

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 19TH DAY OF FEBRUARY, 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), Robert Conte , West J. De Young, 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. John Lesak (1242 Kollie Avenue) welcomed the new Commissioner, Steven Treffers. He also spoke about the importance of the re-write of the Preservation Ordinance.
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PRESENTATION:

2. **815 Mission Street
Municipal Plunge Building**

Presentation:

Sheila Pautsch (South Pasadena Community Services Director) presented a status report on the feasibility of building a Community Activity Center at the Orange Grove Park. Some of the options for the proposed center could affect the Municipal Plunge Building (Landmark No. 45). The purpose of this presentation is to solicit comments from the Commission on the impacts to that landmark and the Council's preference for new buildings designed in the Spanish Mission style architecture.

Monica Robinson (ICG, Inc.) used a PowerPoint presentation and discussed the background of this prospective project. She described the various options and the components of each one.

Ron Hagen (ICG, Inc.) explained the challenges of incorporating the Municipal Plunge Building into the prospective project.

Questions:

Ms. Robinson and Mr. Hagen responded to Commissioners' questions including: traffic impacts to the intersection of Mission and Orange Grove, why a parking lot is replacing a historic building, whether the California Environmental Quality Act (CEQA) and the identification of impacts has been considered yet, whether the firm has done any projects involving historic resources, and whether it is possible to add on to the Municipal Plunge building.

Public Comment:

Glen Duncan (former Cultural Heritage Commissioner) said that the Municipal Plunge building is a product of the national Works Progress Administration (WPA) in 1939. He said it should be protected as a "living heritage" of the City's Parks and Recreation history.

Odom Stamps stated that he is a former Mayor, Cultural Heritage Commissioner, and currently on the South Pasadena Preservation

Foundation. Mr. Stamps said that he considers himself “plugged in” to current events in the city and was dismayed to learn that there was an ad hoc group looking into building a recreation center. He said that the South Pasadena Preservation Foundation would be opposed to any demolition of the Municipal Plunge Building unless there was a need for it. Mr. Stamps said that it would be a loss for the City.

John Lesak stated that he is a former Cultural Heritage Commissioner, and currently on the South Pasadena Preservation Foundation. He said that the prospective project needs better public outreach. Mr. Lesak believes that South Pasadena is a “Mecca of historic preservation” and losing a landmark building would be embarrassing. He recognizes the fact that the building has issues, but believes that it’s a prime candidate for re-use.

Discussion:

Each Commissioner spoke in opposition to the demolition of the Municipal Plunge Building at 815 Orange Grove. Commissioners agreed that the building should be restored and incorporated in to the entire project. Commissioners McLane and Howell-Ardila said that a contemporary style would be more appropriate than traditional style architecture.

CONTINUED
APPLICATIONS

3. **1003 Monterey Road**
Applicant: Dr. Shahram Valiani
Project number: 1770-COA/DRX
Historic Status Code: 5S3

Project Description:

A request for a Certificate of Appropriateness for the unpermitted replacement the existing wood windows of this historic house with vinyl windows.

Presentation:

Dr. Shahram requested a subcommittee of Commissioners to help guide him towards an approval of his window replacements.

Public Comment:

None

Commission Decision:

The Commission selected Commissioners De Young and Treffers to work with the applicant regarding his request and **CONTINUED** this matter to the next regularly scheduled meeting.

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4. **1305 Monterey Road**
Applicant: Roger Bray, Architect
Project number: 1752-COA/DRX
Historic Status Code: 5S1
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Project Description:

A request for a Certificate of Appropriateness for the removal of an existing 150 sq. ft. addition to the rear of the main structure and the removal of an unpermitted 216 sq. ft. attached structure to the main house. A proposal to build two, two story townhomes, 1,666 sq. ft. each in the rear of this property. The applicant is proposing to demolish the existing 528 sq. ft. detached two vehicle garage and replace it with a new 780 sq. ft. detached four vehicle carport. A new tandem 390 sq. ft. carport is proposed on the east side of the property. The exterior materials of the town house would be wood siding; double hung wood windows, and asphalt roof shingles. The exterior materials for the alterations to the main house will match the existing. The exterior materials for the new garage and carport will be similar to the existing main structure.

