



Historic Preservation Commission Executive Minutes

April 27, 2020

MONDAY

6:00 p.m.

2600 FRESNO STREET
CONFERENCE ROOM A
2nd Floor, City Hall

I. CALL TO ORDER AND ROLL CALL- 6:00 p.m.

*The meeting was called to order by **Chair Patrick Boyd** at 6:02 PM.*

Commissioners Present: Patrick Boyd, Robin Goldbeck, Paul Halajian, Jason Hatwig, Kristina Roper, and Don Simmons

Staff Present: Mike Sanchez, Laura Groves van Onna, Rina Gonzales (CAO), and Gavin Haubelt (ISD).

II. APPROVE MEETING MINUTES

A. Approve Minutes for December 16, 2019.

The minutes for December 16, 2019 were approved 6-0 with a motion by Commissioner Roper and a second by Commissioner Halajian.

III. APPROVE AGENDA

The agenda was approved 6-0 with a motion by Commissioner Roper and a second by Commissioner Simmons.

IV. CONSENT CALENDAR

None.

V. CONTINUED MATTERS

None.

VI. COMMISSION ITEMS

A. CONSIDER AND MAKE FINDINGS ON THE APPLICATION TO INSTALL FRONT YARD FENCING AT THE HENRY GUNDLEFINGER HOME (CONTRIBUTOR TO WILSON ISLAND HISTORIC DISTRICT) LOCATED AT 743 E FLORADORA AVENUE PURSUANT TO FMC 12-1606(a)(2) AND 12-1618(h)(1).

Chair Patrick Boyd: I want to reiterate for ourselves really and for the public that has joined the call, our seven attendees, there is a little process that we're going to use. I just want to make sure that everyone is familiar with it. First of all, staff is going to give a report on the item. Then, we're going to bring it to the Commission. The Commission is going to ask any questions, make any comments at that point in time. At that time, we'll ask the property owner if they would like to make an official comment or statement regarding their project or property. And then, followed by opening it up to public comment. For public comments, if you want to wave your hand if you have a comment to make. That's for you folks on the attendees side. We will choose you one by one and give you three minutes to make a public comment. And then we will close you out when you've finished, bring it back to the Commission for a final vote and move on to the next item. That's our process. Let's get started with Item A please.

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the Application to install front yard fencing at the Henry Gundlefinger Home (contributor to Wilson Island Historic District) located at 743 E Floradora Avenue.

Commissioner Robin Goldbeck: Laura, I had a question. I don't know if you spoke with the home owner at all... if the planting will be intended to eventually cover the wood fence, or just low shrubs in front of it?

Groves van Onna: The way it's depicted on their conceptual drawings, it's not shown to obscure the fencing. So, I would assume it's intended to be a partial buffer to the fencing.

Commissioner Paul Halajian: Laura, is the sidewalk and the planting strip along the curb - is that in the public right-of-way or is that their property?

Vice Chair Jason Hatwig: I believe the sidewalk itself is within the right-of-way, so then you know you have a street tree corridor which I'm sure the owner would be beautifying on their own.

Halajian: So they are essentially beautifying the public right-of-way. I assume there is irrigation there in that strip?

Hatwig: I imagine.

Halajian: And is it okay from the City's perspective to plant whatever they want in the public right-of-way? I think it's a great idea. I just want to make sure it's okay.

Deputy City Attorney Rina Gonzales: It is fine for the property owners to be planting in the right-of-way right there. I have confirmed with the Public Works Attorney in our Office.

Halajian: And do you know if there is irrigation there?

Gonzales: I do not know that; however, I believe the applicant is on the phone. They may be able to tell us if there is irrigation there.

Boyd: The plans that they showed, the plan view that they showed actually showed some lines going out there that indicate irrigation lines. I drove out there today. I believe Jason did as well. It's actually installed. So the fence is in place, and it is low and kind of has that Modern low, horizontal look to it. In front, I don't believe - to answer your question, I don't believe the plants will cover up. It's mostly succulents. And with a gravel, a California Gold kind of gravel ground cover. So it's that kind of gravel-succulent look with the low, horizontal fence in front of it.

Halajian: Well, I was going to say, I think what they depicted in the drawings does seem to suggest a more contemporary look, which I think is correct. I don't think they should try to create a fence that looks like it's been there, you know, from the beginning. And, making something that is not part of the house, I think that is probably the right move.

Hatwig: Yeah, I think that makes sense, Paul, because it distinguishes the historic element versus the improvements. And I'm kind of that similar vein, I think it was well-executed. There is one thing I think is really neat. Not a lot of homeowners put the fence offset with landscape in front, which is something I know we've pushed - to have people cover up fencing and actually draw the attention to the landscape and the home. So, I think it was well-executed.

