



ACTION MINUTES
Historic Preservation Commission
7:30 p.m., Wednesday, February 15, 2012
City Council Chambers
809 Center Street

Call to Order 7:30 p.m.

Roll Call A. Meyer - Chair, I. Blackwood; H. Carter K. Eriksen; F. Miller;
J. Steen; R. Barker

OTHERS: Senior Planner Don Lauritson, N. Ellis, Recording Secretary

Absent: H. Carter with notification (ok)

Presentations - None.

Oral Communications - None.

Announcements - Welcome to new Commissioner Rebecca Barker - She is a physician at Sutter Health.

Approval of Minutes - October 19, 2011

Commissioner Steen moved and Commissioner Blackwood seconded **APPROVAL** on a vote of 5-0-1-1; with Commissioner Barker abstaining and Commissioner Carter absent.

Public Hearings -

- 1. 324 Locust Street** **CP12-0012** **APN 005-032-16**
Historic Alteration Permit for alteration of front elevation of multiple dwelling listed on City Historic Building Survey in the RL/HO zone district. (Environmental Determination: Categorical Exemption) (Persepolis Capital Partners L, owner/filed: 1/23/2012) DL
Recommendation: Acknowledge the environmental determination and approve the Historic Alteration Permit based on the Findings and Conditions of Approval in the Agenda Report.

Senior Planner D. Lauritson presented the staff report.

The public hearing was opened.

SPEAKING FROM THE FLOOR

Persepolis Capital Partners spoke and stated there was severe fire damage and the structure needed to be brought up to code. The top windows needed to be replaced. He stated that he would accept whatever compromise needs to be made as it would still be a major impact for him. D. Lauritson stated the shear wall had to be replaced. He also noted that the applicant was trying to mitigate his losses.

Commissioner Steen noted the Sanborn Maps indicate that it was built sometime between 1929 and 1939. Commissioner Steen was happy to find a photograph from 1857 to 1929. She also went through all inventories of the Hihn collection and found no photographs. It was noted that this property was a Greek Revival rather than Gothic style with very simple construction. The “bull dog” is from John Shaffer’s book, “The Sidewalk Companion” and is an unusual façade of that building. She also noted that it was one of the earliest buildings that exist in that area of the City. The building was owned by former Architect Hihn. Commissioner Steen noted that Mr. Hihn’s first residence was the Flat Iron building.

Michael Bethke, 229 Union Street, adjacent property owner, concurred with Commissioner Miller’s comments that it be squared off on the bellyband and noted the option to restore the original fabric. He supported the staff recommendation.

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

Commissioner Miller agreed with previous Commissioner’s comments and stated that the front elevation was hard to see the corner façade and the same goes with the siding. He viewed a sawed through turn around connection and agreed with the Commission on the edge proofing of the roof, as a shadow effect is shown and stands out over the front of the property. The window treatment was very nice. He approved the project.

Commissioner Blackwood stated that it’s a hodge podge and is not all that close to what had been done in 1857. He stated that it was inappropriate to suggest doing something drastically different and agreed with Commissioner Miller’s comment on squaring off the overhang. He didn’t believe this drawing is very accurate and shows a 4 by 12 roof pitch but stated it is closer to a 6 by 12 roof pitch and the front façade will be a bit taller and would have been a craftsman. The 1905 Sanborn map shows a porch but represents an enclosed porch.

Commissioner Steen stated that at least it had a wood façade. Commissioner Miller noted that it flows with the neighborhood.

Commissioner Barker asked why the architect drew the siding at 6 inches from the side and not 4 inches. She noted that it looks beautiful and will be a great renovation to what is currently there.

Commissioner Miller noted that the rafter should wrap around the roof pitch on the corner and the belly band match the sides. The windows should be 4 over 1 as opposed to 6 over 1's. Not 6 over 6 and 4 over 4.