Presentation:

None

Public Comment:

None

Commission Decision:

The Commission **CONTINUED** this project to the March 19, 2015 meeting so that the applicant can address the Commission's concerns with the project.

NEW ITEMS

5. **2043 Milan Avenue**
Applicant: Virginia Paca, Architect
Project number: 1781-COA
Historic Status Code: 5D1

Project Description:

The proposed project would involve: 1) adding 2,685 square feet of new floor area to a Craftsman style house built in 1909; 2) the addition would raise the home's height and modifies the home's gabled roof line; 3) demolition of a detached two-car garage built in 1982; and 4) construction of a new three-car attached garage. The exterior walls of the addition would feature a 6" lap siding on the lower half, and wood shingles above it. All windows (except the original front windows) will be replaced with new custom dual-glazed wood-framed windows.

Presentation:

Virginia Paca (project architect) presented her project and responded to questions and comments about the addition's visibility from the street, the garage and elongated design of the addition, and the home's perceived massing from the street.

Public Comment:

None

Discussion:

Commissioners expressed concerns about the project's design and perceived massing from the street. The addition changes the form of the original house as seen from the north and south side of the street. Commissioners agreed that there could be a more suitable design solution for the project.

Commission Decision:

Motion/Second (McLane/Howell-Ardila) to **CONTINUE** the project with the applicant's concurrence. The continuance will allow the applicant to re-design the addition to address the Commission's concern.

The motion carried 5-0.

6. **930 Palm Avenue**

Applicant: Simon Park, Architect

Project number: 1784-COA

Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 609 sq. ft. single story addition onto an existing 1,444 sq. ft. two story Early Craftsman house on a 7,500 sq. ft. lot. The addition will consist of a new family room, a new master bedroom, a new master bathroom, and a walk-in closet. A new 463 sq. ft. detached garage with a 200 sq. ft. pool house is also being proposed. A new dormer is being proposed for the interior remodel on a bath room. The exterior materials for the addition and garage will consist of Hardie Board siding, metal roofing, and aluminum frame windows.

Presentation:

Perl Fang (property owner) introduced the project and described the results of a previous discussion item with the Commission.

Simon Park (project architect) provided a PowerPoint presentation regarding the proposed project. Mr. Park responded to questions about the original house, the proposed hardi board siding, the metal roof (in terms of heat), and roof drainage.

Public Comment:

None

Discussion:

Each Commissioner spoke in favor of the project noting that the addition is clearly differentiated from the original house.

Commission Decision:

Motion/Second (McLane/Conte) to **APPROVE** the project as submitted. This motion was made on the finding that: 1) the project is appropriate to the size, massing, and design context of the historic neighborhood; 2) the addition provides a clear distinction between the new and historic elements; and 3) the project adds substantial new living space while preserving the streetscape character.

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 930 Palm 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. 1012 Fair Oaks Avenue

Applicants: Jean Mendoza & Steve Preciado

Project number: 1785-COA

Historic Status Code: 5D3

Project Description:

A request for a Certificate of Appropriateness for an 11 sq. ft. wall sign onto a Spanish Colonial Revival commercial building. The proposed sign will read "MD's FLORIST". The sign will be 2'8"x5'8". The materials will consist of aluminum cut letters painted black.

Presentation:

George Hernandez (sign contractor) presented his project.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Howell-Ardila) to **APPROVE** the project as submitted. This motion was made on the finding that new sign is compatible with the neighborhood and is consistent with the City's sign regulations.

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 1012 Fair Oaks 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.

8. **2017 Berkshire Avenue**
Applicant: Tom Nott, A.I.A.
Project number: 1786-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for the removal of an existing wood deck and a 202 square foot addition to a 1,285 square foot single story Prairie Influence style home. The addition would occur at the south side of the home and include a new 55.33 square foot brick porch and steps off the addition. The proposed wood window and stucco siding would match existing materials.

Presentation:

Tom Nott presented his project and responded to questions and comments about the addition and setting it back further. He responded to questions about the guard rail.