Boyd: Agree. Any other questions for staff? Okay, I believe the homeowner is online.

Hatwig: Perhaps they can raise their hand so you can see which one, if they would like to make a comment or answer any of the questions. There we are, there's a hand.

Andrew and Denise Feil (743 E Floradora Ave): Hello, I don't have any comments, but I'm here.

Hatwig: So, irrigation - you're extending it into the island which seems to make sense because you want the plants you're putting out there to thrive on the street front curb. Is that correct?

Feil: Yes. The plan for this was in February, and then the March meeting was cancelled. So yes, irrigation going all the way out. Drought-tolerant succulents and the parkway tree way as well along the fence line. Very low maintenance, but it should aesthetically look really nice. I consulted with a landscape architect, Brassard, to do that.

Boyd: Perfect. Very good. Anything else, Andrew?

Feil: No. This was part of a submittal for the Mitigation Program. So, we're looking to tent the house for termites, and then last night I submitted the Mills Act to Laura.

Boyd: Alright, great. Thank you for doing so.

Feil: We've done a lot of work so far, and it's a gem. So, I look forward to continue to beautify it.

Boyd: Very good, thank you. Are there any other comments from the public?

No Public Comment

Boyd: I'll bring it back to the Commission for a vote. Motion? Thank you, Andrew and Denise.

Staff recommendation was approved 6-0 on a motion by Commissioner Simmons and a second by Commissioner Roper.

B. CONSIDER AND MAKE FINDINGS ON APPLICATION B20-01475 FOR REHABILITATION OF THE PAUL A. CHRISTENSON BUILDINGS (HR #029) LOCATED AT 373-383 N FRESNO STREET PURSUANT TO FMC 12-1606(a)(2) AND 12-1619.

Gavin Haubelt (ISD): I just wanted to make an announcement that you've got several people on telephones that are attendees. If they would like to raise their hands, they need to press *9 on their telephone. That will allow them to raise their hand. So anybody that dials in on a telephone, just press *9 if you'd like to raise your hand when comments are asked for. Thanks.

Historic Preservation Specialist Laura Groves van Onna presented the staff report on Application B20-01475 for rehabilitation of the Paul A. Christenson Buildings (HR #029) located at 373-383 N Fresno Street.

Commissioner Paul Halajian: Laura, I had a question. Can you go back to the elevation drawing? So they're eliminating the alcove at the entry, is that correct?

Groves van Onna: That is correct.

Halajian: It seems like that is both good and bad. The good side of that is, you know, those alcoves can be places for homeless folks to gather which may not be desirable, but it does seem that it could be argued that the alcoves are one of the character-defining features of the facade. What do you all think about that?

Vice Chair Jason Hatwig: Well, on my end, I know these alcoves historically have been known to change from business to business as they're wanting to envelop their own kind of thumbprint on their marquee or brand. So as we look down Fulton or Downtown Fresno at a number of these lower levels, facades have always had, specifically in this exact scenario, that ability to change what their character is over time. And so, I've seen that happen and kind of replicated over and over, where they've gotten rid of either the alcove, for accessibility reasons, or for new business reasons. And I think we have quite a few examples throughout the city that have done that similar thing over generations.

Chair Patrick Boyd: You know, Paul, I didn't even catch that when I originally looked at these. Thank you for bringing that up. And I also didn't catch when I went out there today. Sometimes these alcoves, they almost have like a little raised ramp going up into the building. And so, I'm curious if that exists. And if it does, it might be difficult. If the finished floor of the building is higher than the sidewalk, the solution might be difficult for ADA reasons.

Commissioner Don Simmons: I have another question about that. As on Fulton Street, some of these alcoves have some of the best tile work or stonework in the whole building because it's the first thing that you would see. So I'm wondering if the alcoves are removed, does that just stay within the interior of the building or is there some sense that those are also character-defining features of this building?

Hatwig: One thing we can possibly do is, if Laura you can jump back to the existing photo. You know I think the alcove has been boarded up and kind of painted so it doesn't look totally distracting or like a boarded up

building for people to break in. So you can see that the alcoves, they're either hiding back in there or they're gone altogether. And that's something we can ask the owner, when we get a chance to roll over to hear them say.

Halajian: Did I understand they're going back with a wood storefront system? It's not a typical aluminum storefront, is that correct?

Groves van Onna: That is correct. Steve has told me that he would like to bring it back to a wood-framed storefront. Another point to make is that the recent storefront that was there, was deteriorated beyond repair. And so it's a chance for him since he's chosen to propose something different from what was there previously.

Commissioner Kristina Roper: Are you all seeing the chat? Can everyone see that?

Boyd: Steve's with us, and he's got answers to our questions. Any other questions for staff?

