



## MINUTES

### Historic Preservation Commission

7:30 p.m., Wednesday, March 20, 2013

City Council Chambers

809 Center Street

**Call to Order** 7:30 p.m.

**Roll Call** F. Miller - Chair; R. Barker; I. Blackwood; D. Hooks;  
A. Meyer; J. Steen; G. Schwartz

**Absent:** A. Meyer (Absent with notification)

**Others:** Ceil Cirillo, Boardmember of the Tannery Arts Center and Andrew Giba, Project Architect from Devcon Construction and Michael Zelver, Project Manager, Tannery Arts Center

**Presentations** None.

**Oral Communications** - R. Gibson, Local Historian, presented a brief history on several historic signs in Santa Cruz. He noted some examples of success stories of historic signage, including Lulu Carpenter's, Salz Tannery (now the Tannery Art Center), Sash Mill, the Farmer's Exchange, and the Gilmore Gas Station. He also handed out information on historical signage.

**Announcements** - Chair Miller mentioned that O'Neill's Santa Cruz Surf Shop is celebrating their Dedication Ceremony for a new State of California Historical Point of Interest on Monday, March 25, 2013 at 5:00 p.m.

**Approval of Minutes** - February 20, 2013

Commissioner Blackwood had a concern that Marvin windows were being referred to as replacement in kind as noted on page 5. D. Lauritson stated that replacement in-kind primarily referred to the Marvin Tilt Pac wood windows.

Commissioner Steen asked the difference between a boutique hotel and a five-star hotel. D. Lauritson stated that many boutique hotels have on-site dining facilities where a five-star hotel may not have a kitchen.

**ACTION:** APPROVED As Amended, By A Vote Of 6-0-1, With Commissioner Meyer Absent.

## Public Hearings -

1. 1000-1080 River Street CP12-0220 APNs 008-661-02, -03, -04, -05 & -06 Major Modification to Zoning Permit No. 04-261 and Boundary Adjustment for Tannery Arts Center Theater Project located at 1010 River Street; and allowance to utilize upper floor of Kron House (Cultural Council Office) at 1070 River Street for temporary residential use. The project site is located in the IG- P/H zoning district and includes buildings listed on the City Historic Building Survey. (Environmental Determination: Categorical Exemptions & Previous Environmental Impact Report) DL  
**RECOMMENDATION: Recommend City Council approval.**

D. Lauritson presented the staff report. He noted there are three phases to this project.

The Tannery Arts Center is an adaptive reuse project undertaken by the City's Redevelopment Agency in partnership with Artspace, Inc., a national non-profit corporation that creates affordable live/work projects for artists, and the Tannery Arts Center, Inc., the local non-profit entity established to develop the performing arts center portion of the project.

The 150-year-old Salz Tannery closed in 2002 and the planning for the reuse of the site as a center for the arts began almost immediately. The project includes three phases: The Tannery Artist Lofts, 100 units of affordable housing for artists.

The Digital Media and Creative Arts Center, formerly known as the Working Studios, which includes the rehabilitation of three of the historic buildings on the property for studio space for artists, including a Digital Media Center.

The Performing Arts Center, which consists of a 200-seat theater, with future development to include a home and rehearsal space for the Santa Cruz Ballet, a restaurant/café, and office space for local non-profit arts groups as well as classroom and gallery space. This phase of the project will be constructed by the local non-profit Tannery Arts Center, Inc.

The Tannery Artist Lofts were completed in February 2009 and are fully occupied, with a wait list. The rehabilitation of the Tanyard Building and the Beam House into the Digital Media and Creative Arts Center was completed in August 2011, with the Kron House completed in February 2013.

Phase III, the Performing Arts Center, is currently in the fundraising stage. The Tannery Arts Center is an adaptive reuse project undertaken by the City's Redevelopment Agency in partnership with Artspace, Inc., a national non-profit corporation that creates affordable live/work projects for artists, and the Tannery Arts Center, Inc., the local non-profit entity established to develop the performing arts center portion of the project.

