

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 16TH DAY OF MARCH, 2017
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:50 PM

Commissioners Present: Mark Gallatin (Vice-Chair), and Rebecca Thompson, Steven Friedman

Commissioners Absent: Deborah Howell-Ardila

Council Liaison Present: Robert S. Joe, Councilmember

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1.

2. **Conceptual Plans for Community Center**

The Commission heard a presentation regarding the conceptual plans for a new community center facility at Orange Grove Park.

Discussion:

Commissioner Thompson suggested refinement of some of the design details including: a scale that reflects the architecture of the building, a color scheme that includes various shades so that the walls are not all white and operable windows would be preferable to fixed windows due to Southern California climate.

Commissioner Gallatin had questions about the building footprint and whether there is a setback to the east. He asked if the plans will include bicycle parking. Commissioner Gallatin asked about the re-use of the existing Senior Center and whether any environmental analysis has been done yet.

Ms. Pautsch noted that the library would be expanded into the current space of the Senior Center. Mr. Mayer said that no environmental work has been done yet, but it will need to comply with the California Environmental Quality Act (CEQA) before it's approved.

CONTINUED
APPLICATIONS

3. None.

NEW ITEMS

4. **1610 Marengo Ave.**
Applicant: Tom Pejic, Oller & Pejic Architecture
Project No.: COA-1957
Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness to: 1) build a 225 square foot dormer addition; 2) remove a trellis (southern façade) of inner courtyard; 3) replace two side-by-side ground floor windows with double French doors; 4) adjust three upper floor windows on south elevation; 5) remove an original upper floor oriel (bay window) and replace it with a

flush wall and two new windows; 6) replace windows for an enclosed sleeping porch; 7) widen a ground floor porch opening; and 8) replace a single entry door into the house with double French doors and side lites.

Presentation:

Tom Pejic presented his project and responded to Commissioner comments about the room sizes, building code requirements, and the removal of the bay window feature. Mr. Pejic confirmed that he was aware that the removal of the bay window would be a concern.

Public Comment:

Sarah Heidel (property owner) spoke about her reasons for wanting to remove the bay window and responded to questions about the size and location of the bay windows.

Commission Discussion/Decision:

Motion/Second (Gallatin/Friedman) to **APPROVE** the project with the following **CONDITIONS**: 1) Retain the bay feature on the back of the house; and 2) windows within the bay feature may be modified by lowering the sill height so that they are consistent with the windows of the sleeping porch.

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

The motion carried 3-0, 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 1610 Marengo 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. **2021 Le Droit Drive**

Applicant: Tom Nott, Architect

Project No.: COA-1976

Historic Status Code: 5D1

Project Description:

A request for a Certificate of Appropriateness for adding an 869 square foot second story addition to an existing 1,516 square foot single-story Spanish Colonial Revival house. The new floor addition would be located behind the roof ridge of the existing single-story front volume to minimize its

massing impact on the historic façade. All exterior finishes are to match the existing house including wood windows, stucco walls and tile roofing. The house was constructed in 1923, has an historic rating of 5D1, and is located on a 7,500 square foot parcel.

Presentation:

Tom Nott (project architect) presented his project and responded to comments about the windows, stucco corbels, solar tube visible from the street, and simulated divided lights.

Public Comment:

Paul Heimstadt (2017 Le Droit) said that the second floor addition would block the sunlight at his house. The design of the project would disrupt the rhythm of the streetscape.

Heather Heimstadt (2017 Le Droit) distributed pictures of the bedroom that would be affected by the project and the loss of privacy related to the new windows of the second floor. The project would cast a shadow over their back yard.

Commission Discussion/Decision:

Commissioner Friedman said that a model and site lines would be needed. He wants the applicant to fully explore alternatives because the proposed project would change the character of the street. Commissioner Gallatin said that the Commission must also take into account the neighbors' concerns.

Motion/Second (Gallatin/Friedman) to **CONTINUE** the project with the applicant to submit the following:

- Revise Site Plan/Roof Plan – Solar tube to be eliminated. Doesn't comply with design guidelines,
 - Three Dimensional Model or sketch is needed,
 - Provide the DPR form for the potential district,
 - Windows: Muntins pattern consistency needed,
 - Corbels and 2x4 outriggers shall not be covered in stucco,
 - South elevation: no consistency with muntins pattern and the elevation doesn't match the window schedule where new windows are simulated divided lights. The new windows need to be true divided,
 - Use double hung windows and not sliders,
 - Window placement on 2nd floor in the rear elevation should be clerestory windows to prevent visibility in the neighbor's yard and the bathroom window on side elevation to be translucent, and
 - Provide sufficient exhibits to show that all alternatives and options to this second floor addition have been explored. The proposal seems to change the character of the street. Check this project against the neighborhood's DPR form and the characteristics of this neighborhood.
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- Answer the questions: What is necessary to fulfill the family's needs? What would be the consequences of expanding the house all on one story?

The motion carried 3-0, Howell-Ardila absent.

6. **1036 Adelaine Ave.**
Applicant: Jim Fenske, Architect
Project No.: COA-1986
Historic Status Code: 5D1

Project Description:

The proposed project involves the rehabilitation of the existing historic house and the rear ground floor addition of 182 square feet with an additional 292 square feet added to the rear of the existing second floor. All of the existing windows and doors that are slated for preservation will be rehabilitated and restored. The entire exterior of the house, along with the dilapidated garage will be rehabilitated in accordance to Cultural Heritage Commission approval. A proposed roof deck would be located atop the new single story rear addition. The total square footage of the existing main house is 1,210 square feet and would be enlarged to 1,713 square feet with the proposed additions.