Deputy City Attorney Rina Gonzales: I just want to chime in. Please refrain from chatting. Wait until you bring your applicant forward, and you can have discussion and question and answer at the time. Thank you.

Boyd: Alright. Thank you, Rina. Okay. Any other questions for staff, Commission? Alright, let me unmute Stephen. Stephen, can you hear us?

Steve Walter (934 E Mildreda Ave): Okay, am I unmuted now? Can you hear me? This is my second Zoom, so I'm a little bit of a newbie in this area. No picture yet. So I was putting in some chat comments for you. I got the building. And, you have the picture of how I got it. It's something I've been working on now for almost five years. All the wood windows up on the top were all destroyed, rotted out. We got that all so that there was glass in there. But the storefronts have always been a problem. You can see they're mostly destroyed. They put in other windows, put in plywood to hold it together. Up in the front there. So water used to run underneath from the roof, underneath the building. And we had a lot of subterranean termites in the very front of this area. So I've had to replace a lot of wood flooring, a lot of floor joists, beams. And they got into all of that storefront area. So no matter what, I would have had to demolish all of that. The alcoves have been an ongoing problem. I have neighbors complaining that prostitution goes on in the alcoves. I once came upon a drug user shooting up heroine in the alcove. And, it's just been like that all the time. So I was looking for alternatives. I think you saw some pictures for some inspiration. I did see

what Assemi did over at the Peerless Building. I kind of liked that initially. It would make it a lot easier on me. But I tend to not do that. I tend to find the most difficult way to do something, and I do it. So, I'll probably find some really nice molding and rebuild it all with wood, shapers, and you know, all sorts of over-the-top kind of stuff. You got to remember that this is on Fresno Street. This is not a good part. This is Yokomi, Jefferson. It's not like most of the work I've done in Lowell, where we're seeing quite a bit of improvement. This is way outside of that. It's a couple of blocks from the hospital. But if you drive in that area, you see it's pretty rough. A lot of homeless. A lot of people that... And so my challenge is to not go overboard because I'm only going to get probably about a dollar a square foot. And I know that's not the Commission's concern, but I mean I have to be realistic. I can't throw money at that like I have in the past in the Lowell Neighborhood. So, just a couple of comments there for you to understand what I'm thinking, where I'm trying to go. I think we've made some major improvement to it to date. I expect we'll continue to make improvements going forward.

Boyd: Stephen, we had two questions that came up. One was from me, whether there was an elevation change between the finished floor and the sidewalk? Can you confirm that?

Walter: No, it's completely flat. It does have a cement that's flat with the sidewalk. And then it actually matches perfectly to the tongue and groove Doug Fir that goes inside the building.

Boyd: Okay. And then, Commission Member Simmons had a comment about potential tile in those entryways.

Walter: There was none. It was wood, and that was all termite-damaged. There was, you can see at the bottom, some sort of little in the wood in the middle there. There was some cast iron grates for the ventilation for underneath the building, which I'm going to have to figure out how to do that. Which is why I probably can't go with the aluminum because it needs ventilation from the back to the front.

Boyd: Okay. Any other questions for Stephen, Commission Members? Hearing none, Stephen thank you very much. We'll let it go out to public comment now. Any comments from the public? I don't see any waves.

No Public Comment

Boyd: So I will bring it back into Commission Members for additional discussion or a motion.

Hatwig: I've already seen how much work has gone into this building. In fact, the business is really willing to jump in there. Really, the work so far is pretty stellar compared to the two images that you've seen. But to put some businesses in there and kind of put this back in to use is a huge huge huge win. And otherwise, we know the history of what happens to a lot of these buildings is over time they, they go away. So I'm really excited that someone's investing the time and care with applying some proper techniques. Although we are making some changes. There are a lot of things that are no longer there like it was originally. So I'm more than happy to be the first motion.

Boyd: Just to kind of get back to your comment, Paul. I think with buildings like this in the past, we've been concerned about the piercings. And almost have considered the storefront areas as modifiable and changeable. So as long as the piercings and the rhythm were correct for the building, that we just kind of allowed a little bit more flexibility with the particular storefront design. Does that sound familiar to you?

Halajian: Yes.

Boyd: Okay. And, you're okay with this?

Halajian: Yeah, of course.

Boyd: Thank you very much for your comments, Steve, and for your work on the building. We appreciate it.

Staff recommendation was approved 6-0 on a motion by Vice Chair Hatwig and a second by Commissioner Simmons.

C. REVIEW AND COMMENT ON THE PRE-APPLICATION, CONSISTING OF CONCEPTUAL RELOCATION PLANS, FOR THE VARTANIAN HOME (HP #067) LOCATED AT 362 F STREET TO 318 N PARK AVENUE PURSUANT TO FMC 12-1606(a)(2) AND (b)(23).

