

ACTION MINUTES
Historic Preservation Commission
Council Chambers – City Hall
Wednesday, January 20, 2010
7:30 p.m.

Call to Order 7:30 P.M.

Roll Call Commissioners H. Carter, Chair; K. Eriksen, R. Gibson; A. Meyer, C. Shultes, J. Steen, D. Subocz

Absent: None.

Staff: Senior Planner D. Lauritson, Associate Planner J. Lum; N. Ellis Recording Secretary

Presentations – None.

Oral Communications –

Brooke Mangin, 737 Pine Street, said she was hoping to apply for the Mills Act at the invitation of her neighbor. Senior Planner D. Lauritson noted that the City currently doesn't have a Mills Act but would be happy to state this in the minutes.

Michael Bethke, 229 Union Street, happily reported on the progress of his remodel at 229 Union Street. He noted that Councilmember Mathews had picked up a nomination for a blue plaque award for this property. This project will combine a Blue Plaque/Green Building award. He thanked the Commission on their guidance and support.

MODIFICATIONS TO AGENDA — It was the consensus of the Commissioners present to move items **7 and 9 Under General Business** to the beginning items under **General Business**.

Announcements – Commissioner Steen announced that the Capitola Historical Museum has opened up an exhibit titled “The Landmark History of Capitola”. The exhibit will be open to the public beginning January 23rd to the end of December 2010. A public reception will be held on Thursday, February 11th, from 5 to 7 p.m. at the Capitola Historical Museum. She noted that posters are available to anyone noting the time and place of the exhibit.

Senior Planner D. Lauritson expressed his appreciation to Ross Gibson and Clarke Shultes for their many years of service. He noted that tonight is the last meeting for both of them. Chair Carter stated that he doubted the Council will find any two people with the qualifications, tenacity, perseverance and intelligence of these two Commissioners. He further stated that both of them will be sorely missed.

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Approval of Minutes – October 21, 2009

ACTION: APPROVED AS SUBMITTED, 6-0-1; COMMISSIONER ERIKSEN ABSTAINING.

Public Hearings –

- 1. 102 Green Street 08-104.0 APN 006-404-03**
Historic Alteration Permit to allow 574 square feet of additional interior space and 110 square feet of additional deck for a dwelling in the Mission Hill Historic District and the R-1-5 zoning district; the new deck area is located 11 feet away from a 30 percent slope area. (Environmental Determination: Categorical Exemption) (P. Spellman, owner/filed: 6/19/2008) DL
Recommendation: Approval with conditions

Senior Planner D. Lauritson presented the staff report.

P. Spellman, owner and designer, presented a brief presentation.

The public hearing was opened.

M. Bethke, 229 Union Street, stated that this was an eclectic type contributing structure in the Victorian neighborhood. He didn't think that this was too out of line with what the applicant is proposing especially with the green points.

No one else wished to speak and the public hearing was closed.

Commissioner Gibson agreed with staff's recommendation to not have a metal roof. He stated that the metallic roof is not compatible as it changes the chalet appearance into an industrial revival style structure and shifts the emphasis of the building from one that is organic towards one that is industrial and nonorganic materials. He stated that he can go either way on the windows and would like to see a redesign of the studio.

Commissioner Shultes noted that a lot of the addition of the new studio would not be extremely visible and is a very dissimilar element. The flat roof which drapes in the middle is more of an issue on the west elevation which shows fixed glazing and translucent panels with clerestory windows and would note is a very contemporary building and is visible from the street. He stated that if those were multi-paned units then the glazing wouldn't be quite an issue and if it were divided into a grid with horizontal elements that would be more fitting. He recommended that if the glass needs to be there for a functional reason that it be divided somehow with some grids as a rectangular element would be more compatible with the neighborhood. He noted that the accessory dwelling units has a very large expanse of roof and unfortunately that material is very reflective. He would like to see introduced the multi-paned glass with simulated glass. He further stated that the house has a very obvious noble presence and is a very prominent visual component of that hillside and it is essential that it be done well. He noted that the simple gable

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end with that multi-paned end looks is a dominant element especially with the simplicity of that gable end and will be repeated and much taller. The sheet of glass is unacceptable and he would like to see it changed. He stated that if it were painted not as light a color it wouldn't bring so much attention to itself. He would like to see the gable turned 90 degrees on the uppermost addition facing west and would take the highest peak and turn it another direction.

Commissioner Steen agreed with staff's recommendation on the studio's redesign. The horizontal board and batten features are not compatible with features in the historic district.

