

Historic Preservation Commission Executive Minutes

August 31, 2020

MONDAY

6:00 p.m.

**2600 FRESNO STREET
ZOOM Call**

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, and Don Simmons.

Staff Present: Mike Sanchez, Summer Cecil, and Rina Gonzales (CAO).

II. APPROVE MEETING MINUTES

A. Approve Minutes for July 27, 2020.

The minutes for July 27, 2020 were approved 4-0 with a motion by Commissioner Goldbeck and a second by Commissioner Hatwig. Commissioner Simmons abstained.

III. APPROVE AGENDA

Assistant Director Mike Sanchez provided a change to the Consent Calendar item of the agenda: On Page 2 of 4, it says 'Greater energy efficiency will be obtained by the application of a low profile aluminum frame and translucent composite plastic pane on the interior of each window,' that is incorrect, it should actually read, 'aluminum frame and dual pane insulating glass on the interior of each window.'

The agenda was approved, as modified, 5-0 with a motion by Commissioner Goldbeck and a second by Commissioner Hatwig.

IV. CONSENT CALENDAR

A. REVIEW AND MAKE FINDINGS ON RENOVATION PLANS AND CEQA

ANALYSIS FOR THE ADAPTIVE REUSE OF THE STATE CENTER
WAREHOUSE AND COLD STORAGE COMPANY BUILDING (HP#242)
LOCATED AT 747 R STREET PURSUANT TO FMC 12-1617(h)(1).

Item was approved 4-0 with a motion by Commissioner Simmons and seconded by Commissioner Goldbeck. Commissioner Halajian recused himself from this item and was removed from the Zoom call during vote.

V. CONTINUED MATTERS

A. HEARING TO CONSIDER AND MAKE FINDINGS ON APPLICATION P20-01149 FOR REHABILITATION OF THE BIXLER VAPOR DRY CLEANING COMPANY BUILDING (HP #313) LOCATED AT 2049 BROADWAY PURSUANT TO FMC 12-1606(a)(2) AND 12-1617(h)(1) AND RELATED ENVIRONMENTAL ASSESSMENT.

Sanchez: As you recall, on July 27 we considered rehabilitation to the Bixler Vapor Dry Cleaning building, which is Historic Preservation number 313, and the related improvements to that particular project. Committee did discuss that at length; however, during its deliberation, it was determined that Commission wanted to have a subcommittee of that and Commissioners go out and do one last visit with the applicant—Andrew Young—so we can get a better feel for what is going on with the project. So just a little background: this property was put on the register back by City Council on June 27, 2019 and it is before you because of the [proposed] substantial alteration that is visible from the public right of way requires this commission to make findings pursuant to the municipal code sections 12-1606(a)(2) and 12-1617(h)(1). Essentially the plans call for a program that includes ground floor commercial use and upper story residential use; replacement of the store front and upper window within the existing framework of openings on the elevation facing Broadway and Divisadero and east Foreman, with floor to ceiling windows each set vertically framed by dark bronze metal on top of a dark bronze veil header; the installation of the metal frame awning that spans the width of the façade above the storefronts that is infilled with glass and climbs upward away from the building and is supported by cables. Standards to make findings are listed in your staff report, but what I would like to do at this particular point is give you an overview of the site visit that occurred back on August 4 which was with myself, applicant Andrew Young, Commissioner Goldbeck, and Commissioner Halajian. Summer, can you share the screen and bring up exhibit D? Exhibit D is basically the statement we received from Mr. Young shortly after our meeting on the 4th, outlining what his intentions were when we submitted his revised exhibit. In exhibit D, you'll see the improvements, including refurbishing the third floor window facing Broadway, relocate the windows facing Voorman Avenue to the second floor facing Broadway, and modifying the widths accordingly, elevation along Voorman and Broadway to have standard storefront frame with brick pattern installed; first floor elevation

along Broadway to have wooden transom windows; the proposer removed existing tile and plaster on the Broadway elevation to reveal original concrete brick. The applicant also showed the subcommittee the entire tour of the building including the area of the building that is proposed to be demolished. After careful consideration of the statement and subsequent exhibit which is exhibit E, staff finds that the proposed reuse of the Bixler Dry Cleaning is in accordance with applicable standards 1, 9, and 10 of the Secretary of Interior standards for rehabilitation as quoted above. Staff recommends the commission finds that section 12-1617(h)(1) applies to the plans and is consistent with the City's Historic Preservation ordinance of the City and the Secretary of Interior standards for rehabilitation and are not detrimental to the historic architecture or aesthetic interest or body of the building. That concludes staff presentation. I thought Mr. Young would be on the call, but we have Sean for any questions. That concludes staff presentation and both myself, along with Commissioners Halajian and Goldbeck are here today and can answer questions with respect to the tour that occurred back in August.