Historic Preservation Specialist Laura Groves van Onna presented the staff report on the Pre-Application, consisting of conceptual relocation plans, for the Vartanian Home (HP #067) located at 362 F Street to 318 N Park Avenue.

Commissioner Don Simmons: Is this the only application concern this property? Or are there others? Or are there any in the pipeline?

Groves van Onna: At present, this is the only Application or Pre-Application that we have received for potential relocation of the home.

Simmons: What is the process if you receive another Pre-Application?

Groves van Onna: We would have to consider that as well. We would also, correct me if I am wrong Rina, but we would need to bring in the property owner as well to be involved in that discussion.

Simmons: Okay.

Commissioner Paul Halajian: Laura, can you go to the site plan again?

Deputy City Attorney Rina Gonzales: I don't have anything to add to that. I do believe that the applicant did formally submit this. And we wanted to, rather than let it sit, we wanted to go ahead and give the Commission the opportunity to hear and provide any comments they may have. If anything else were to come up, that would be within the purview of the Department to decide whether or not to bring it forward.

Simmons: Thank you.

Vice Chair Jason Hatwig: The understanding that the High-Speed Rail coming through the area plus expansion plans for the Rescue Mission, as I read, would have been resulting in a demo - which is one of the reasons for the push for relocation, correct?

Groves van Onna: That is correct.

Hatwig: And then, the only thing I had to comment on is obviously there. The site plan shows they're being set back in alignment with the other homes, so there's not going to be a distraction or an overshadowing of other properties by any means that I can see. The other comment is that presently the property is walled in. The public doesn't really have great access to it, visibility-wise. You'd have to check in with security at the Poverello/Rescue Mission area in order to even just get a glimpse of the house. So this kind of project would actually put it in that residential, visible-from-the-public scenario, whereas at present it's not accessible or visible.

Halajian: The idea is that this is a single-family residence, or is this a residence with an accessory dwelling unit?

Groves van Onna: I believe the proposed use for the property would be multi-family use. Recently, at its current location, before it was vacated, it was used for offices.

Halajian: So the idea is to move it here. It's multi-family. And, does the barn get developed? So, it's a garage. Is there housing over the garage? Or is that part of the parking environment for the multi-family?

Groves van Onna: Right, it should be shown here - the intended uses for the barn. It's residential over parking. And, the same for the tank house - it's meant to be almost like a studio or one-bedroom.

Chair Patrick Boyd: Is that corner a single parcel for the existing house? Is it going to be subdivided to add the relocated house?

Groves van Onna: The applicant, Steve Walter, owns both of these. It's actually one parcel at present. It's a double lot. But at present there's only a home here. And at one time in the past, there was a home here but it was demolished. So, the applicant would be subdividing his large double-lot parcel to host this new home and buildings.

Hatwig: So they're either subdividing or at least rezoning for multi-family?

Groves van Onna: I believe that's correct.

Hatwig: I see hands up.

Boyd: I think one of the issues that I have is that I think I'd like, since all three of those elements are currently together on the single property, that they would remain together on a single property. I'm not sure that this plan shows that. But that would be my red flag. Any other questions for staff, Commission? Alright, I will bring it out to the property owner. You said that's Stephen again, Laura?

Groves van Onna: That's correct.

Boyd: Stephen, I will unmute you. Would you like to go ahead and make another statement for this property please?

Steve Walter (934 E Mildreda Ave): Sure. Just a correction there. This will not be subdivided. This is one parcel. The new residence location would be 318, which is where the original house was back in the '40s according to the Fresno State aerals. And so, we're just going to be putting that back in there. The attempt is obviously to keep all three elements, which are key to the nature of the building originally. That's what I'm trying to accommodate. It's going to be a little bit of work. But I have the parcel. I don't have to incur anything. So just starting from the beginning, I got a phone call from Lupe Perez saying they're going to tear down a house at the Fresno Rescue Mission - can you help us out?

