

MINUTES OF THE SPECIAL MEETING OF THE
CULTURAL HERITAGE COMMISSION

CITY OF SOUTH PASADENA

Wednesday, October 26, 2022 at 6:30 P.M.

AMEDEE O. "DICK" RICHARDS, JR. COUNCIL CHAMBERS
1424 MISSION STREET
AND
VIA ZOOM TELECONFERENCE

ROLL CALL

The meeting convened at: 6:30 pm

Commissioners Present: Mark Gallatin (Chair), William Cross and Kristin Morrish

Commissioners Absent: Conrado Lopez (Vice-Chair)

Staff Present: Matt Chang (Planning Manager), Susana Martinez (Associate Planner), Sandra Robles (Associate Planner), Braulio Madrid (Associate Planner) and Mackenzie Goldberg (Assistant Planner)

Please Note: These Minutes are a summary of the meetings and are not a fully transcribed record.

APPROVAL OF AGENDA

Approved, 3-0.

DISCLOSURE OF SITE VISITS AND EX-PARTE CONTACTS

Commissioner Cross visited each site on the agenda.

Chair Gallatin visited the property listed under Item 4 of the agenda, 415 Oaklawn Avenue, met with the property owner's representatives and landscape architect, along with a member of the Planning Staff, about a month ago.

PUBLIC COMMENT

1. Public Comments – General (Non-Agenda Items)

None in Chambers; one comment received via email; and Dean Serwin spoke via Zoom regarding Measure LL, renewal of the library special tax.

CONSENT CALENDAR ITEMS

2. Minutes from the Regular Meeting of January 21, 2021.

Commissioner Cross motioned, seconded by Commissioner Morrish, to approve the minutes.

Approved, 3-0.

3. Minutes from the Regular Meeting of March 18, 2021.

Commissioner Cross motioned, seconded by Chair Gallatin, to approve the minutes. (Commissioner Morrish was not present for the March 18, 2021 meeting).

Approved 2-0, 1 Abstention.

4. 415 Oaklawn Avenue, Project No. 2523 COA – A Certificate of Appropriateness to repair the front porch with a single veneer of arroyo cobble for an existing single-family dwelling.

Recommendation:

Review the proposed project and determine appropriateness.

Presentation:

Assistant Planner Goldberg explained that the item was placed on the Consent Calendar at the request of Chair Gallatin and introduced the project architect and landscape architect.

Questions for Staff:

None.

Applicant's Presentation:

Applicant's representatives Lisa Henderson with Harvest Architecture and Amy Korn of Korn Randolph Landscape Architects presented a PowerPoint presentation on behalf of the Applicant.

Questions for Applicant:

Commissioner Morrish asked about the water intrusion issue.

Commissioner Cross expressed concern about putting new concrete (porch repair) against old (original stairs).

Chair Gallatin asked staff to explain how this project fits in the larger scope of work being done on the building.

Assistant Planner Goldberg reported that this project is a part of a larger gardening work project and landscaping in the backyard as well as a conversion of a garage to an ADU. Planning Manager Chang explained the purpose tonight is to review this project as a whole since the Chair referred it to the full Commission, and make a decision tonight.

Commissioner Discussion:

Chair Gallatin explained the need for input from his colleagues due to his concern that the arroyo stone on the front façade most probably came from part of the wall around the tennis courts. In the context of the Secretary of the Interior's Standards, the question is whether the arroyo cobblestone in its present location on the front façade has acquired historical significance in its own right or would it be appropriate to alter that. And if appropriate to alter that, then the Commission would be looking to provide direction to the Applicant on which of the two options would be the preferred one – either the arroyo stone or the limestone option. The Commissioners had a robust discussion about the issue.

Decision:

Commissioner Morrish motioned, seconded by Chair Gallatin, that the project is approved for the repair of the front porch with a single veneer of white limestone.

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

Motion carried, 3-0.

CONTINUED ITEM

- 5. **610 Meridian Avenue, Project No. 2450 COA – A Certificate of Appropriateness** to add a 413 square-foot first-floor addition to the rear of an existing 1,314 square-foot, one-story, single-family dwelling.

Recommendation:

Approve the Certificate of Appropriateness, subject to the Conditions of Approval.

Presentation:

Associate Planner Madrid presented a PowerPoint presentation.

Questions for Staff:

Chair Gallatin inquired about an inconsistency between the staff report and the plans. Associate Planner Madrid noted the discrepancy and confirmed that the information on the plans was correct.

Applicant’s Presentation:

None.

Public Comments:

None.

Questions for Applicant:

Commissioner Morrish asked if the new windows would be wood windows. The architect stated that the interior windows would be wood, the exterior windows would be a hybrid cladding, and confirmed that there would be no double hung windows.

Commissioner Discussion:

Chair Gallatin stated that when presented last month, there were some inaccuracies in the drawings which have now all been corrected. In addition, the Applicant has chosen to differentiate the old from the new in a relatively subtle fashion by adding vertical furring strips to set off the areas of the addition from the existing house.

Decision:

Commissioner Morrish motioned, seconded by Commissioner Cross, to approve the project as submitted. The mandatory findings and project Specific Finding 2 (the design is appropriate to the neighborhood);

Specific Finding 5 (the project adds substantial new living space for the owner); and Specific Finding 8 (the design protects the historic integrity of the project), subject to the Conditions of Approval, can be made.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

Motion carried, 3-0.

PUBLIC HEARING

6. **1023 Adelaine Avenue, Project No 2497-NID/DRX – A Notice of Intent to Demolish** for the demolition of an existing 977 square-foot single-family dwelling.

Recommendation:

Approve the Notice of Intent to Demolish and determine that the property does not meet the national, state, or local criteria for historic designation.