Commissioner Hatwig: Mike, I saw that there was another attachment as part of the exhibit as well on the revised exterior elevations. Correct? Yeah, they are there.

Chair Boyd: Paul, or Robin, do you want to add anything to kind of give us some detail on your field visit with the applicant?

Commissioner Goldbeck: I don't know that I have much to add other than that Andrew had come up with dimensions, and asked to rework the from windows by moving the ones from Voorman to that façade. And I think Paul and I were a little skeptical, Paul you can weigh in, that that was truly going to work, but if you're confident.

Commissioner Halajian: Yeah, I think I was impressed with his commitment to take the steel sash windows from Voorman from the alley and move them to Broadway and refurbish them. So the Broadway façade will get full steel sash windows on the top two floors and yeah, I thought that was a really, really positive move. And when we saw the concrete bricks on the inside of the building, I think its really quite nice. I think its going to be a great façade you can accomplish here.

Chair Boyd: Okay, very good.

Commissioner Goldbeck: We did get close, right, we did get more of a view of the bricks actually on the inside than the small area he had been able at the time to uncover on the front.

Chair Boyd: That's great news. Is there any, I guess, Don, Jason, any more questions for Robin, Paul, or Mike?

Commissioner Hatwig: Did you think, Robin and Paul, that is seemed fairly consistent, I mean everything to my view looks pretty consistent with all the comments that were generated from last month's meeting? You feel like, you know, after going out and seeing the property that it met some of those things?

Commissioner Goldbeck: Yes, I think so.

Commissioner Hatwig: Okay, good.

Commissioner Goldbeck: The applicant heard our concerns.

Commissioner Halajian: The specific things that I thought were really good moves that he's incorporated were the, he's flattened out the awning in front, which I think is more in keeping and then the transom he's going to put above the storefront at ground level. Again, couple of really good moves, I think he's decided to incorporate.

Commissioner Goldbeck: And I think, just to reiterate again, using the grid mitigates the vertical [sic] that we were shown before that we all had concern over.

Chair Boyd: Any other questions?

Chair Simmons: I have a question. I just see that the questions we had earlier when we first looked at this, it looks like those have been solved adequately so its good to hear that Robin and Paul feel that way. And so I'm really pleased to see the adjustments that were made. And the way the window treatments are being handled so that's really encouraging.

Chari Boyd: Agreed.

Commissioner Halajian: Can I ask for clarification: are we, if we choose to approve this, are we approving the sign or is that a separate issue? The blade sign.

Chair Boyd: So the sign, way back in the day from the first presentation, the sign was one of the elements that we deemed removable in the future, so kind of a bolt on element, and so we felt that as long as the sign could be removed and the original façade shape and everything of the building could remain, then we were ok with the sign.

Commissioner Halajian: And it doesn't need a special permit, its part of this application?

Commissioner Goldbeck: No, its permitted.

Chari Boyd: Yeah, and that's consistent with decisions we've made in

the past on signs and stuff, as long as its been a desire to put some signage on there and as long as it wasn't going to degrade the structure or veneer to a great degree and it was ultimately removable that if a future owner or tenant or just change in design wanted to remove it, they could do so and it would restore it back to its original.

All right if there are no more comments, I will open it to the client to make a comment if he would like to.

PM Summer Cecil: Shaun you are unmuted if you choose to speak.

Public-Shaunt Halajian: I think you unmuted me, this is Shaunt Halajian, I am on standby for the item that was just discussed on the consent calendar. I am not part of this project in any way.

PM Summer Cecil: Very good, then we have no other public.

Chair Boyd: Oh ok, well then I guess we wont get a comment from the applicant. Alright then if Shaunt is the only on that is there, is that correct, Summer?

PM Summer Cecil: Yes, that is correct. The other attendee is CMAC who is recording our show tonight.

Chair Boyd: Ok well, I would open it up to the public, but since nobody else is there, I guess we don't really need to, we ca bring it back in for a vote. Entertain a motion?

Item was approved 5-0 with a motion by Commissioner Simmons and seconded by Commissioner Hatwig.

VI. COMMISSION ITEMS

None.

VII. CHAIRPERSON'S REPORT

None.

VIII. UNSCHEDULED ITEMS

None.

A. Staff

None

B. General Public

None.

IX. NEXT MEETING: October 26, 2020, 6 PM.

X. ADJOURNMENT

Chair Boyd adjourned the meeting at 6:20 PM.