Phase 2 consists of two large historical buildings (the Tanyard and the Beam House buildings) rehabilitated for use as a digital media center and artists working studios. Phase 2A consists of the historic Kron House rehabilitated for office use. He noted the Cultural Council is currently using the historic Kron House as office space.

Phase 3 consists of the historic Hide House building rehabilitated for theater use, which the Historic Preservation Commission is recommending at tonight's meeting.

The architect along with the Architectural Resources Group made sure the front of the building will be maintained as the lobby. He noted that one of the requirements was the flood proofing of the buildings (raising the buildings 4 feet) on cast concrete. Additional elements are courtyard improvements in front of the theater will unify and connect the buildings and reuse of the salvaged relic items in the landscaping and plaza area. A site plan of the landscape plan shows different paving materials in front of the lobby with the connection of the artists studio building and the two residential buildings. He noted that this is one of the largest historic projects that will be constructed in the City of Santa Cruz.

Michael Zelter, project manager, noted that Ceil Cirillo, former Executive Director of the Santa Cruz Redevelopment Agency, envisioned the adaptive reuse of the Salz Tannery Arts Campus program. He also stated that Aaron Hyland, staff representative of Architectural Resources Group, prepared the historic design evaluation in compliance with the Secretary of the Interior's Standards and the Federal Emergency Management Agency (FEMA) regulations. He also noted that Andrew Giba, project architect, Devcon Construction and a specialist of adaptive reuse of structures, has also been with this project since its inception.

Ceil Cirillo stated she was proud of the Tannery Arts project and that it is one of the most significant historic preservation projects in the City. She also looked at the Hide House as potential theater use and they have endeavored to use the Hide House for adaptive reuse as a theater building. She noted that they have risen close to \$3.5 million in the construction of this project and is the most significant historic project in the City of Santa Cruz.

Andrew Giba, architect, Devcon Construction, the design and intent is to apply the Secretary of Interior's Standards for adaptive reuse of the building and clearly define

and differentiate *new* from *old*. He also noted that raising of the building for flood proofing was a major issue with respect to the structure of the building and tried to articulate the raising of the building as part of the Tannery project.

The public hearing was open.

R. Gibson, Local Historian, stated he was glad to see the Hide House project as adaptive reuse of the historic building. He supported the project.

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

Commissioner Steen stated this is an exciting project and mentioned that Michael Zelter was very informative in answering all their questions on the tour of the site. She noted that the complexity of the project is enormous and she fully supports the project.

Commissioner Schwartz was very impressed with the project. He noted the way that they have stepped up to meet the structural and flood requirements and still maintain the project is outstanding.

Commissioner Hooks stated the way the project has evolved was very impressive.

Chair Miller was very impressed with the details of this project and stated that it was nice to have this project before the Commission.

**ACTION:** The motion was APPROVED on a 6-0-1 vote; with Commissioner Meyer absent.

## General Business -

2. Nominations for Certificates of Appreciation for award at May 2013 Blue Plaque Historic Awards Event.

**RECOMMENDATION:** Discuss and make nominations.

**ACTION:** The Commission made the following recommendations for award nominations as follows:

- 326 Locust Street
- Worker's Cabin at the Cowell Lime Works fence built by the Eagle Scouts

3. Commission Resolution regarding Administrative Historic Alteration Permits.

**RECOMMENDATION:** Discuss resolution.

**ACTION:** Prior to this item, Commissioner(s) Barker, Blackwood, Schwartz and Steen **RECUSED** themselves as they had a "Conflict of Interest" because they own listed or district historic buildings which could be affected by the ordinance and resolution. After a process to achieve a quorum, Commissioners Barker, Hooks, Miller and Swartz approved new resolution with modifications to clarify meaning of "rear three-quarters of building and rear three-quarters of property."

**Subcommittee/Advisory Body Oral Reports - None.**

**Items Initiated by Members for Future Agendas - None**

**Adjournment**

At 8:30 p.m. the Historic Preservation Commission adjourned to the next regularly scheduled meeting of April 17th, 2013 in the Council Chambers.

**APPROVED**

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Secretary

**ATTEST**

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Chair