Presentation:

Jim Fenske (project architect) presented his project and responded to comments about information on the plans.

Public Comment:

None.

Commission Decision:

Motion/Second (Gallatin/Friedman) to **APPROVE** the project on the **CONDITION** that the applicant make the following corrections:

- Under "New Square Footage," check the math to ensure the figures add up correctly,
- On Door Schedule, the sectional garage roll up door and French doors are listed twice,
- The two sets of doors on the rear elevation do not match the floor plan where there is a window between them. The architect said the window should be removed from the floor plan,
- North elevation notation should read "new construction at first floor" (not second floor), and
- The Chair shall review any changes that result in the enlargement of the house due to a more precise measurement of the lot based on a licensed survey.

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 provides a clear distinction between the new and historic elements.

The motion carried 3-0, 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 1036 Adelaine 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

7. **29 Short Way (Conceptual Review)**
Prospective Applicant: Jasjiv Anand

Commissioner Friedman left the meeting at this time.

Presentation:

Jasjiv Anand solicited comments on a project involving the retrofit of exterior walls to shore and stabilize the house. Mr. Anand is also seeking comments on the replacement of wood shake shingles along each elevation and replacing them with horizontal tongue and groove wood siding. The home was constructed in 1904 and is classified as a one and half story vernacular Craftsman-style bungalow.

Discussion:

Commissioners made the following comments:

- The proposed tongue and groove siding would not be approved,
- Original wood shingles must be kept if they are in good condition. Hardi plank shingles may be approved if they match the original materials,
- A Certificate of Appropriateness would be needed for the complete removal of original shingles for the replacement of hardi-board shingle siding,
- Specificity would be needed for the corner details, and
- Wood siding close to the ground will not likely be approved due to water damage to the house.

This item was for discussion purposes only; no decision was made at this time.

8. **Public Outreach for Property Owners Identified in the Survey**

Mr. Mayer introduced this item requesting that commissioners discuss ways of responding to questions and concerns of property owners whose properties were identified for the first time on the City's survey of historic resources.

Commissioners said that property owners should know the facts about

being listed on the inventory. These homes are not museums; properties can be modified upon approval of the CHC. There are benefits of owning a historic home for example better re-sale value and the possibility of Mills Act tax relief. Commissioners suggested a Frequently Asked Questions (FAQ) for addressing the owners' concerns.

9. Rialto Theater Subcommittee

Mr. Mayer requested that the Commission appoint a member to the standing subcommittee on all matters pertaining to information and updates on the Rialto Theater. Councilman Joe provided additional information about the subcommittee and there may be a new tenant soon.

Commissioners continued this matter to the next meeting.

**10. 2073 Milan Avenue (Conceptual Review)
Prospective Applicant: Xiao Qin Liu**

Commissioner Gallatin recused himself and left the room due to the property's location and a potential conflict of interest with a property he owns in the vicinity.

Description:

Mr. Liu solicited comments on a request for a conceptual review for the construction of a 488 sq. ft. single story addition to an existing 1,632 sq. ft. single story English Revival house on an 8,650 sq. ft. lot. The exterior materials would match the existing. The proposed addition would attach the house to the garage.

Discussion:

Commissioner Thompson had questions about how the two buildings are tied together. She advised the prospective applicant to refer to the Secretary of the Interior Standards for the treatment of historic properties. She also noted that some of the information on the plans is confusing, and there are issues with the roof plans.

This item was for discussion purposes only; no decision shall be made at this time.

Commissioner Gallatin returned to the meeting following this discussion item.

**11. 1026 Adelaine Avenue (Conceptual Review)
Applicant: Warren Leung**

Staff pulled this item from the agenda.

**12. 1500 Fair Oaks Avenue
South Pasadena Middle School**

Commissioners discussed the possible demolition or reconfiguration of the 1928 gymnasium at the South Pasadena Middle School.

Commissioner Thompson summarized a meeting she attended at the South Pasadena Unified School District regarding the Board's discussion

of possibly demolishing the gymnasium. She noted that former Commissioner John Lesak spoke in favor of keeping the building and repurposing it.

Commissioner Gallatin read a letter from Commissioner Howell-Ardila explaining her preference for keeping the building and for the Board to seek alternatives to demolition.

Mr. Mayer said that the Board has not made any decision on the project and that the decision to demolish it would require compliance with the California Environmental Quality Act (CEQA). The CEQA process would allow time for the public to comment on the demolition and impacts to historic resources.

This item was for discussion purposes only; no decision was made at this time.

COMMUNICATIONS

13. **Comments from Council Liaison:**

Councilman Joe said that the City Council discussed adding a council liaison to the Design Review Board.

14. **Comments from Commission**

Commissioner Gallatin spoke about the California Preservation Foundation conference that will be held in Pasadena from May 10th to the 13th. Mr. Gallatin will lead a tour through historic San Gabriel.

15. **Comments from Staff**

None.

MINUTES

16. **Minutes of the regular meeting of February 16, 2017**

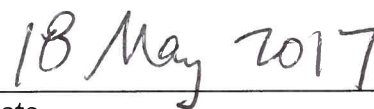
This item was continued to the April 20, 2017 meeting.

ADJOURNMENT

17. **Meeting Adjourned at 9:32p.m. to the next regular meeting scheduled for April 20, 2017.**



Deborah Howell-Ardila, Chair



Date