Public Comment:

Glen Duncan (2031 Berkshire) provided some background regarding the house and its relation to the house next to it. He said that the proposed addition obscures its original look of when it was once part of a larger house. He wants to see the south elevation preserved.

Lucy Li (property owner) spoke about the reasons for moving the door.

A neighbor from 2021 Berkshire said that he is concerned about the front and wall and does not want to see a flat wall from his house.

Commission Decision:

Motion/Second (Conte/McLane) to **CONTINUE** the project with the applicant's concurrence. The continuance will allow the architect to address two issues including: the setback of the addition and the placement of windows on the South elevation.

The motion carried 5-0.

9. **2069 Milan Avenue**
Applicant: Rafael Dieppa
Project Number: 1787-COA
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for a 576 square foot addition to a 1,284 square foot single story Spanish Colonial Revival style home. The addition would occur at the rear of the home and is proposed with a flat roof one foot lower than the original structure roof. The owners are seeking to demolish the existing two-car garage and relocate a new garage towards the rear property line. New materials will match existing materials.

Presentation:

Rafael Dieppa (property owner) presented his project and responded to questions about the addition, stepping it out and differentiation. Mr. Dieppa responded to a comment about a previous review with the Commission Chair. He also responded to questions about the materials of the garage door.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Howell-Ardila) to **APPROVE** the project with the following **CONDITION:** 1) a one foot recess is required on the south side of the addition spanning the width of the closet wall to articulate the addition and 2) that the new garage door has a natural wood appearance.

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 2069 Milan 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

10. **2015 Oak Street**
Applicant: Josh Cooper
Conceptual Review
Historic Status Code: 5D1

Presentation:

Ashley Novak (owner) solicited comments from the Commission on a request to demolish an original 2-car garage (converted into an art studio) and a newer 2-car garage for the construction of a new 2-car garage in the rear corner of the lot. The proposal would also remove a non-original entrance for a small gabled entry porch that would have a Tudor arch that mirrors the shape of the front door and garden arch on the front left side. In addition, the two projections on the west side of the house would be filled in and connected for an interior remodel. And, a gable at the South West corner of the house would be added in order to convert the attic to living space.

Norma Vargas (project architect) also spoke about the proposal and responded some questions and comments.

Discussion:

Commissioners raised concerns about the new entrance being mistaken as original to the house. The existing asymmetrical design appears to be an important feature; the heaviness of the chimney and new gable obscures it. The Commission recommended reducing the size of the garage and dividing the garage doors. Raising the roof's ridgeline was identified as a concern. Filling in the first floor was considered acceptable.

The Commission took no action on the proposed project.

11. 1030 Mission Street
Applicant: Carol Meadows
Conceptual Review
Historic Status Code: 1

Presentation:

The prospective applicant was seeking comments on a proposal for a new awning sign and a different awning color for the other tenants.

Discussion:

The Commission did not discuss this item as there was no one in attendance to speak on behalf of the proposed project.

The Commission took no action on the proposed project.

COMMUNICATIONS

12. Comments from Council Liaison

None

13. Comments from Commission

Commissioner Conte spoke about the City Council meeting he attended where there was discussion about Mills Act contracts. He recommended that the Council sunset previous Mills Act contracts.

Commissioner Howell-Ardila reported on the Rialto Theater and a meeting she attended with the new owners and city staff.

Commissioner McLane discussed his attendance at a City Council strategic planning meeting and how citizens want to see more parking for the Rialto Theater and the project that the South Pasadena Unified School District is planning for its parking lot.

14. Comments from South Pasadena Preservation Foundation Liaison

Commissioner Howell-Ardila spoke about the Foundation's Home Tour.

15. Comments from Staff

None.

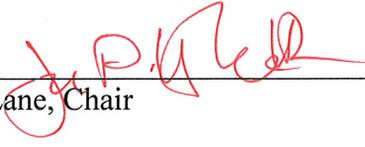
MINUTES

16. Minutes of the meeting of January 15, 2015

The Minutes were not available. The Commission continued this item to the next meeting.

ADJOURNMENT

17. Meeting Adjourned at 11:04 p.m. to the regularly scheduled meeting of
March 19, 2015.


James McLane, Chair


Date