Presentation:

Associate Planner Madrid presented a PowerPoint presentation. City consultant Debi Howell-Ardila was present on Zoom.

Questions for Staff:

None.

Applicant Presentation:

None.

Questions for Applicant:

Commissioner Cross recalled reading that the stucco on the house is one of the reasons that it is not historic and a contributing structure to the historic district there. That notwithstanding, his bigger concern was the scale of what replaces the home and what that will look like and how that will affect the neighborhood.

Associate Planner Madrid provided the Commission with a verbal description of the scope of work. The Applicant is proposing to demolish the majority of the home, maintaining two walls. However, per the Building Code, that is considered to be a full demolition and per the Cultural Heritage Commission Ordinance, that triggers the NID process.

The Commissioners had a robust discussion regarding the project and the fact that it would go before the Design Review Board for design review, which has the same set of guidelines as this Commission. They agreed that for the purposes of determining whether this project is acceptable for demolition, it meets every criterion. The Historic Resource Evaluation (HRE) was very comprehensive and very well done. The extent of the Commission's purview is to make the determination on whether the existing home meets state, national or local standards for historic designation. The HRE prepared by the consultant concluded that it does not.

The Commissioners expressed concern that a building permit for demolition not be issued until the new plan is approved.

City consultant Debi Howell-Ardila pointed out that Adelaine Avenue has one of the highest concentrations of the earliest intact properties and, therefore, needs to have that compatibility in the new construction.

Planning Manager Chang explained the options available to the Commissioners to express their concerns to the Design Review Board and the next steps in the process for the Applicant after approval of the Notice of Intent to Demolish.

Decision:

Commissioner Morris motioned, seconded by Commissioner Cross, to make the determination that this project does not meet the criteria for historic designation and as such may proceed with the application process through the Design Review Board. Also, that the DRB recognize that the El Centro Indiana Palm Historic District is a qualifying historical resource itself. The Cultural Heritage Commission strongly recommended that the DRB do everything in its power to ensure the avoidance of any direct impacts to the historic district because the historic district has one of the highest concentrations of period homes of this type in the City.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

Motion carried, 3-0.

DISCUSSION

7. 534 Arroyo Drive, Project No. 2524-LHD – Landmark Historic Designation Request.

Recommendation:

Form a subcommittee to review a request for a Landmark Historic Designation.

Presentation:

Associate Planner Robles presented a PowerPoint presentation.

Questions for Staff:

None.

Applicant Presentation:

Glen Duncan, Preservation Consultant, spoke about how he got involved in this project and recounted that he had been in the house many times.

Applicant Joan Hillard gave a moving history of the restoration of the property from the original plans, working with Architect John Galbraith and Glen. They did basically what Architect Galbraith had

visualized, but updated the kitchen and other areas as appropriate. She expressed that this house should always be a part of this community and thanked the Commissioners.

Chair Gallatin explained next steps.

The Commissioners determined it was important to have an architect on the subcommittee and discussed the process of nominating a Commissioner not in attendance to a subcommittee. Staff advised the Commission that they had the authority to do so.

Decision:

Commissioner Morrish motioned, seconded by Chair Gallatin, that the subcommittee for this particular house be Commissioner Cross and Vice-Chair Lopez.

Staff conducted roll call:

Commissioner Cross	Yes
Commissioner Morrish	Yes
Chair Gallatin	Yes

Motion carried, 3-0.

ADMINISTRATION

8. Comments from Council Liaison:

Council Liaison Evelyn Zneimer was not in attendance at tonight's meeting, so there were no comments.

9. Comments from Commissioners:

None.

10. Comments from Subcommittees:

None.

11. Comments from South Pasadena Preservation Foundation (SPPF) Liaison:

Chair Gallatin shared that the SPPF held its Irving Gil Garden Gala event on September 18th after a 2½ year delay due to the pandemic. 180 people attended the event and the SPPF grossed over \$30,000 through ticket sales and the live and silent auctions. The home had never been open to the public previously. He also announced that another Arts Crawl in the Mission West District would take place this Saturday from 3:00 pm to 8:00 pm and the SPPF museum would be open.

12. Comments from Staff:

Planning Manager Chang reported that last Thursday, Councilmember Zneimer, Chair Gallatin, Planning Commission Chair Lesak, as well as Community Development Director Frausto-Lupo attended the California Preservation Foundation Awards to accept the Certificate for ADU Design Guidelines for Historical Properties on behalf of the Commission and the Planning Commission for all the hard work over the past 12-18 months. He congratulated and thanked the Commission.

Regarding the Housing Element update: The State HCD is expected to provide their comments by October 31st.

This week, a new staff member, Leah Demarest, Senior Housing Analyst, joined the Community Development Department. She will be implementing some of the Housing Element programs and will also tackle some of the housing issues in the City. She will be formally introduced to the City Council next Wednesday at the Council meeting.

Chair Gallatin asked staff about the review and approval of signage on historic buildings. In past practice, commercial buildings that are listed on the inventory when signage is proposed, that signage has come before this Commission, or at minimum a Chair review, for review and approval. His concern came after driving by 1909 Fremont Avenue, a vernacular brick building built in 1923, listed on the inventory as a historic building, which has a rather pedestrian looking channel letter sign on the brick façade. Although a new business is there now, the signage did not come before the Commission for review and approval.

Planning Manager Chang stated that staff was not aware of that particular address, but will look into it.

ADJOURNMENT

The meeting adjourned at 8:08 pm to the next regular meeting of the Cultural Heritage Commission on November 17, 2022 at 6:30 pm.

APPROVED,



Mark Gallatin
Chair, Cultural Heritage Commission

5-22-23

Date