Commission requested that the applicant return with a drawing that shows the existing house and the proposed garage in order to study the relative scale of the project. The Commission advised the applicant to consider architectural features that make the garage appear subordinate to the main house.

The motion carried 5-0.

NEW BUSINESS

6. **Rialto Theater**
Façade Improvements/Mills Act Contract
Conceptual Review

Commissioner Howell-Ardila recused herself and left the room when this item was called.

Presentation:

David Takacs (Project Architect) spoke about his client's plans to

improve the Rialto Theater's exterior. Mr. Takacs also requested that the Commission consider a "Letter of Intent" to initiate a Mills Act Contract.

Discussion:

Commissioners are seeking a comprehensive plan for the Rialto's restoration and re-use. Commissioner McLane will join Commissioner De Young on the Rialto Theater subcommittee. The subcommittee will review the Mills Act contract proposal.

7. 1314 Stratford Avenue
Prospective Applicant: Anthony R. George, Architect
Conceptual Review

The prospective applicant is requesting comments on a proposed project involving a second floor addition, and first floor remodel and addition to a one-story California Bungalow style home. First floor addition (covered outdoor dining patio) is approximately 218 s.f., the second floor proposed living area is approximately 950 s.f., with a 92 s.f. covered sleeping porch. The Commission will not make any decisions on the prospective project.

Presentation:

Anthony George (architect) and Evan Davis (homeowner) solicited comments from the Commission regarding a proposal to build a second floor addition, and a first floor addition/remodel project for a one-story California Bungalow style home. The first floor addition (including a covered outdoor dining patio) would be approximately 218 square feet. The second floor addition would be approximately 950 square feet with a 92 square foot covered sleeping porch. Mr. George presented three different design proposals for consideration.

Discussion:

The Commission had concerns about the second story addition to a one-story Craftsman style home. Commissioners noted that the scale and massing must be considered as an impact to a potential historic district.

The Commission took no action on the proposed project.

8. 436 Oaklawn Avenue
Prospective Applicant: Joseph Catalano, AIA
Mills Act Contract Request

Presentation:

Heidi Mitchell (property owner) and Joseph Catenato (owner's representative) requested a status of their Mills Act Contract application that was submitted to the City in 2014.

Commissioner Conte told the commission that he and former Commissioner Lesak reviewed the proposed contract and visited the site. He spoke about some unpermitted construction and that the City should not subsidize ongoing work. Mr. Conte explained that the owner is just

about finished with the renovation work and that the Mills Act should be used as an incentive to fix dilapidated homes.

Mr. Catenato explained that the house was an “eyesore” in the neighborhood for several years. He read from State Law about how the Mills Act contract can be used for ongoing preservation of a historic house.

Ms. Mitchell said that she had submitted a letter to the City requesting a Mills Act contract right after she obtained CHC approvals for her restoration project.

Discussion:

Commissioners Howell-Ardila and Treffers offered to review the proposal in more detail and requested a work plan from the applicant team.

9. Historic Preservation Ordinance

Staff 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.

10. Historic Preservation Planner

Mr. Mayer informed the commission that staff is researching the job descriptions of other cities and their preservation planners. He also noted that the City Manager will be evaluating staffs’ duties in all departments to determine whether their job descriptions fit the work they do and this may involve a job description for a preservation planner. Mr. Mayer said that this should be considered in next year’s fiscal budget.

COMMUNICATIONS

11. Comments from Council Liaison

Councilmember Schneider said that Tony Rossman received the comments from the City’s consultant (HRG) and asked that staff to contact Mr. Rossman to determine whether those comments can be forwarded to the Commission confidentially.

12. Comments from Commission

Commissioner De Young spoke about the skyrocketing price of homes in South Pasadena and people will prefer to add on those homes instead of moving and buying larger homes. Mr. De Young said that the Commission may see increased hostility from the public if they cannot get their additions approved.

13. Comments from Staff

None.

MINUTES

14. **Minutes of the regular meeting of June 18, 2015**

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

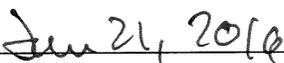
The motion carried 5-0.

ADJOURNMENT

15. **Meeting Adjourned at 9:55 p.m. to the regularly scheduled meeting of August 20, 2015.**



James McLane, Chair



Date