Motion: Commissioner Miller moved approval of the project per conditions that were mentioned and Commissioner Steen seconded, with the one additional condition that the belly band match the size of the elevation and the windows be 4 over 1 on the front and keep what is on the side; and, if the applicant wants to replace the side that it be 4 over 1 with staff approval for a historic alteration permit and the roof pitch match existing; with the barge rafter squared off at the end, with the windows double paned with true modern divided lites and exterior grid. The motion passed on a 6-0-1 vote, with Commissioner Carter absent.

Added Condition #6:

6. Prior to issuance of a building permit for this project, the following details shall be addressed to the satisfaction of the Zoning Administrator:
 - The new front gable end shall be an extension of the existing ridge of the building and shall have an overhang which matches the depth of overhangs on adjacent houses;
 - The ends of the gable barge boards should be squared off to match those on adjacent houses;
 - The belly band location and width shall match the belly band on the sides of the building;
 - Window trim and sills shall match those on the sides of the building;
 - Upper windows have four lights/panes in the upper window and one light/pane in the lower part of the window;
 - Window replacement on the side of the building may also use windows with four lights/panes in the upper window and one light/pane in the lower part of the window.

Commissioner Meyer stated that he could take this to the planning department and request to incorporate the Mills Act.

General Business -

7. Election of 2012 Commission Chair and Vice-Chair
Recommendation: Nominate and elect Chair and Vice-Chair.
Action: Commissioner Miller moved and seconded by Commissioner Steen to nominate Commissioner Meyer Chair and Commissioner Carter Vice-Chair. The motion passed on a 6-0-1 vote; with Commissioner Carter absent.
8. 2010/11 Annual CLG Report - Annual Commissioner Training
Recommendation: Review report.
Action: Reviewed report

D. Lauritson stated that each commissioner is required to take at least one training class per year and recently there have been more webinars that are fairly cheap. The City would be interested in the webinars which are about 1-2 hours each and is the cheapest way to get training each year. The Conference by California Preservation is about \$300.00 or \$100 per day. He noted that it can be found at the website under the California Preservation Foundation. The cut-off date to register for this webinar is September 30th since the November webinar is not applicable. He noted that this is a very good way to get cities to do a survey. He stated the training is worthwhile and that 4 (four) meetings per year are required of the Commission and that being a certified local government is voluntary.

4. Nominations for 2012 Historic Certificates of Appreciation

Recommendation: Discuss nominations for Certificates to be awarded at May 2012 Historic Blue Plaque Award Event at Museum.

Action: Commissioner Miller moved and seconded by Commissioner Steen that the Museum of Art and History will hold the blue plaque event and will be scheduled for the first week of May, during the National Historic Preservation week. Approved Certificates for the following awards are:

- 514 and 518 Broadway - attractive repainting of two historic houses
- 1100 Soquel Avenue - remodel of former Bank of America
- 207 Mission Street - attractive repainting of historic house
- 108 Locust Street - historic themed mural
- Bill Pitts and Pitts Painting - painter of over 40 historic houses.

Commissioner Miller moved and seconded by Commissioner Steen.

5. Status Report on 2012 Historic Zoning Incentive Ordinance and Volume III Historic Building Survey

Recommendation: Accepted report

6. Approval of Resolution of Appreciation for Former Commissioner David Subocz and additional resolution for Kristine Eriksen.

Recommendation: Adopt resolution.

Action: Commissioner Steen moved and Commissioner Miller seconded, that the Commission approve the Resolution of Appreciation for Former Commissioner David Subocz and Kristine Eriksen. The motion passed on a 6-0-1 vote, with Commissioner Carter absent.

Subcommittee/Advisory Body Oral Reports

7. Accessory Building Subcommittee Final Report

Recommendation: Accept report.

Action: Accepted Final Report and Recommendations 1-4.

Commissioner Blackwood moved and Commissioner Steen seconded to accept the report, and exclude number 5. Motion passed on a 6-0-1 vote, with Commissioner Carter absent.

Items Initiated by Members for Future Agendas -

Adjournment

At 9:05 p.m. the Historic Preservation Commission adjourned to the next regular meeting of March 21, 2012 in the Council Chambers.

Approved: _____
A. Meyer, Chair

Attest: _____
Don Lauritson, Secretary