

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 16TH DAY OF APRIL, 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. Mayor Bob Joe expressed his appreciation of the Cultural Heritage Commission and staff. He thanked the Commission for selecting a subcommittee to work with the Rialto Theater owners regarding its restoration. Mayor Joe announced that South Pasadena is a host city for the Special Olympics this summer. The guest countries are Morocco and Paraguay and there will be approximately 80 to 90 athletes. The Mayor handed gave each commissioner a pin that commemorates the event.
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CONTINUED
APPLICATIONS

2. None.
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NEW ITEMS

3. **230 Hillside Road**
Applicant: Ronald A. Ettinger
Project number: 1805-COA
Historic Status Code: 4X

Project Description:

The project is a proposal to add a 321 square foot second story addition to a 4,141 square foot Spanish Colonial Revival style home, with a historic landmark stone wall on the west side of the property. The proposed addition would occur over the existing first story kitchen at the northern section of the home. The addition consists of an expansion of the master bathroom and closets. The addition will be feature structural characteristics that will delineate the addition from the original structure. New materials will match existing materials and include stucco siding and tile roofing.

Presentation:

Ronald Ettinger (Project Architect) presented his project and commented on previous conceptual ideas that he presented to the commission. Mr. Ettinger responded to questions about the roof slope.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/De Young) to **APPROVE** the project with the following **CONDITIONS**: 1) Revise the drawings so that the western fascia is drawn accurately; and 2) the circular vents under the gable shall be

centered. This motion was made on the finding that 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 230 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.

4. **529 Floral Park Terrace**
Applicant: Hinh Xa
Project number: 1791-COA
Historic Status Code: 5D3

Project Description:

The project is a proposal to add a 475 square foot addition to an existing 1,438 square foot Spanish Colonial Revival style, single family home. The addition would occur at the rear of the home. New materials will match existing materials and include stucco siding and tile roofing.

Presentation:

Hinh Xa (Project Architect) presented his project and responded to questions about windows, materials, and whether he reviewed the City's design guidelines. He commented on the possibility of differentiating the original from the new construction. The property owner spoke about why he is building the addition.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/De Young) to **APPROVE** the project with the following **CONDITIONS:** 1) New windows shall be true divided lites; and 2) Provide a 12 inch offset to either the north or south side of the house in order to show a difference between the original and new parts of the structure.

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 new living space while preserving 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 529 Floral Park Terrace 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. **430 Arroyo Drive**
Applicant: Anthony George, AIA
Project number: 1708-COA
Historic Status Code: 5S1
Landmark No. 20 (Site of Garfias Adobe)

Project Description:

The applicant is requesting changes to the approved CHC April 17, 2014 plans. The proposed changes will consist of: 1) Raising the first floor wall height (second floor level) by 1', for a revised wall height of 9'-4" (was 8'-4"); 2) Raising the second floor wall height (roof) by 1', for a revised wall height of 9'-3-1/2" (was 8'-3-1/2"); and 3) the total building height at high point is 26'-7 3/8" (was 24' - 7 3/8"). This measurement is from the front of the building. The windows and doors (header heights) will be raised as well, to tops of walls. The exterior materials will match the approved materials.

Presentation:

Tony George (Project Architect) presented revision to his project and responded to a question clarifying information about the windows.

Public Comment:

None.

Commission Decision:

Motion/Second (McLane/Howell-Ardila) to **APPROVE** the revisions to the project. This motion was made on the finding that the project consisted of minor changes to the previously approved project. The home would remain appropriate to the size, massing, and design context of the neighborhood. The motion carried 4-0, 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 430 Arroyo 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 BUSINESS

6. **1725 Virginia Place**
Applicant: Duncan John McIntosh
Conceptual Review
Historic Status Code: 5D3

Presentation:

Mr. McIntosh solicited comments on a proposal to demolish an existing single vehicle detached garage and replace it with a new two vehicle garage. He offered options related to keeping the garage and demolishing it.

Discussion:

All Commissioners were in favor of the option that would stabilize the garage instead of demolishing it. The Commission advised that Mr. McIntosh focus on one plan so that the Commissioners will be more inclined to discuss the details. Commissioners recommended that he study the City's Design Guidelines. The Commission took no action on this item as it was for discussion purposes only.

7. **440 Orange Grove Avenue**
Applicant: Matthew Richman
Conceptual Review
Historic Status Code: 2D

Presentation:

Matt Richman solicited comments on a proposal to add a 200 square foot second story addition to a 3,348 square foot Spanish Colonial Revival style home. The proposed addition would occur over the existing first story office at the northern section of the home. The addition consists of an expansion master bedroom. New materials will match existing materials and consist of the following: stucco siding, tile roofing, and wood windows.

Discussion:

Commissioners agreed that the proposed project doesn't comply with the City's design guidelines. The Commission took no action on this item as it was for discussion purposes only.

8. **Request for Proposals (Historic Inventory)**

The Commission reviewed a Request for Proposals that was sent to qualified historic consulting firms to conduct a phased, citywide reconnaissance-level historic resources survey of properties/resources constructed in the City through 1970, as well as to update previous surveys and the City's Inventory of Addresses, which includes approximately 2,500 properties.

After some discussion about the timeline to complete the survey, Commissioners spoke in favor of the RFP and the survey update.

COMMUNICATIONS

9. **Comments from Council Liaison**

Councilmember Schneider provided an update on the SR 710 study.

10. **Comments from Commission**

Commissioner Conte made favorable remarks about the Fleet House restoration project and how the Mills Act contract is ideal for this project.

11. **Comments from South Pasadena Preservation Foundation Liaison**

None.

12. **Comments from Staff**

None.

MINUTES

13. **Minutes of the meeting of February 19, 2015**

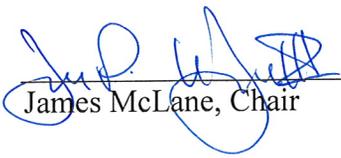
The Commission voted to **APPROVE** the minutes with edits.

Minutes of the meeting of March 19, 2015

The Commission voted to **APPROVE** the minutes with edits.

ADJOURNMENT

14. **Meeting Adjourned at 8:55 p.m. to the regularly scheduled meeting of May 21, 2015.**


James McLane, Chair

May 21, 2015
Date