



**Minutes**  
**Historic Preservation Commission**  
**7:30 p.m., Wednesday, August 15, 2012**  
**City Council Chambers**  
**809 Center Street**

**Call to Order 7:30 PM**

**Roll Call** A. Meyer- Chair, R. Barker; I. Blackwood; H. Carter; D. Hooks; F. Miller;  
J. Steen

**Absent:** None.

**Presentations** - None.

**Oral Communications** - None.

**Announcements** - Welcome Commissioner David Hooks  
**Commissioner Barker recused herself from Item 1. 101 Cooper Street as she had a conflict of interest.**

**Approval of Minutes** - February 15, 2012

Commissioner Steen moved and Commissioner Miller seconded APPROVAL of the minutes of February 15, 2012. The motion passed on a 5/0/2 vote; Commissioner Carter and Commissioner Hooks abstaining. The additions and deletions are as follows:

On Page 2, paragraph 3 and paragraph 4, replacing Commissioner Carter's name for Commissioner Miller.

Deleting the word "is" on Page 2, paragraph 6. . . On page 2, paragraph 2, lines 4 and 5: replace the sentence with . . . "She also went through UCSC Library and Don Lauritson contacted Covello and Covello, but no early photographs of the front of the buildings were found". . . On Page 2, paragraph 2, add the words "similar style houses", as illustrated in Elliot's book of house drawings.

**Public Hearings** -

- 1. 101 Cooper Street, B CP12-0122 APN 005-051-11**  
Historic Alteration Permit for a new awning on an existing commercial building listed on the City Historic Building Survey (Volume 1, Page 86) and located in the CBD/FP-O/HD-O zone district. (Environmental Determination: Categorical Exemption) (Green Valley-Ross Partnership, owner/filed: 7/24/2012) JL

The public hearing was opened.

SPEAKING FROM THE FLOOR IN SUPPORT OF THE PROJECT

Ali Amin, tenant for the project.

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

Commissioner Blackwood was concerned with how the awning would be attached. Expansion anchor holes should be positioned in the mortar joints.

Associate Planner Lum spoke with the architect and he stated that there will be framing within the awning itself and connect the two points across the window. The Z-bracket with a bar would span across and connect with bolts on either side. She stated that the mounting holes could be placed within the mortar joints of the wall.

Commissioner Carter liked the awning as it creates a presence on the street. He also noted that the canopy wouldn't interrupt the character defining features.

Commissioner Meyer stated that the angle of the door was a nice treatment.

Commissioner Miller asked if the projection of three-feet is allowed by the Downtown Plan.

Commissioner Hooks stated that the doors recess from the inside and the awning won't be seen from inside the building.

Commissioner Blackwood stated that the flat awning was a lot sturdier.

Commissioner Carter moved and Commissioner Steen seconded, to approve the Historic Alteration Permit, subject to the findings and conditions of approval, with the addition of Condition #5 as stated below. The motion passed on a 6-0-1 vote, with Commissioner Barker recused.

**Condition #5. Mounting holes shall be placed into mortar joints of the wall wherever possible.**

2. Process for Review and adoption of Historic Zoning Amendments & Volume III of Historic Building Survey.

**ACTION: Received Staff Report**

Senior Planner Lauritson presented a power point summary on the evolution of the City's Historic Preservation Program beginning in 1976. Staff is recommending that the Historic Zoning Amendments should be adopted prior to consideration of Volume III of the Survey. On September 11<sup>th</sup>, the City Council will provide staff direction regarding the hearing timetable.

## MINUTES

Historic Preservation Commission Meeting of August 15, 2012,

Page 3

Commissioners discussed potential variations and suggested that Staff explore the following additional variations: parking size and location, allowance for 49-foot wide and 4,900 square foot lots to be developed without design permits, variations to one foot side yard/each three feet of height RL and RM zone requirements, variation to limitations on amount of impervious surfacing. Commissioner Hooks inquired about potential tax breaks for historic properties. Staff and Commissioners advised him that the Commission has had many discussions of a potential Mills Act tax relief program. City Staff have not supported such a program because of the required staff time to administer such a program and the limited staffing currently available.

3. Commissioner Training Opportunity - California Historical Building Code August 15 & 28<sup>th</sup> and September 11<sup>th</sup> Webinar Series  
**ACTION: Acknowledged Report**

## SUBCOMMITTEE/ADVISORY BODY ORAL REPORTS

4. Volume III Historic Building Survey  
**ACTION: Received Staff and Subcommittee Report**
5. Updated Ad-Hoc Subcommittee List  
**ACTION: Approved updated list**

## ADJOURNMENT

At 9:00 p.m. the Historic Preservation Commission meeting adjourned to the next regularly scheduled meeting of September 19, 2012.