

**MINUTES OF THE MEETING OF THE
CULTURAL HERITAGE COMMISSION
CITY OF SOUTH PASADENA, CALIFORNIA
CONVENED THIS 20TH DAY OF OCTOBER, 2016
COUNCIL CHAMBERS, 1424 MISSION STREET**

ROLL CALL

The Meeting convened at: 6:45 PM

Commissioners Present: James McLane (Chair), West J. De Young,
Steven Friedman, and Mark Gallatin

Commissioners Absent: Deborah Howell-Ardila

Council Liaison Present: Richard D. Schneider M.D., Councilmember

Staff Liaison Present: John Mayer, Senior Planner

NON-AGENDA
PUBLIC COMMENT
PERIOD

1. None

CONTINUED
APPLICATIONS

2. None.

NEW ITEMS

3. **2020 Fletcher Avenue**
Applicant: Kenny Loo
Project number: 1952-COA
Historic Status Code: 5D3

Commissioner McLane disclosed that he previously reviewed a conceptual version of this project with the applicant at the City Hall.

Project Description:

A request for a Certificate of Appropriateness for the construction of a 90 sq. ft. single story addition and a new 536 sq. ft. second story addition to a 1,272 sq. ft. single story Colonial Revival house on a 8,014 sq. ft. lot. The single story addition will consist of a new bathroom and staircase. The second story addition will consist of two bedrooms with two bathrooms. The exterior materials for the addition will match the existing and will consist of; wood windows, wood siding, and composition asphalt shingles.

Presentation:

Kenny Loo presented his project and responded to questions about window details and the difference in height between the existing and proposed addition. Mr. Loo said he will consider an alternate shape to the curved window on the rear elevation.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Friedman) to **APPROVE** the project with the **CONDITION** that the applicant changes the shape of the rounded window on the rear elevation in keeping with the other windows. 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, and it adds substantial new living space while preserving the historic character of the streetscape.

The motion carried 3-0, Howell-Ardila Absent. Commissioner De Young arrived at this time and did not vote on this matter.

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 2020 Fletcher 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.

4. **1115 Montrose Avenue**
Applicant: Alan Zorthian
Project number: 1944-COA
Historic Status Code: 5D1

Commissioner McLane disclosed that he previously spoke with the applicant at the City Hall regarding some design alternatives.

Project Description:

A request for a Certificate of Appropriateness for the interior reconfiguration of an existing single-story Craftsman-style house including a 586 square foot ground floor rear addition. All exterior finishes of the house addition are to match the existing structure. The project is located in the RS zone and is sited on an approximately 8,520 square foot parcel.

Presentation:

Alan Zorthian (project architect) presented his project and responded to questions regarding the massing, the roof form, the status of existing windows, and clarification with information on the plans. Mr. Zorthian confirmed that existing windows will remain and be restored if needed.

Public Comment:

None

Commission Decision:

Motion/Second (McLane/Gallatin) to **APPROVE** the project with the following **CONDITIONS:** 1) the siding shall be wood to match the existing materials of the original house, and 2) prior to submitting plans for a building permit, the Chairperson shall first review the applicant's approach to the window design and placement and preservation of the existing windows to a mutually satisfactory result.

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) provides a clear distinction between the new and historic elements; 3) removes inappropriate alterations of the past; 3) restores original historic features; 4) it adds substantial new living space; and 5) it nicely enhances the appearance of the residence without obliterating its original design, character, or heritage.

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 1115 Montrose 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

5. **Mission View Mixed Use Project (Orowheat Site) - Conceptual Review**

Description:

Dwight Bond (architect) presented a conceptual project involving a 3-story mixed use building above two levels of subterranean parking at the southeast corner of Mission Street and Fairview Avenue. The project would involve demolition of two buildings at 1101 Mission Street including the former Orowheat building and the current restaurant. The project would also involve partial demolition to the rear side of a historic building at 1115 Mission Street. The new construction behind the historic building would involve a two-story brick structure containing five live/work units.

Mr. Bond answered questions about the public/private open spaces within the project, signage, shade and shadow issues in the central courtyard, access to trash enclosures, and affordable housing opportunities.