So evidently for a year, the folks have been trying to find somebody to do something with this. The Armenian Cultural Society has been trying for years to do something with, I mean for the last 12 months to find a place for this. Nobody has done it. The Fresno Rescue Mission is at their wit's end at this point. They're ready to move forward, and sue the City if necessary, in order to expand their facilities which has been mandated because of the High-Speed Rail. They have lost a lot of space. Their volumes are increasing. And, they're under a lot of pressure to expand services. So, I jumped in with both feet. And the funny thing is the one of Fresno Street was also a phone call from the City. A "can you help us out?" from Elaine Robles. So, I've got to quit taking phone calls from the City folks because I'm doing a really lousy job of being retired. Anyway, I hate to see an 1891 building, especially a Queen Anne, be destroyed. The tank house being an octagonal shape. I have done a lot of research. This is the only one I've seen in California documented. It's pretty unusual. That's going to take some special attention, but I think it's worthwhile. I agree, it would be great to have this on a separate lot. I don't have a spare one anywhere. Because I've retired and no longer work at Community as the CFO and making a ton of money anymore, I have to be realistic in what we can do. So, I think my plan is feasible. I've done a lot of work on this. It's the best alternative. If somebody else comes up and says we want to do this, I will be more than glad to give it up. I just don't want to see it torn down. The deal right now is that the City is going to make the Rescue Mission come up with an EIR. And if that thing and all the demolition permits and everything else tracks to about \$150,000.00, then I've got to deal with the Rescue Mission to give me those funds in order to save these buildings and do the move. But right now, these buildings are not worth the financial cost to move them with everything else unless there's that incentive. I'm just being very candid, very honest with everybody. I think Don knows me. I'm a straight-shooter. I'm also a businessman. I'm not going to do anything foolish, but at the same time I want to see this saved. I have a passion for restoration. It's only in the Lowell Neighborhood. And I think this would be a great addition to the Lowell Neighborhood.

Hatwig: Hey Stephen, while we have you online just for our record, can you do the name and address thing please?

Walter: Sure, Stephen Walter. I live at 934 E Mildreda. Historic 1902 Foursquare, that won the 2008 - no 2014 historic restoration. I have an addiction. My name is Steve Walter. I'm here for help.

Boyd: You're in the wrong place.

Walter: Tell me about it.

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Boyd: Commission Members, it looks like we've got a few waves from the public, so I'm going to open it up to them. The first person I'm going to open it up to is whoever is 313-7483. If you can hear me, go ahead.

Public Comment Opens

Allen Jendian (1727 W Dovewood Lane): My name is Allen Jendian with the Armenian Cultural Conservancy. Did Van Der Mugrdechian sign in? Because he was going to speak for us.

Boyd: Okay, I see him. He's got his hand raised.

Jendian: I would rather pass to him because he has the background. And he's been working with the City and also with the Rescue Mission. And I think he's spoken to Steve also, so I pass to him. But we're very interested in maintaining that home. And we thought the City wanted to stay within Armenian Town. So this came by surprise. We didn't know this was going to be on the agenda. Go ahead, Van.

Boyd: Okay, I will open it up to Van. Gavin, Van is using an older version of Zoom and not allowed to talk unless he's made a panelist.

Gavin Haubelt (ISD): I'm going to temporarily promote him to panelist.

Boyd: Okay. Van, can you hear us?

Haubelt: It might take a second. I'm not sure where he went. I know he tried doing a Q&A real quick to get our attention, so I know he wants to talk. But, it looks like he dropped off, so you might want to give it a minute. No there he is. He's now as a panelist. He still hasn't had his audio start up though. He's got video but no audio.

Boyd: Does that mean he can hear us?

Haubelt: He should be able to hear us.

Boyd: Alright.

Groves van Onna: I also received an email from Van, I guess back when he was having trouble connecting to Zoom. I can read that.

Boyd: Why don't we start with that, Laura, and I will keep an eye on Van's microphone here and if he comes up then I will give him a chance.

Groves van Onna: Van says, "The Armenian Cultural conservancy is committed to relocating the Vartanian house to Armeniantown. We are still in negotiations. Also we now have a short video to use for PR and fundraising. We believe the house should be saved for a public purposes as a cultural center and museum, not as a private residence. Thank you, Van"

Haubelt: He must be having some technical issues with the computer. Perhaps you should call him, if anyone knows his phone number?

Simmons: You can answer him and tell him to call.

Haubelt: Just to remind anybody that's dialing in on a telephone, *9 will raise your hand in a meeting so that you can be called on.

Groves van Onna: Is Van no longer connected to the call?

Haubelt: No, he's still there. Just no audio.

Groves van Onna: And someone told him to try to call in?

Simmons: Yes, I did.

Boyd: Don, was this the other Application that you were thinking about?

Simmons: Yes, because they had come to the Commission a year ago expressing their interest. So, I didn't want to miss someone else. And I know as an organization, they were trying to put many things in order to do this. This is the one.

Boyd: I still don't see any new phone numbers on our attendee list. In fact we lost one. And no more hand shakes. Commission Members, any comments to make regarding this Application?

Public Comment Closed

Hatwig: I think, from my initial ears, there's some flexibility on the idea that Stephen put out there. He doesn't want to lose the resource, but if somebody wants to take ownership, then he's agreeable to work that kind of stuff out, you know? Obviously, the resource being the important thing, which is fantastic. So I do see that there's some workable flexibility, obviously if we can get something rolling together.