Commissioner Subocz agreed with Commissioner Shultes about the color. He noted that the contemporary design of the art studio doesn't have an impact on the historic district because of its location. The building itself given the slope and massing of the proposed design is difficult to make it a cohesive element as it is an addition. The other option is to continue the project for redesign.

Commissioner Eriksen would like to see roof shingles and would be compatible with the neighborhood.

Commissioner Meyer noted that the overlay district changes the conditions of this property and keeps it along the lines of existing as much as possible.

Commissioner Carter stated that the gable on the uppermost one would present a cleaner set of massing. He noted that the roof form is not in keeping with the historic district. He suggested a low-sloped roof and modify the triangular fixed glass element and follow the windows that are in the gable of the garage.

ACTION: Commissioner Gibson moved and Commissioner Steen seconded to continue this project for redesign to February 17, 2010. The motion passed on a unanimous 7/0 vote.

2. **346 Chestnut Street CP 09-0076 APN 005-135-08**
Historic Alteration Permit for new window in the front gable of a house listed on the City Historic Building Survey and located in the R-1-5 zoning district. (Environmental Review: Categorical Exemption) DL
Recommendation: Continue indefinitely.

ACTION: THIS ITEM WAS CONTINUED INDEFINITELY.

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RECESS

The Commission took a brief recess at 8:25 p.m. The Chair called the meeting back to order at 8:30 p.m.

General Business –

9. **Historic Resource Map**
Recommendation: Accept report and map.

Associate Planner J. Lum presented a brief summary of the historic resources on one map. She noted that the final version of the map only goes up to 1965 but further data is available through the GIS database.

ACTION: THE HISTORIC PRESERVATION COMMISSION RECEIVED A VERBAL PRESENTATION FROM ASSOCIATE PLANNER J. LUM AND ACCEPTED THE REPORT AND MAP.

7. **Villa Branciforte Information**
Recommendation: Accept information from Ed Silveira

ACTION: THE COMMISSION ACCEPTED THE INFORMATION.

3. **Election of Chair and Vice-Chair for 2010**
Recommendation: Elect Chair and Vice-Chair.

ACTION: HUGH CARTER ELECTED AS CHAIR AND ANDREW MEYER ELECTED AS VICE-CHAIR FOR 2010.

4. **Commission By-Laws**
Recommendation: That the Historic Preservation Commission accept a copy of the revised by-laws recently adopted by the City Council.

ACTION: THE COMMISSION ACCEPTED THE REVISED BY-LAWS AS ADOPTED BY THE CITY COUNCIL.

5. **Continued Discussion of Mills Act & Historic Preservation Zoning Incentives**
Recommendation: Discuss Mills Act & zoning incentives.

ACTION: Commissioner(s) Steen, Gibson and Eriksen recused themselves from the item. After a random drawing of numbers, Commissioner(s) Meyer and Carter were seated to create a quorum of the Commission (Subocz, Shultes, Meyer, and Carter) to discuss the item. The four Commissioners discussed details of the proposal and agreed by consensus that should a member that has recused themselves wish to speak during the opportunity to

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speakers shall be able to speak. Commissioner Carter would like to see creation of a sample of contracts, sample of calculations and a sample program. Commissioner Subocz stated that this was a matter of having the contract approved by the City Attorney and approved by the City Council. Commissioner Meyer stated that he would like to see three of the items packaged together as the Mills Act, Zoning Incentives, and Volume 3.

The Commission welcomed back to the Commission those Commissioners that recused themselves under item 5.

6. 2009 Annual CLG Report

Recommendation: Accept report submitted to SHPO December 17, 2009.

ACTION: THE COMMISSION ACCEPTED THE REPORT SUBMITTED TO SHPO.

8. List of 2010 Subcommittees

Recommendation: Accept list of subcommittees.

ACTION: THE COMMISSION ACCEPTED THE REVISED LIST OF SUB-COMMITTEES

Subcommittee/Advisory Body Oral Reports

Commissioner Gibson noted that the La Bahia LCP/BSOL plan amendment will be heard by the Coastal Commission sometime in late March.

Items Initiated by Members for Future Agendas –

- **List of zoning incentives**
- **Mills Act**
- **Seabright Area Plan**

Adjournment — 9:50 p.m.

At 9:50 p.m. the Historic Preservation Commission adjourned to the next regular meeting of February 17, 2010 in the City Council Chambers.

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APPROVED:

Dated

H. Carter, Chair

Dated

Don Lauritson, Secretary