Discussion:

Commissioner McLane said that the proposed building would not contribute to the urban/historic scene of Mission Street. He was also troubled by the loss of a portion of the historic building and noted there isn't enough information to make informed comments on it. Commissioner McLane said that the brick addition was the most noteworthy architecture of the project; the new building is very horizontal and gloomy in appearance. The windows from ground floor to upper floors do not relate to each other. He also commented on the brick pilasters which are not appropriate and the need for a serious study of the scale and massing. Commissioner McLane said the Fairview elevation was the most interesting, but needed more development and more genuine architecture.

Commissioner Gallatin noted that the two most critical components of the project involve the conversation between the historic building and the new building in terms of scale, massing, textures, etc and the open space programming and how it's designed to be an inviting space.

This item was for discussion purposes only; the project has not yet been submitted to the City. The Commission did not take any actions on this item.

6. Administrative Procedures for Issuance of Demolition Permits

Description:

A discussion about the administrative procedures of issuing demolition permits for properties that are: 50 years of age or older, not listed on the Inventory, and not surveyed/evaluated within the past five years.

Discussion:

Mr. Mayer explained the discussion issue and responded to questions about the procedures that were followed for some of the demolition permits that were recently issued.

Commissioner McLane said that the City needs to implement a procedure for the demolition of buildings, especially for those that are about to collapse (i.e. detached garage at 1307 Diamond Avenue).

Mr. Mayer responded to Commissioner Gallatin's question about the information that staff requests when a demolition is proposed. Mr. Mayer noted that it would depend on what was being demolished and whether historic features are affected. Other cases involve a health and safety concern. A structural analysis helps determine whether the failing structure can be temporarily secured until a restoration plan is implemented.

Commissioners discussed the low frequency of demolition permits and considered whether the CHC ought to be consulted prior to any demolition. Mr. Mayer confirmed that this would need to be codified in the new Cultural Heritage ordinance.

Commissioner Friedman recommended that the Commissioners and staff review a publication from the National Trust entitled: "Protecting Potential Landmarks Through Demolition Review". It offers different models that cities use to control demolition of potential historic resources.

Staff will research other preservation ordinances and offer suggestions for revising the draft ordinance to allow Commission review requests for demolition.

7. Preservation Ordinance Re-Write and Response to Comments – Discussion

Mr. Mayer provided an update on the status of the draft preservation

ordinance. He expects to have responses to comments completed by early November and report back to the subcommittee. Mr. Mayer reminded the Commission that the new ordinance allows time for a special subcommittee of the Commission to review a structural analysis and any other related information prior to allowing demolition for safety reasons.

8. Earthquake Hazard Reduction Ordinance

Description:

A discussion about the status of Ordinance 2300 (Unreinforced Masonry Hazard Mitigation) and modifications to acknowledge and/or cross-reference the South Pasadena Cultural Heritage Ordinance, General Plan, and their provisions for historic resources.

Discussion:

Commissioner McLane recited an e-mail he sent to City Manager Gonzalez regarding this matter. The e-mail explained the Commission's concerns that the URM ordinance does not include provisions that ensure historic properties follow due process before demolition permits are issued. The second concern was regarding the procedural process of issuing demolition permits without having gone through the Cultural Heritage Commission process.

Mr. McLane read an e-mail from the City Attorney who shared language from Sierra Madre's code that involves procedures for demolition.

COMMUNICATIONS

9. Comments from Council Liaison:

Councilman Schneider recommended that the Commission review the architectural historian's analysis of the Arroyo Seco Golf Course clubhouse and consider a landmark nomination for it. Commissioners McLane and Gallatin volunteered to review it.

Councilman Schneider also noted that the Commission will be seeing conceptual plans for the proposed Community Center.

10. Comments from Commission

Commissioner Friedman provided a report on the San Pascual Stables committee.

Commissioner Gallatin announced that he will be attending the State's American Planning Association conference in Pasadena.

11. Comments from Staff

None.

MINUTES

12. Minutes of the regular meeting of August 18, 2016

Motion/Second (McLane/De Young) to **APPROVE** the minutes.

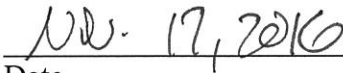
13. Minutes of the regular meeting of September 15, 2016

Motion/Second (McLane/ De Young) to **APPROVE** the minutes with a minor edits.

ADJOURNMENT

14. **Meeting Adjourned at 8:40 p.m. to the next regular meeting scheduled for November 17, 2016.**


James McLane, Chair


Date