Halajian: It seems like we're being asked whether or not the relocation of the home to this site is appropriate. And that has nothing to do with whether it's going to go here or somewhere else, right? That's more of a

land deal, the negotiation for who's actually going to purchase it. All we're being asked is, is it appropriate to go on this site? Is that correct? It's not for us to say, no don't put it here or do the other one. That's really among the parties involved to make that determination. We're just being asked, is it appropriate to go here? And if we say yes, it doesn't preclude this deal to not happen and it to go some place else.

Boyd: Right, there's not even anything that we're voting on, correct Laura? We're just giving comment to this potential layout?

Groves van Onna: That is correct. The purpose of putting this on the agenda was to introduce the Commission to this conceptual project and for the applicant and staff to get an idea of how the Commission viewed this conceptual project.

Haubelt: You have another call-in phone number. I believe it's that first gentleman that talked that passed it to Van, he's raising his hand.

Boyd: Okay, just because this is difficult and out of procedure. But I will bring it back, open the public comment back up and unmute. Go ahead.

Public Comment Re-Opens

Jendian: This is Allen Jendian. Did Van Der Murgdechian call in?

Boyd: You know, Allen, we're having some technical difficulties getting his audio connected. So we weren't able to hear from him.

Jendian: I mean I don't know what to say. I don't have all the background, but I know that he's been working with the Rescue Mission and he worked with someone Downtown. And, we've been in touch with the movers. We even recently prepared a video so that we could start fundraising because we want to keep that building within the Armenian section. And we were surprised to see Steve's proposal on today's agenda. Unfortunately, I don't have enough other background because Van was our lead person in this. And, I appreciate you letting me speak again. If we could have an opportunity to get him to present our position in a better manner, we would appreciate that. Thank you, gentlemen and ladies.

Boyd: Thank you, Allen. Appreciate it.

Jendian: Sure.

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Boyd: Alright, it looks like that discussion has raised another question, so I am going to allow James Sponsler to make a comment here. James can you hear us? Go ahead.

James Sponsler (330 N Park Avenue): Yep, I can hear you. I reside at 330 N Park, so I reside a parcel north of where this is proposed. Mr. Walter and I have had conversations over this a couple of times regarding the home. And, I just want to let you know that I have no issue with it, with the house being relocated to that area and to that property.

Groves van Onna: Pardon me, James. Patrick, I believe Steve Walter has been unmuted as well.

Boyd: Thank you. Go ahead, James.

Sponsler: Thank you. The relocation of it does make sense. I do understand where the Armenian Culture Center is coming from, the idea that it should be preserved for public use. However, it's currently not being use as a public use. It's kind of being sat behind a bunch of locked gates to the point that it's really only accessible by Rescue Mission staff than anyone else. I have also, at the request of Mr. Walter, done some research regarding the house. Mr. Vartanian did live there the longest. From what it looks like, he took possession of the house about 1905. But the original owner appears to have been a Charles Scheid, who was a Volga German. Which makes sense for that being previously considered the Old Germantown Neighborhood. So there's a couple of things to weigh regarding that as well. The one last thing that Mr. Walter and I have talked about regarding the removal of the tree is we would like to take a core sample of that tree. Because through history that I have uncovered through my home is I believe that tree may be a sister tree to the ones on Huntington Boulevard. Because my property owner, he was a landscape architect. He did work for A.G. Wishon, did landscaping for him. And, obviously that's some of the history we know about Huntington is that A.G. Wishon was the first one to start that track. So, we believe it might be sibling tree or a spare one that came from that original development.

Boyd: That would be cool. Thank you. Alright, now seeing no more public comments I will bring it back again to the Commission for further discussion. Would anyone else like to add anything?

Public Comment Closed

Groves van Onna: Patrick, I'll say something if I may. I have kept Van in the loop about any and all proposed relocations for this home. When we first received this proposal from Steve, I let Van know that this was

coming in. And at that point and at this point, we still need to keep all options open. That doesn't mean we're closing off any options. Just at this point, we need to keep all potential opportunities open until one is solidified.

Boyd: Okay. Basically going back to Paul's point is that it's not a competition between the two applicants. We're just commenting on Steve's application because it's the one in front of us.

Groves van Onna: Correct.

Boyd: Okay. Any other comments to make to the Application, Commission Members? Laura, we do not need an official vote for anything? Just the comments?

Groves van Onna: Correct. Just comments.

Boyd: Alright. Very good. Then hearing none from Commission Members, we will close this item.

Item Closed

D. CONSIDER AND MAKE FINDINGS ON APPLICATION P20-01215 TO CONSTRUCT A COVER FOR THE CALIFORNIA MERCI TRAIN BOXCAR (HR #025), A DESIGNATED HERITAGE PROPERTY, LOCATED AT 3509 N FIRST STREET PURSUANT TO FMC 12-1619.

