

ACTION MINUTES OF THE HISTORIC PRESERVATION MEETING

City Hall Annex Building
Planning Conference Room, Room 107
809 Center Street
Santa Cruz, CA 95060

August 21, 2013
7:30 PM SESSION

Call to Order Chair Miller called the Commission to order at 7:30 p.m.

Roll Call

Commissioners: F. Miller – Chair; I. Blackwood; D. Hooks; A. Meyer;
J. Steen; R. Barker, G. Schwartz

Absent: G. Schwartz (*Absent with notification*)

Staff Present: Janice Lum, Senior Planner
Norma Ellis, Recording-Secretary
Ryan Bane, Senior Planner

Others: Ross Gibson, Local Historian

Presentations: Under General Business – Item 3 – Update on *General Plan 2030 Historic Preservation Element & Work Program* was taken out of order of the Regular Agenda and heard under Presentations.

Oral Communications: Ross Gibson, Local Historian, noticed that solar panels were installed on the Lighthouse/Surf Museum building site. He further noted that this site is one of the most visible landmarks along the coast. He also stated that the original mausoleum was built by Chuck and Esther Abbott to replace a tripod for their son.

Announcements: None

Approval of Minutes - June 19, 2013

ACTION: Commissioner Steen moved and Commissioner Miller seconded, approval of the Historic Preservation Commission minutes of June 19, 2013 meeting. The motion passed on a 5/0/1/1 vote, with G. Schwartz absent and R. Barker abstained.

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Public Hearings -

1. 111 Madrone Street CP13-0046 APN 008-221-11

Historic Alteration Permit to remodel existing 17,480 square foot commercial building to reduce size to 13,160 square feet; Administrative Use Permit to allow general retail, and a Boundary Adjustment to combine two adjacent parcels in the CT zoning district. Project also includes signage location and general designs. Site will contain 45 parking spaces. (Environmental Determination: Categorical Exemption) (Story, Mary H., Successor Trustee, owner/filed: 4/11/2013) RB

RECOMMENDATION: Approval with conditions.

Senior Planner R. Bane summarized the report. He stated this project involves the conversion of the 13,000 sq. ft. building from industrial to retail and noted this project will also be considered by the Zoning Administrator for approval of the Administrative Use Permit and Boundary Adjustment. The Historic Preservation will only be approving the Historic Alteration Permit at this meeting. He noted that a DPR report was prepared by Leslie Dill of Archives and Architecture, for consistency to the Secretary of Interior Standards.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Mathew Thompson, Architect, stated that the property has retained most of its original historical integrity and is remarkable, since the project is 88 years old and was formally industrial use. He noted that this building is a good example of prefabrication since all the vertical loads are in good shape as well as the corrugated metal siding. He further noted that once the roof is replaced it will look the same as when it was originally built in 1925.

In response to a question from Commissioner Hooks regarding the loading docks and ADA requirements, M. Thompson stated that the loading dock itself is not historic since that was pressure treated lumber. They will be replacing the loading dock with concrete and will serve the new function of the building.

Commissioner Hooks stated that this was a solid building and structure.

Commissioner Blackwood asked since the loading dock is going away was their consideration given to saving one or both receiving doors since it was a character defining feature.

M. Thompson stated that one of the doors will be installed in the blank space.

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

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ACTION: Commissioner Barker moved and Commissioner Meyer seconded, to approve the Historic Alteration Permit, based on the findings and conditions listed in the staff report. The Commission vote was 6/0/1, with Commissioner Schwartz absent.

General Business -

2. Update On *General Plan 2030* Historic Preservation Element & Work Program

Senior Planner M. King briefed the Commission on the adoption of the General Plan 2030 Historic Preservation Element & Work program goals and policies and action as well as the implementation plan. She also described a traditional cultural property (TCP) as a special type of resource valued by communities for culturally important reasons.

ACTION: The Commission acknowledged the report.

3. Approval of Resolution of Appreciation for Secretary of Historic Preservation Don Lauritson.

ACTION: Revisions will be received at the next Historic Preservation Commission meeting for approval of the Resolution.

4. California Preservation Foundation California Environmental Quality Act (CEQA) and Historic Resources Workshop - July 24-25, 2013

ACTION: Acknowledged report.

5. Mills Act Update

ACTION: Acknowledged report.

6. Historic Building Survey Appendix

ACTION: Acknowledged report.

Subcommittee/Advisory Body Oral Reports

- Chair Miller recommended a subcommittee of A. Meyer, F. Miller and J. Steen to specifically discuss subcommittees.
- A subcommittee to develop content for kiosks and narrative for 100th Year Anniversary of the Wharf.
- Potential subcommittee to develop a brochure and handout to educate the public on how to research the history of their house using Sanborn maps, etc.

Items Initiated by Members for Future Agendas - None

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Adjournment

At 9:15 p.m. the Historic Preservation Commission adjourned to the next regular meeting of September 18, 2013 in the Council Chambers.

APPROVED:

F. MILLER, CHAIR

ATTEST:

J. LUM, SECRETARY