Historic Preservation Specialist Laura Groves van Onna presented the staff report on Application P20-01215 to construct a cover for the California Merci Train Boxcar (HR #025), a designated Heritage Property, located at 3509 N First Street.

Chair Patrick Boyd: Questions for staff, Commission Members? I don't have any additional questions. Having just spent the weekend fixing ductwork in my own attic, I would potentially recommend that maybe one-foot clearance for future maintenance purposes around the car might not be enough. It's not going to really affect the aesthetics or anything. But the people there spend an amazing amount of time and do a great job keeping that well-painted and preserved. And, squeezing yourself into a one-foot gap to continue to do so is going to be arduous.

Groves van Onna: If the applicant is present, they can speak more to this. I do know that there are some logistical restraints to how large the cover can be constructed. I know there is electrical wiring overhead that prevents it from being any taller than it is being proposed. And as you probably know, the Boxcar is currently situated in the corner of this

parcel, and I'm sure that is contributing to the reason for the proposal that is before you today.

Commissioner Robin Goldbeck: Laura, to that point, wasn't there a setback issue at one time with one of the earlier proposals for the structure? And, has that been resolved?

Groves van Onna: I believe it has. The setback you're speaking of - is it from the neighboring parcel?

Goldbeck: Well, it would be the setback on this parcel from the property line. For zoning.

Vice Chair Jason Hatwig: Like a structural side yard setback or something like that, from what I recall.

Goldbeck: Right. And I think what this is proposing is a permanent structure. And I think the Boxcar has been allowed to be there as a temporary structure.

Groves van Onna: I do know that the applicant has been in communication with Current Planning staff and Building & Safety staff with regard to what they're proposing. And they have been allowed to move forward with their proposal, so as far as I know there is no concern about the setback at this time.

Goldbeck: Okay.

Commissioner Don Simmons: Laura, is there any indication about lighting being included in this structure? For security purposes, and just so the public can see it better?

Groves van Onna: It's not included in this current proposal, but I do know one project they would like to pursue in future is to install solar panels on top of the cover in order to power lighting for the Boxcar at night.

Simmons: Thank you.

Hatwig: That makes sense, yeah.

Boyd: Any other questions for staff? Laura, is Mildred the representative for the property owner? Or is she speaking for the public?

Groves van Onna: Mildred is the representative of the custodian for the Boxcar.

Boyd: Okay. If there are no other questions for staff, Commission, I will open it up to Mildred to make a comment. Mildred, are you there?

Mildred Wright-Pearson (3905 N First Street): Good evening, can you hear me?

Boyd: Yes we can.

Wright-Pearson: Laura was correct. All of those issues have been resolved a while ago. And one of the things that needs to be said is the fact that we are under an agreement that we would put a cover over that Boxcar. That's why we are now getting to the point where we have the money in place. We have the contractor. And the only thing we need is to go ahead and construct it. That's what we're proposing.

Boyd: Okay, very good. So that answers the right-of-way or setback question. Mildred, do you have any other statements to make?

Wright-Pearson: I would be so happy when this is done, when everyone is invited, the public.

Boyd: We all will. Thank you so much for your hard work doing it.

Wright-Pearson: Thank you.

Hatwig: Patrick, I believe Paul has been inadvertently muted.

Halajian: Can you hear me now?

Hatwig: Yeah, we can hear you?

Halajian: The only question I had was I understand that the columns are going to be stucco-wrapped. I think to do that properly there would have to be some kind of furring around the column, which means they're going to get bigger than just the size of the steel. I would recommend that there is no stucco on the columns, that you just have the simple steel columns and make them as thin as possible. I think putting stucco next to the Boxcar is not a good idea.

Boyd: Alright. Did I have you muted when I was asking Commission Members for comments, Paul?

Halajian: You did, but I'll get over it. I'm working through it now.

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Boyd: Okay, thank you. It looks like we have another hand raised in our public comment area here. Go ahead, would you like to make a comment regarding the Boxcar?

Public Comment Opens

Linda Scambray (6146 N Callisch Avenue): Yes. I'm Linda Scambray and I'm a member of the public and did not get as involved in the fundraising as I thought I would. But I would like to make the comment that I think the aesthetics - if you're going to change the columns, it would be nice if you looked at the building behind it and maybe added something that would make it fit more closely to the aesthetics of the 509 Club itself. And I am a little concerned about how close the roof is to the top as well, now that you brought that up, because there would be a possibility of maintenance. But I guess maintenance guys know how to address that issue. But I think it would be worth it to talk to the builder about the aesthetics. Maybe even make the roof match the building that's behind it, which is kind of a fake Mission roof in red. And as a member of the public I'm offering that comment. Thank you.

Boyd: Beautiful. Thank you very much, we appreciate it.

Scambray: Thank you guys. And Mildred was right, this was a long process. I have been involved with it for 10 years or longer, actually probably 16 years now. And it's very nice to get this done. And I'd really compliment the people involved and bringing it about.

Boyd: Thank you very much. We're very excited to see it as well. Okay, any other comments from the public? Seeing none, I will bring it back into Commission Members for discussion and a motion.

Public Comment Closed

Commissioner Kristina Roper: Unless anyone else has a comment, I move that we approve.

Boyd: And a second?

Hatwig: I'll second.

Boyd: Alright, Laura, would you like to do roll call?

Groves van Onna: So that was a first by Kristina and a second by Jason?

Boyd: Yes.

Groves van Onna: Okay. And this is without further amendments or further conditions, is that correct?

Roper: Paul says he's been muted again.

Boyd: I swear I didn't do it, Paul.

Halajian: Okay, I think I'm back. So there's questions about the columns, my comment and the previous person who commented. Do we need to come to a resolution on that? That seemed like an open-ended issue.

Boyd: Yeah, I suppose if we want it to be part of the resolution. To move forward and vote upon it, then it's a change from the plans and staff approval. Then yeah we should include it as an amendment to the motion.

Roper: So assuming we're all in agreement to not use stucco, then I amend my motion to include no stucco.

Hatwig: And I can still second that motion.

Groves van Onna: Okay, so I'm adding a condition for the columns not to be wrapped in stucco. And we are fine with the roof as is proposed?

Boyd: Yes.

Staff recommendation was approved, as amended, 6-0 on a motion by Commissioner Roper and a second by Vice Chair Hatwig.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

A. Members of the Commission

1. Gundlefinger Home (HP #149) Located at 2201 Calaveras Street

Commissioner Don Simmons: I have a question for Laura, or a request. I think it's the other Gundlefinger House, on the corner of Calaveras and L Street. They're going through a renovation there. And, they haven't finished the renovation, but they have

installed solar panels. And they're front and center, and very visible. So, just wondering if that had crossed anyone's desk or if there had been any conversation about that project?

Historic Preservation Specialist Laura Groves van Onna: It doesn't immediately ring bells for me, but I will look into that.

Simmons: Okay. It's operating as The Mansion. I think it's a boarding care facility. And it's been painted and the solar panels have been installed, but the scaffolding is still up.

Groves van Onna: Okay, thank you.

B. Staff

1. Re-Introduction of Mike Sanchez as the Assistant Director representing Historic Preservation.

Assistant Director Mike Sanchez: Good evening, everyone. I look forward to working with you guys throughout the year and beyond. This is new to me, but I've always had a passion for older buildings. And I look forward to working with each and every one of you. I've worked with several of you before. I know I've worked with Jason before. I look forward to this. Laura does a tremendous job in the preparation for the staff reports, as evidenced tonight. I just want to keep this thing moving forward, and I thank you.

Chair Patrick Boyd: Well good to have you here, Mike. We appreciate it.

Sanchez: Thank you.

2. Economic Incentive Programs

Historic Preservation Specialist Laura Groves van Onna: Maybe all of you are aware, we sent a mail out promoting our economic incentive programs back in January of this year. And we received a very large response, especially with regard to the Historic Preservation Mitigation Program. That's our reimbursement grant program. And as you're likely aware, since the initiation of the program, we've been approved for \$50,000.00 toward that program for each fiscal year. And at this point, we have awarded most of that amount out to completed projects and we have encumbered funds for that whole \$50,000.00. And we have an additional number of projects, or

applications rather, that are pending toward that program. So that program is proving very successful at this point. Then, an update with regard to the Mills Act Program. I believe you received a copy of our intended schedule for that program this year. We were trying to get an earlier start with it. We were supposed to have started doing site visits in April and May of this year. However, we're not doing site visits at present due to the current circumstances related to COVID. And so, I have informed anyone who has submitted an application or who has expressed interest in submitting an application that we are being flexible on that deadline. So we will continue to accept applications until we are able to resume site visits. And I am keeping all of those folks in the loop with any updates we have about that process. And of course you all, since you all are supposed to be involved with those site visits as well. I'm sure you would like to be kept informed as well.

Boyd: Eventually.

Groves van Onna: Yes.

Commissioner Kristina Roper: Thank you, Laura.

Groves van Onna: Sure.

C. General Public

None.

IX. NEXT MEETING: May 18, 2020, 6 PM.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 7:39 PM.

***Respectfully submitted:
Laura Groves van Onna,
Historic Preservation Specialist***